APPLICATION NO:
**F/2001/3725**

LOCATION:
**Land Adjoining 4 Wyvols Cottages The Street, Swallowfield Reading.**

APPLICANT:
**Mr I Rivers C/O W M Graham And Associates**

PROPOSAL:
**Proposed erection of detached dwelling with garage.**

EARLIEST DATE FOR DECISION: **18/05/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**30/05/2001**

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D1 136

(EC)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr I Rivers**
**C/O W M Graham and Associates**
**1 Rectory Road**
**Wokingham**
**Berkshire**
**RG40 1DJ**

**Application Number: F/2001/3725**

**Parish:** **SWALLOWFIELD**

**Location:** **Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.**

**Proposal:** **Proposed erection of detached dwelling with garage.**

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. Prior to the commencement of the development details of the proposed materials shall be submitted to and approved by the Local Planning Authority.

**Condition**
3. Prior to the commencement of the development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority.

**Condition**
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

**Condition**
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Condition**
6. Immediately following the implementation of this permission, 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) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

**Condition**
7. The ground floor w/c window and first floor bathroom/w/c and landing windows in both side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

**Condition**
8. No building shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plans. These spaces shall thereafter be kept available for parking and turning at all times.

**Condition**
9. No construction work of any sort within the area covered by the application shall take place between the hours of 7.00pm and 7.00am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

**Condition**
10. No development shall take place until all the land required to provide a visibility splay shown on the application drawing has been secured by the applicant by legal covenants. The land shown on the drawing shall thereafter be kept free from all obstructions to visibility above a sightline height of 0.6m from the surface of the carriageway.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. Because inadequate details have been submitted with the application.

**Reason**
3. In order to ensure the satisfactory appearance of the proposal.

**Reason**
4. In the interests of visual amenity.

**Reason**
5. In the interests of visual amenity.

**Reason**
6. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

**Reason**
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Reason**
8. In the interests of road safety.

**Reason**
9. In the interests of amenity and to prevent undue disturbance to existing residential properties.

**Reason**
10. In the interests of road safety.

**Informative**
1. The applicant is advised to contact the Council's Engineer regarding any issues relating to the drainage of the site.

John Mitchell
Development Control Manager
Date: 27/07/2001

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.**

| Applicationo | Name & Address |
|---|---|
| F/2001/3725 | Mr B H G Wright<br>Broadfields House<br>The Street<br>SWALLOWFIELD<br>Berkshire<br>RG7 1RE |
| F/2001/3725 | Celia Adams<br>Penton Cottage<br>Swallowfield Street<br>Swallowfield<br>RG7 1QX |
| F/2001/3725 | Michael Sangster<br>Alltdearg<br>The Street<br>Swallowfield, Berks<br>RG7 RH |
| F/2001/3725 | Mr B H G Wright<br>Broadfields House<br>The street<br>Swallowfield<br>Berks<br>RG7 1RE |
| Application approved | Letter sent: 10/08/01 |

Tel: (0118) 974 6451

Date: 27/7/01

My ref: F/2001/3725

**CONFIDENTIAL**

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/2001/3725**
**Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.**
**Proposed erection of detached dwelling with garage.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6/8/01

Yours faithfully

for John Mitchell
Development Control Manager

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**LISTING FORM**
Case officer: **Elaine Connor** Application Number: **F/2001/3725**
**Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.**
**Proposed erection of detached dwelling with garage.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

**Received by Wokingham District Council**

# Application No: F/2001/3725

**Proposal:**
Proposed erection of detached dwelling with garage.

**Location:**
Land Adjoining 4 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 18/05/2001. 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**

**23 April 2001**

*W.M. GRAHAM ASSOCIATES* *CHARTERED ARCHITECTS*

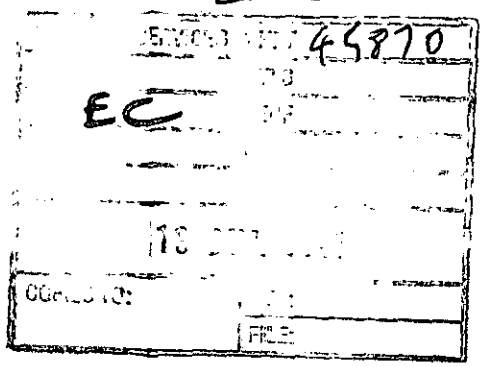
*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*

Ref: 2324/wmg/cm

18 July 2001

EC




The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of Mrs Elaine Conner

Dear Mrs Conner

**LAND ADJOINING 4 WYVOLES COTTAGES SWALLOWFIELD**

Further to our discussions regarding Town Planning application No. F/2001/3725 please find enclosed four copies of Dwg. No. 2324 – SK100 showing the sight lines.

We trust that you find all in order but should you have any queries please do not hesitate to contact us.

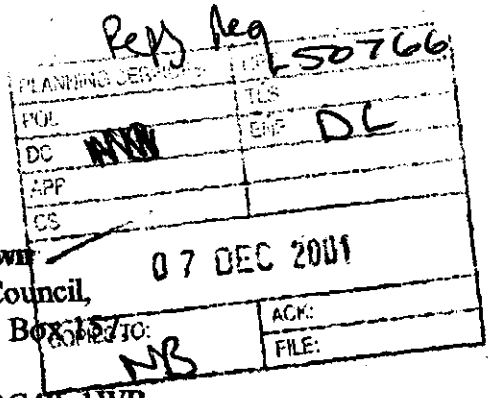
Yours faithfully

W M Graham

Enc

'Delphi',
The Street,
Swallowfield,
READING,
RG7 1RE.

Reply Req




Attention Natalie Brown
Wokingham District Council,
Planning Services, PO Box 157,
Shute End,
WOKINGHAM. RG40 1WR.

December 6th. 2001.

Dear Sir,

Reference F/2001/3725: Site adjacent to No 4 Wyvols Cottages, The Street, Swallowfield.

With regard to the infill property currently under construction at the above location, are you aware that the building contravenes the plans relating to the planning permission granted. At present the forward line of the building is some six to eight feet in advance of the front of the adjacent properties on either side.

I trust you will take the necessary action to correct this obvious infringement and not let construction continue to proceed unchallenged.

Yours faithfully,

P.J. Webber. (Mr.)

cc. Karen Sattersford. Director, Environmental Services.
Mike Evan, Planning Enforcement Officer.
Clare Beatty, Swallowfield District Councillor.

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Development Control

Your Ref: F/2001/3725

Date. May 2, 2001

---

**PROPOSED: ERECTION OF DETACHED DWELLING WITH GARAGE**

**LOCATION: 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD**

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following planning condition is attached should planning consent be granted:

Standard planning condition C070 regarding hours of construction.

**JOHN MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION AND HOUSING**

| | |
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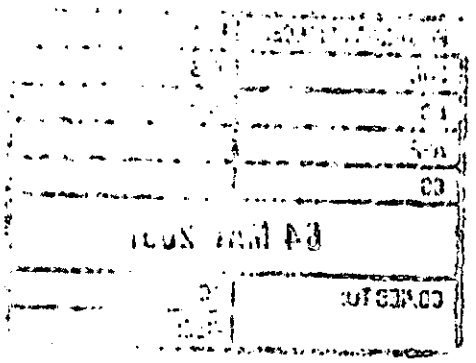

**TO:** **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 30 April 2001

| | |
|---|---|
| Location: | Land adjoining 4 Wyvols Cottages, The Street, Swallowfield |
| Proposal: | Proposed erection of detached dwelling with garage. |
| Application Number: | F/2001/3725 |

In response to your consultation dated 23 April 2001 for the above application, the landscape comments are as follows:

At present the site forms an access through into the field behind the adjacent properties. There is no notable vegetation within the site or along the front boundary.

In principle I have no objections to a dwelling being built within the site as it is included within the settlement boundary and there are existing dwellings on either side of the site. The plot is very narrow and number 4 Wyvols Cottages has been extended to their eastern boundary (not shown on the existing or proposed site plan drawings). The design of any house in this location should reflect the scale and character of the adjacent properties. The proposed dwelling is a considerable size in relation to the size of the plot, the impact of which should be considered in the wider landscape with open views being gained of the site from Basingstoke Road across agricultural land to the north.

Catherine Brimble

Catherine Brimble
Landscape Architect

**Ian Jordan**

**From:** WebComments@wokingham.gov.uk
**Sent:** 15 May 2001 14:06
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

**********

NatureofEmail: Comment
ApplicationNumber: F/2001/3725
Correspondent_FullName: Michael Sangster
Correspondent_StreetAddress: Alltdearg
Correspondent_Address2: The Street
Correspondent_Town: Swallowfield
Correspondent_County: Berks
Correspondent_PostCode: RG7 1RH
Correspondent_Telephone: (0118) 988 4015
Correspondent_Email: m.j.l.sangster@reading.ac.uk

Comments:-

Having looked at the application I have a few comments to make:
1. Under Q11 the present use is stated to be "part of existing garden". In fact it has been used as a field entrance (at least since 1979 when we moved into the adjacent house.)
2. Q17 This refers to existing sewerage. There have been many problems up to the manhole that is situated on the plot and an additional feed is likely to require some major improvements. Is it at this stage that the responsibilities and liabilities should be made clear?
3. There are some errors on the detailed plan (and also the smaller plans are now out of date but I have been reassured that that is of no consequence). The boundary of the building Wyvols Cottage 4 runs parallel to the boundary and very close to it: it does not lie at the angle indicated on the detailed plan. Also, in our property (Alltdearg) there is no 'existing hedge' nor any plan to put up a 'new hedge'. The front is open plan.

Ec

| PLANNING SERVICES | HPT |
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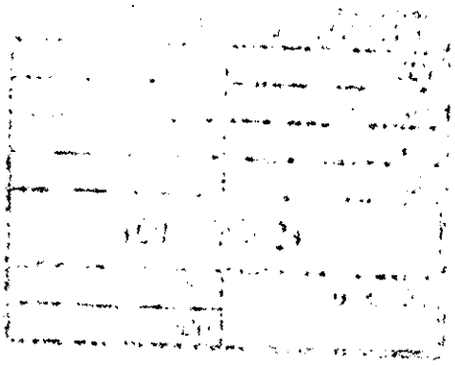
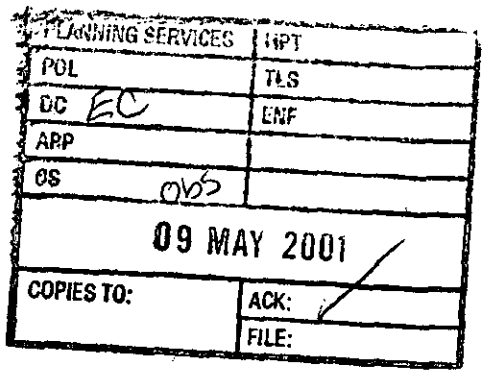


*Broadfields House, The Street, Swallowfield, Berks., RG7 1RE*
*tel. 0118 9885800; 0118 9884847*
*fax. 0118 9885800*
**e-mail** bwconsult@broadfieldshouse.fsnet.co.uk

7th May 2001




Elaine Connor, Planning Officer,
Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham, Berks., RG 40 1WR.

Dear Ms. Connor,

**Planning Application no.F/2001/3725, land adjoining 4, Wyvols Cottages, The Street, Swallowfield.**

I wish to register my objections to the above planning application, which is opposite my home, for the following reasons;-

1. The access and exit from the site is on a bend in the road where site lines have always been a problem. Traffic invariably exceeds a safe speed when passing this point. A previous owner of Maypool House had, on many occasions, vehicles running on to the verge outside his house, because they were unable to negotiate the bend at speed. In an effort to put a stop to this he put large stones on the verge. This did not, however, stop a double-decker bus, mounting the verge to avoid a car coming in the opposite direction, because both vehicles were travelling too fast on a narrow bend.

2. At present there is a forty mile per hour limit on The Street. This has been the subject of discussions with Wokingham District Council and Highway Authorities for many years in an attempt to reduce this to thirty miles per hour. Even if this were to be reduced to a thirty limit, the response from the authorities was that drivers would exceed this anyway.

3. The nature of adjoining and opposite driveways means that on many occasions vehicles leaving these premises reverse into The Street. Because of the lack of off-street parking at this point, visitors to the existing properties are forced to park on the verges, pavement and road, again restricting site lines. Having seen the plans for this proposal, it is obvious that occupiers will have to either reverse in or reverse out onto The Street. If the front gardens of the adjoining properties are reduced to improve the site lines from the proposed development, this would only exacerbate the inherent problem of the site and the danger to other road users.

4. The plans indicate that a garage with one additional car parking space is provided. Additional visitors to the property would have to park on the road, again restricting the view of oncoming traffic from the A3349 into the village.

5. The size and disposition of the proposed development would detract from the visual amenity of The Street.

6. Swallowfield village is in a flood plain as defined by the Environment Agency. I am including a picture of the floods that affected Swallowfield 6th November 2000 showing that the floodwater reached to within approximately 50 metres of the proposed development. I feel that any further development within the village would only add to the water run off and increase the possibility of flooding to other properties within the community.



For all of the above considerations I would ask that this application be refused.

Yours sincerely,

B.H.G. Wright (Mr)

# 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*


6/6/2001

FAXED AND POSTED

PLANNING SERVICES (IPT)
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APP
CS
11 JUL 2001
COPIES TO:
FILE:

44373

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

Dear Sirs,

**Application Number: F/2001/3937**
**Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading**
**Proposal: Proposed erection of one dwelling (Renewal of consent 96/63695/F)**
**Case Officer: Elaine Connor**

In many respects this application is the same as F/2001/3725, the main difference being the design of the dwelling. The majority of the Parish Council comments made for application No.F/2001/3725 therefore still apply, and are as follows:-

1. All dwellings, other than terraced properties, along this part of The Street have reasonable spaces between themselves and their neighbours. Constructing a dwelling on this very restricted site will give the appearance of it having been 'shoe–horned' in, and consequently will detract from the attractive existing street scene.
2. The design of the dwelling is such that the roof has a ridge running from the front to the rear of the proposed property. All other immediate neighbouring properties in the area have their ridges running parallel to the road. This will cause the proposed property to look, architecturally, out of keeping with neighbouring properties, thereby detracting from the visual amenity of the area.
3. The Parish Council notes that the site is on a bend in the road. Problems are currently occurring in this area due to on road parking, which causes problems to traffic, particularly traffic turning off the B3349 Basingstoke Road and travelling along The Street, in that their sight lines are severely impaired. Provision of a dwelling on this site can only exacerbate the situation, particularly as only a total of two off road parking places are provided, which will inevitably mean that visitors to the house will have to park on the road.

In addition the design of this dwelling is such that the main entrance to the dwelling is at the side of the building, whereas all the other properties in the neighbourhood have their entrance at the front. This exacerbates the 'shoe horned' effect, and thus will detract from the visual amenity of the area. The design of this proposed dwelling, is, in the Parish Council's opinion, less pleasing than that of application No.F/2001/3725.

For all the above reasons the Parish Council trusts that this application will be rejected, and in particular the Parish Council trusts that the Highway authority is made aware of the Parish Council's concerns relating to the anticipated increase in on road parking prior to a decision being made.

Furthermore the Parish Council notes that, whilst not strictly part of this planning application, this proposal is sited in the only access to the adjacent field. The landowner of the field will no doubt create a new access elsewhere around the perimeter of the field. The Parish Council is concerned that any new access will inevitably be sited at a dangerous position. There would appear to be no obvious access elsewhere on The Street unless the coppice at the junction of The Street and the B3349 Basingstoke Road is felled, and then the access would be too close to the junction. The Basingstoke Road is blatantly unsuitable given the fact that it is on a bend coupled with the volume of traffic using the road, and Swallowfield Street is narrow, on a bend and arguably too close to a junction with the Basingstoke Road.

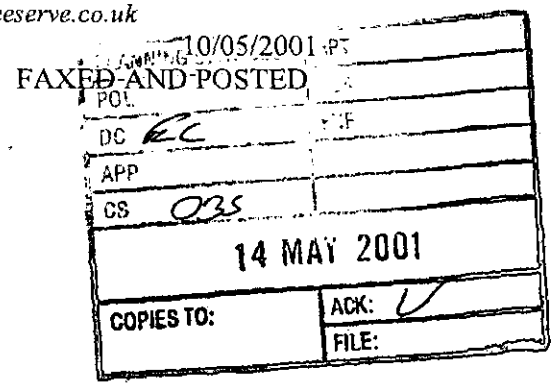
Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

# 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*




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

Dear Sirs,

**Application Number: F/2001/3725**
**Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield**
**Proposal: Proposed erection of detached dwelling with garage**
**Case Officer: Elaine Connor**

The Parish Council objects to this application for the following reasons: -

1. All dwellings, other than terraced properties, along this part of The Street have reasonable spaces between themselves and their neighbours. Constructing a dwelling on this very restricted site will give the appearance of it having been 'shoe-horned' in, and consequently will detract from the attractive existing street scene.
2. The design of the dwelling is such that the roof has a ridge running from the front to the rear of the proposed property. All other immediate neighbouring properties in the area have their ridges running parallel to the road. This will cause the proposed property to look, architecturally, out of keeping with neighbouring properties, thereby detracting from the visual amenity of the area.
3. The Parish Council notes that the site is on a bend in the road. Problems are currently occurring in this area due to on road parking, which causes problems to traffic, particularly traffic turning off the B3349 Basingstoke Road and travelling along The Street, in that their sight lines are severely impaired. Provision of a dwelling on this site can only exacerbate the situation, particularly as only a total of two off road parking places are provided, which will inevitably mean that visitors to the house will have to park on the road.

For all the above reasons the Parish Council trusts that this application will be rejected, and in particular the Parish Council trusts that the Highway authority is made aware of the Parish Council's concerns relating to the anticipated increase in on road parking prior to a decision being made.

In addition the Parish Council notes that, whilst not strictly part of this planning application, this proposal is sited in the only access to the adjacent field. The landowner of the field will no doubt create a new access elsewhere around the perimeter of the field. The Parish Council is concerned that any new access will inevitably be sited at a dangerous position. There would appear to be no obvious access elsewhere on The Street unless the coppice at the junction of The Street and the B3349 Basingstoke Road is felled, and then the access would be too close to the junction. The Basingstoke Road is blatantly unsuitable given the fact that it is on a bend coupled with the volume of traffic using the road, and Swallowfield Street is narrow, on a bend and arguably too close to a junction with the Basingstoke Road.

Yours faithfully,

C Adams

Celia Adams, Clerk

**HIGHWAYS CONSULTATION SHEET**

**From:** Elaine Connor **Date:** 23 April 2001

**Application Number:** F/2001/3725

**Proposal:** Proposed erection of detached dwelling with garage.

**Parish:** SWALLOWFIELD PARISH

**Site Address:**
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

**Applicant:**
Mr I Rivers C/O W M Graham And Associates.

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).

COMMENT.

The highway authority require a revised plan showing visibility splays of 2.0 metres by 120 metres, as identified on application no. 96/63695/F, at the proposed access. The affect of those splays on 3rd party land must also be addressed.

Spoke to Tom - 11th July 2001 - requires plan showing area of land to be included in /affected by visibility splays. Conditions as per 96/63695/f.

E.V.

**Signed:** _____ **Print name:** ADAM COGGINS 24/04/01

**WORK SHEET FOR :** Elaine Connor

**Application Number :** F/2001/3725

**Applicant :** Mr I Rivers C/O W M Graham And Associates.

**Location :** Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

**Proposal :** Proposed erection of detached dwelling with garage.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 04/04/2001**

**Earliest Date for Decision : 18/05/2001**

**Latest Consultation Date/Site Notice Expiry Date : 18/05/2001**

**This application will have expired on: 30/05/2001. 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 :**

HIGHWAYS: recommend cond. as previous app.
PARISH COUNCIL: object to proposal - see file
OBS: 2 letters - see file
LANDSCAPE - see file for comments.

**Planning Issues :**

**Application No. F/2001/3725**

**Appraisal**

The application being considered proposes the erection of a detached dwelling at land adjoining Wyvol's Cottages, The Street, Swallowfield. In June 1996 planning permission was granted for a slightly smaller detached dwelling on the same site. This application was renewed on 7th July this year.

The current application proposes projecting a section of the property forward by approximately 0.9m from the front building line of the existing approved scheme and taking the building line further back than the approved scheme by approximately 3.5m adjacent to the north eastern boundary and approximately 2m along the south western boundary. The new section at the front of the dwelling will accommodate an integral garage. The proposed dwelling will be approximately 1m wider and 1.5m higher, resulting in a ridge height of approximately 9m.

Impact upon neighbouring dwellings

The application site is located between two existing dwellings, Alltdeare to the north east and no.4 Wyvols Cottages to the south east.

Alltdeare
The revised scheme proposes projection of a section of the front of the dwelling forward by approximately 0.9m. Given that the gap between the flank wall of the proposed dwelling and the flank wall of Alltdeare has not changed and remains to be 2m and the integral garage of Alltdeare is adjacent to the application site it is not considered that the increased projection forward will have an adverse impact upon the daylighting to this dwelling. Also the scheme proposes projection of the rear elevation of the approved scheme by approximately 3.5m adjacent to Alltdeare. Again given the location of the garage of Alltdeare and the distance proposed between the two dwellings it is not considered that the changes will be overbearing to this dwelling.

No.4 Wyvols Cottages
This dwelling lies to the south east of the application site and is orientated away from the proposed dwelling. Although the proposed dwelling will not be projected any further forward of no.4 than the existing approved scheme, the amendments propose a wider building. This will result in the whole development being 1m closer to no.4. Given that there will be a gap of 2m between the proposed dwelling and no.4 and the position of no.4 it is not considered that the increase in size will be overbearing upon no.4. The amended scheme will be projected approximately 2m beyond the rear building line of the existing scheme and will be only 1m away from the flank wall of no.4. It is not considered that the loss of light to any windows at the rear of no.4 will be detrimental.

It is therefore considered that the proposed amended scheme will not be overbearing upon either of the neighbouring dwellings.

Impact upon the Street scene

The revisions that have been made to increase the size of the proposed dwelling result in a design different to that, which was originally approved. Rather than the blocky appearance of the original design the amended scheme now has a front section which projects slightly forward of the rest of the dwelling thus breaking up the development. The proposed dwelling is approximately 1.5m higer than the original scheme. However, given the set back of the development from the highway it is not considered that the dwelling would appear obtrusive in the street scene. It is also considered that the design of the proposed dwelling is more in keeping with the character of the area. Therefore the proposed scheme is not considered to have a negative impact upon the street scene.

**Recommendation:** Conditional approval

**Application Number F/2001/3725**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | Conditions as per consent |
| | | | 63695 - see overleaf - |
| | | | |
| | | | add condition : |
| | C045 | R045 | The ground floor W/C window to the 1st |
| | | | fl bathroom / W/C & landing |
| | | | windows in the both side |
| | | | elevations . . . . |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | → except use C040 |
| | | | instead of condition 06. |
| | | | |
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| | | | |

| Informative for approvals |
|---|
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: |
| GREEN BELT LOCAL PLAN POLICIES: |
| BERKSHIRE STRUCTURE PLAN POLICIES: |
| MINERALS LOCAL PLAN POLICIES: |

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

Date: 27.7.01

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

## NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

R E Waterer & Co
C/o Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

**Application No** 96/63695/F

**Parish** SWALLOWFIELD PARISH

**Proposal** PROPOSED ERECTION OF DETACHED COTTAGE

**Location** Land adjoining 4 Wyvols Cottages The Street Swallowfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

**CONDITIONS :**

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
Prior to the commencement of the development details of the proposed materials shall be submitted to and approved by the Local Planning Authority.
03
Prior to the commencement of the development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority.
04
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
05
All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species.
06
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no development shall take place under the terms of Class A,B,C,E and Class A part 2 of schedule 2 of that order.
07

No building shall be occupied until vehicle parking and turning space has been provided in accordance with the approved plans. These spaces shall thereafter be kept available for parking and turning at all times.

08

No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

09

No development shall take place until all the land required to provide a visibility splay shown on the application drawing has been secured by the applicant by legal covenants. The land shown on the drawing shall thereafter be kept free from all obstructions to visibility above a sightline height of 0.6m from the surface of the carriageway.

**REASONS :**

01

This reason is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.

02

Because inadequate details have been submitted with the application.

03

In order to ensure the satisfactory appearance of the proposal.

04

In the interests of visual amenity.

05

In the interests of visual amenity.

06

In order protect the character and amenities of the locality.

07

In the interests of road safety.

08

In the interests of amenity and to prevent undue disturbance to existing residential properties.

09

In the interests of road safety.

01

Informative

02

The applicant is advised to contact the Council's Engineer regarding any issues relating to the drainage of the site.

Date 11 June 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

# RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 4 Wyvols Cottages The Street Swallowfield Reading.

APPLICATION NUMBER: F/2001/3725

OFFICER: Elaine Connor

DATE OF SITE VISIT: 9/5/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
est. residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
narrow site located between 2 existing dwellings.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Ardeene - integral style garage - small 1-2' fence along boundary.
no. 4 - 1.8m fence - no windows.

5. SITE CONSTRAINTS

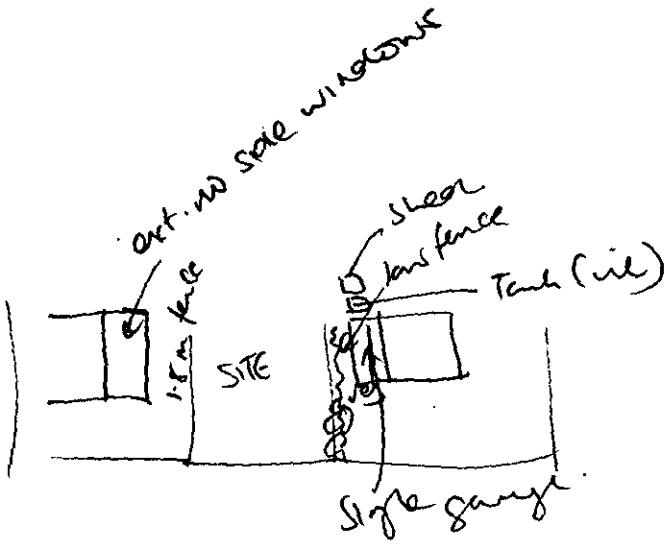
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS


ext. no side windows
1.8m fence
SITE
Shear
low fence
Tank (oil)
Single garage

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 04 APR 2001 | Map No. 103 Site 003 |
| Officer: EC | Application No. F/2001/3725 |
| | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE

Location: LAND ADJ WYVOLES COTTAGES, THE STREET

Parish: SWALLOWFIELD Ward: Swallowfield 23.4.01 B.

Applicant: THE CLIENT Mr I. Rivers

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (8) 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 | need applicant's name. | ✓ | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | ~~garage door not shown on side elevation.~~ | | |
| 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 : 23.4.01 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 .....

---

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

### HERITAGE BODIES

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

---

**OTHERS:**

..... no pre-app .....
.....
.....

### NEIGHBOURS:

..... Site notice & loc. map for neighbours .....
.....
.....
.....
.....
.....
.....
.....
.....

04.APR.2001 3725

*W.M. GRAHAM ASSOCIATES*

*CHARTERED ARCHITECTS*

*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*

Ref: 2324/wmg/cm

3 April 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

**LAND ADJOINING WYVOLES COTTAGES THE STREET SWALLOWFIELD**

Please fine enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Planning Application
b) Section 66 Certificate
c) Fee note for £190 (cheque enclosed)
d) OS extracts
e) Dwgs. Nos. 2324 – 01 & 02

We trust that you find all in order but should you have any queries please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

# SECTION 66 CERTIFICATE

Application No.

04 APR 2001 * 3725

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

**OR**

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . W M Graham Associates

On behalf of . . . The Client . . . . . .

Date . . . 1 March 2001 . . . . . .

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

1933

Ads. to 4 Wyvols Cottages

**ADDRESS** The Street **PARISH** Swallowfield

**PLOT No.** **ORD. SHEET No.**

**BUILDER**

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 44721 | R. Waterer & Co. | Det Dwelling / Land | 11.1.96 | Ref |
| ~~[illegible]~~ | | At rear from Agr. | | |
| 96/63695/F | " | Detached Cottage | 11.6.96 | C/A |
| FP96/5573 | " | " | 17.7.96 | Ward |
| | | | | |
| | | | | |
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| | | | | |

**MINISTRY DECISION**

**SPECIAL ORDERS**

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

04.APR.2001 3725

Mr I. Rivers

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | The Client c/o The Architect |
| | ADDRESS | |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | W M GRAHAM ASSOCIATES |
| | ADDRESS | 1 RECTORY ROAD<br>WOKINGHAM |
| | POST CODE | RG40 1DJ PHONE 0118 977 0464 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | PLOT ADJOINING WYVOLES COTTAGES<br>THE STREET SWALLOWFIELD |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF TWO STOREY, THREE BEDROOMED DWELLING INCLUDING SINGLE GARAGE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 270 M2 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 2324 - 01 & 02, OS extract |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☐ | See question 10 |
| FULL PERMISSION | ☑ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| SITING | ☐ | EXTERNAL APPEARANCE | ☐ |
| DESIGN | ☐ | MEANS OF ACCESS | ☐ |
| LANDSCAPING | ☐ | | |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
*e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.*

PART OF EXISTING GARDEN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE?
IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BROWN TILES & RED/BROWN BRICKS

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

FENCING PANELS 1.9 M Ht.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS NOTED ON DRAWING

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 1 / 6 * | N/A / * | 0 / 0 * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

*I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.*

SIGNED W M Graham Associates ON BEHALF OF The Client DATE 1 March 2001

**Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the *new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.* See "NOTES TO HELP APPLICANTS".**

1769c

# PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
*The merits of each application are, therefore, carefully examined.*

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| *Advertisement Consent:* | *for the display of advertisements or signs* |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

*The site will be visited by a Planning Officer You may be asked to submit more information, or to amend* your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

*Shortly after the application has been determined, you will receive a Decision Notice.*

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

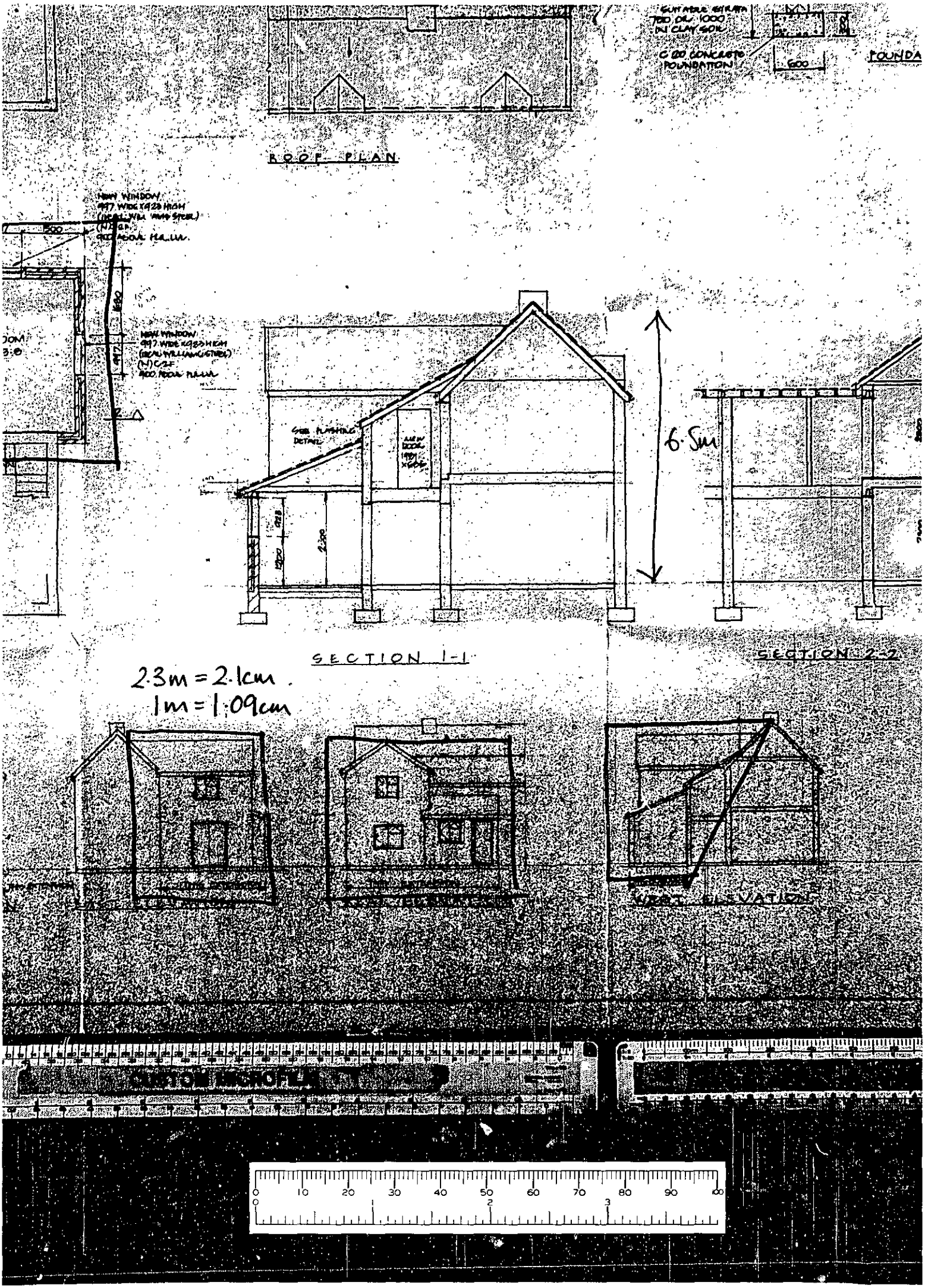
Your application may be refused. The reason will be listed on the Decision Notice.

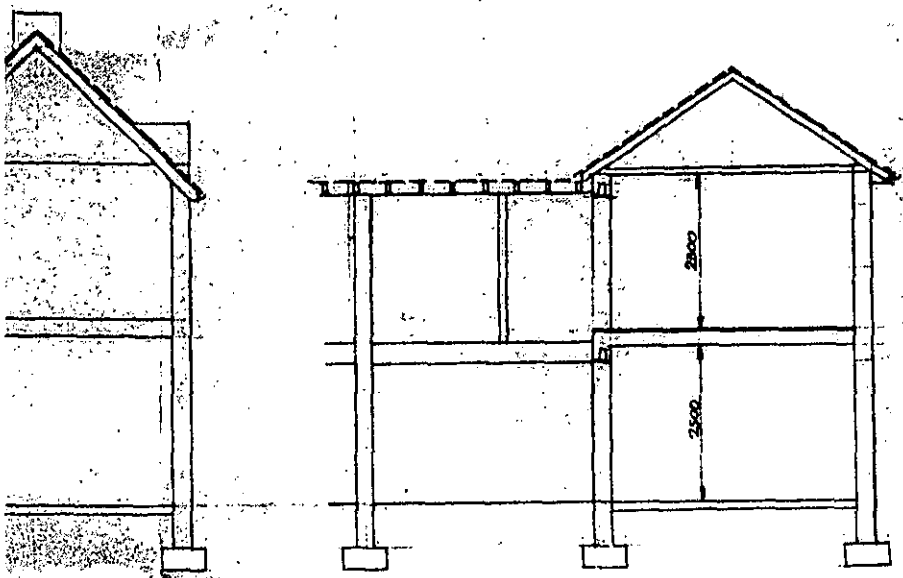
## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more *likely to receive planning* permission.

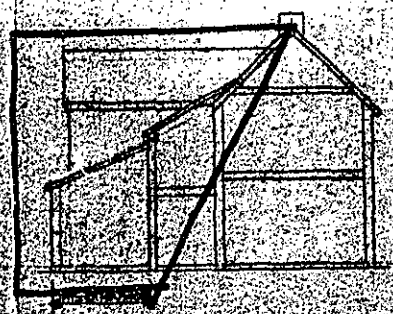
DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

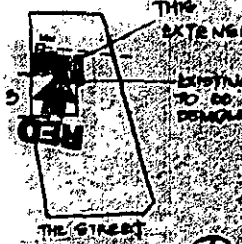

ROOF PLAN
SUITABLE STRATA 700 OR 1000 IN CLAY SOIL
C 20 CONCRETE FOUNDATION
600
FOUNDA
NEW WINDOW
997 WIDE X 923 HIGH
(IDEAL WILLIAMS STEEL)
(N) C2F
900 ABOVE FLR. LVL.
500
1680
997
NEW WINDOW
997 WIDE X 923 HIGH
(IDEAL WILLIAMS STEEL)
(N) C2F
900 ABOVE FLR. LVL.
SEE FLASHING DETAIL
NEW DOOR
6.5m
923
1200
2300
SECTION 1-1
SECTION 2-2
2.3m = 2.1cm
1m = 1.09cm
WEST ELEVATION
CUSTOM MICROFILM
0 10 20 30 40 50 60 70 80 90 100
0 1 2 3



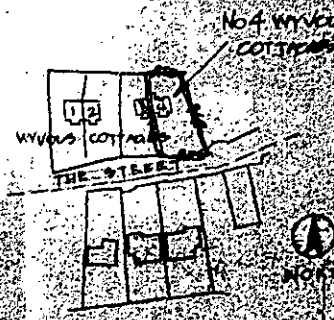

SECTION 2-2



WEST ELEVATION

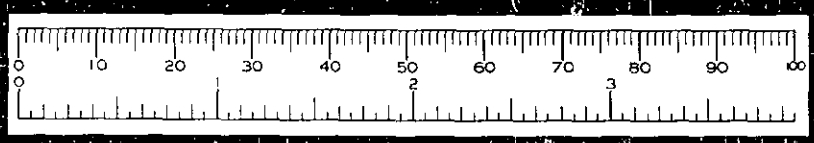


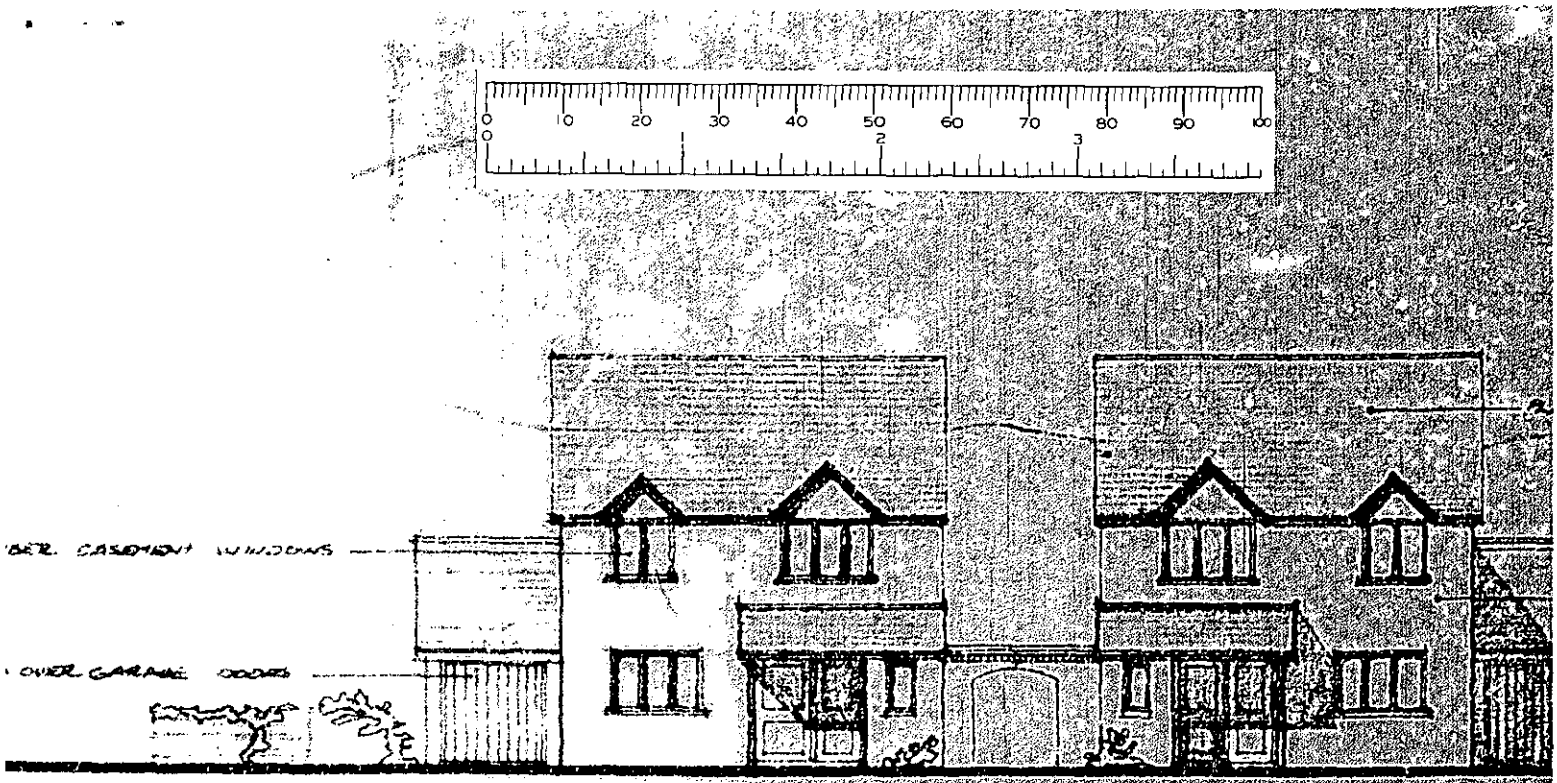

BLOCK PLAN
1:500




LOCATION PLAN
1:1250

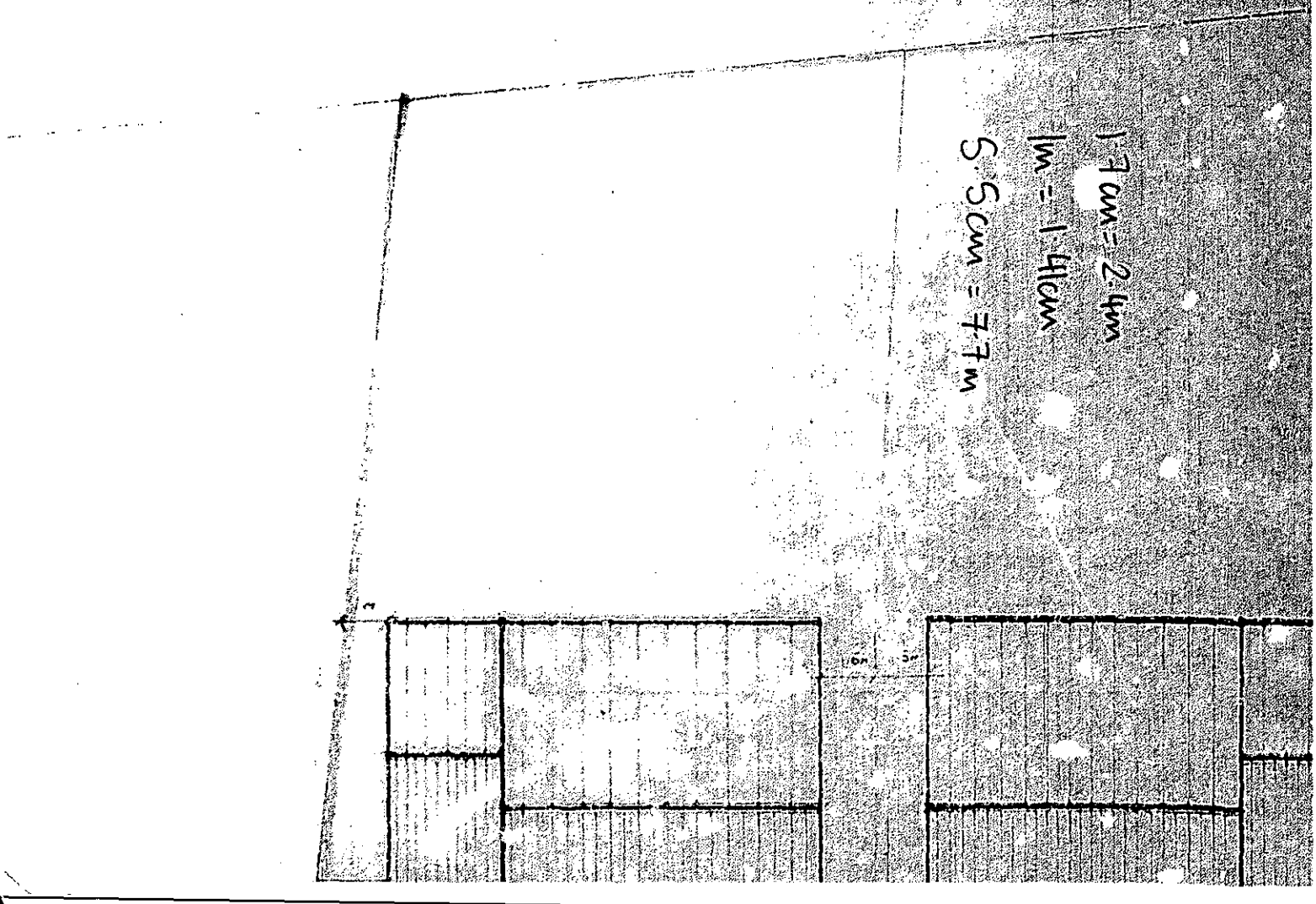


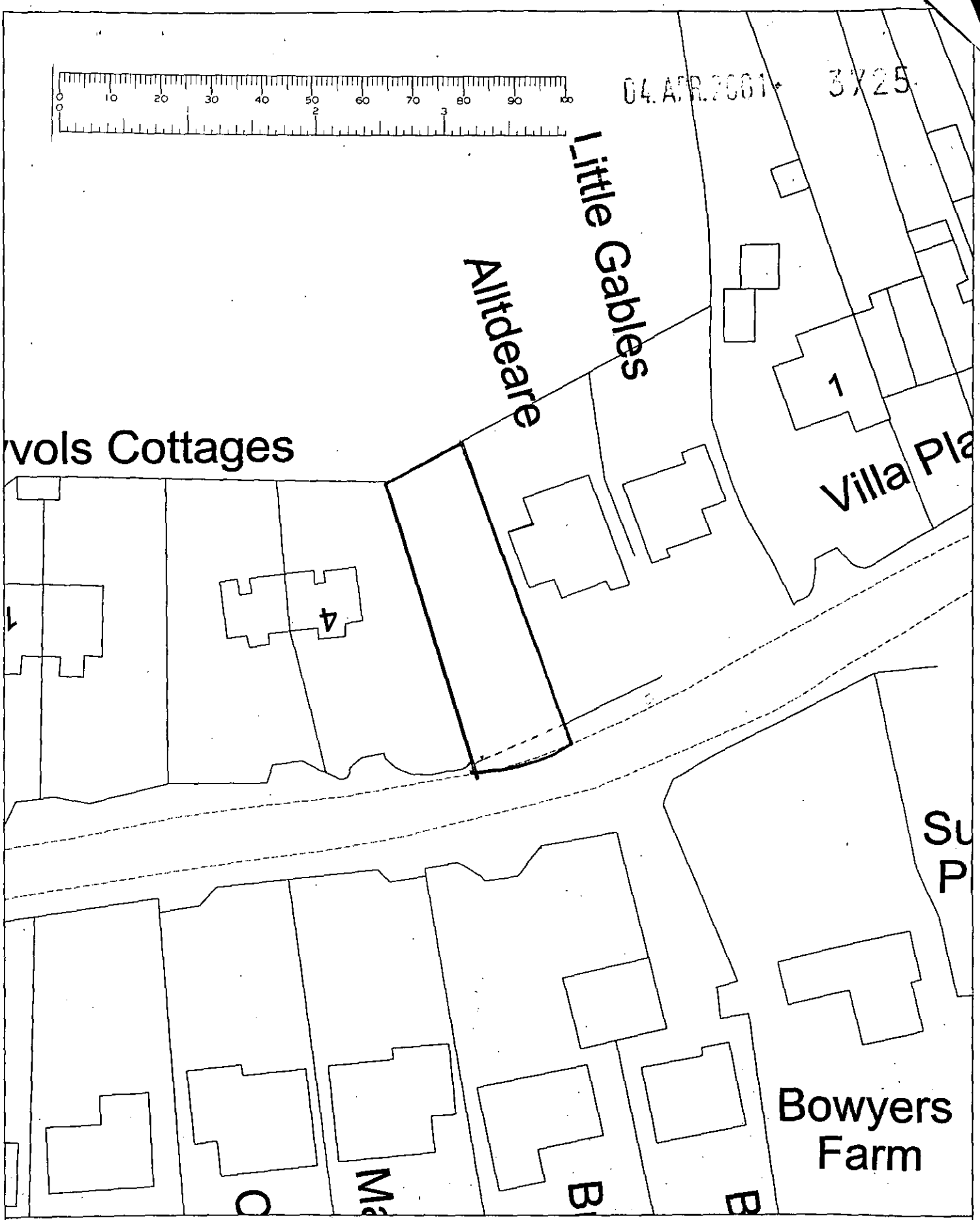





nland

proposed development






EXISTING Site Plan, Scale: 1 to 500

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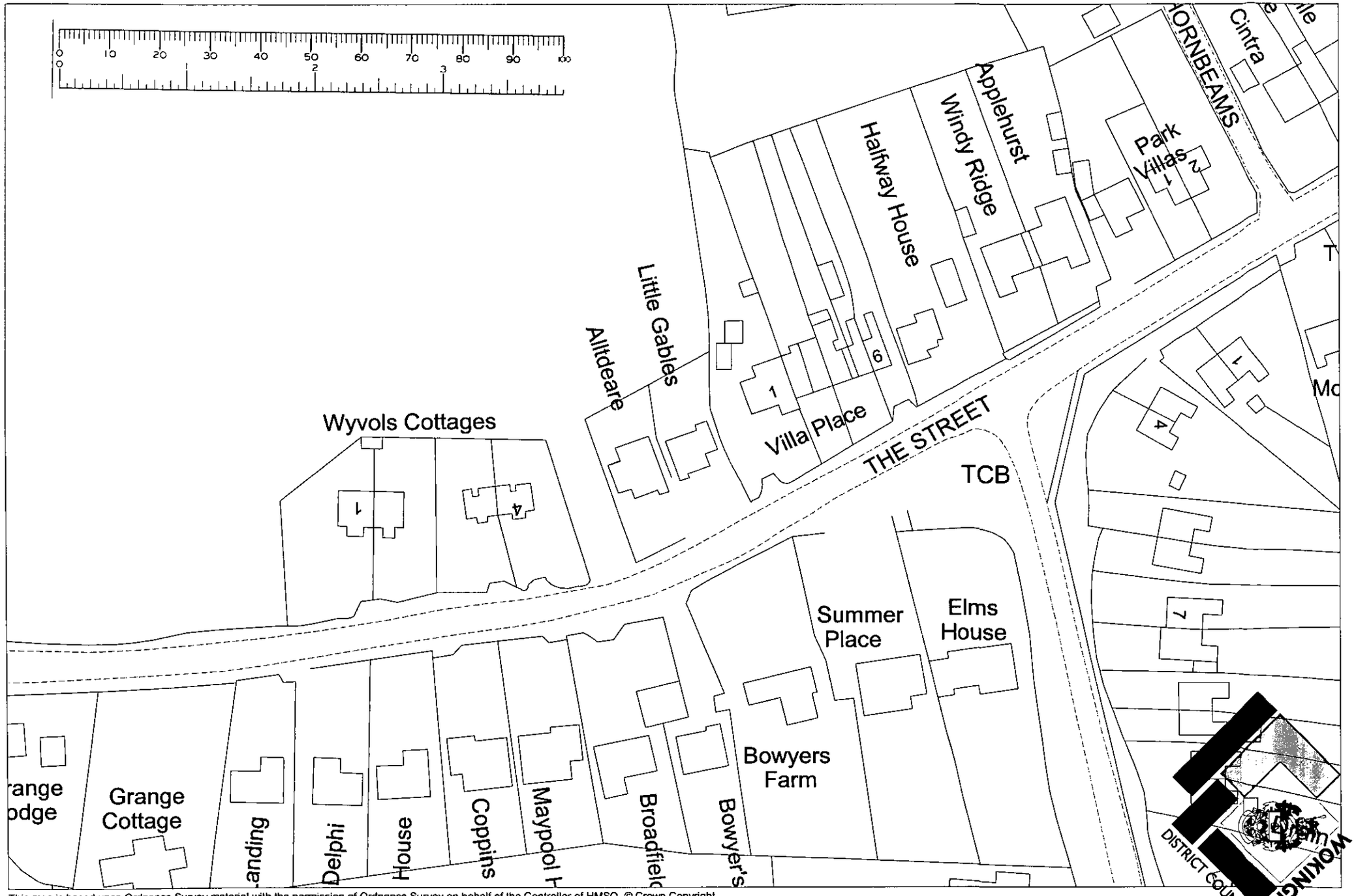
Date: 9 March 2001

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Development Control Section, Environmental Services, Wokingham District Council.

27 July 2001

Scale: 1 : 1000

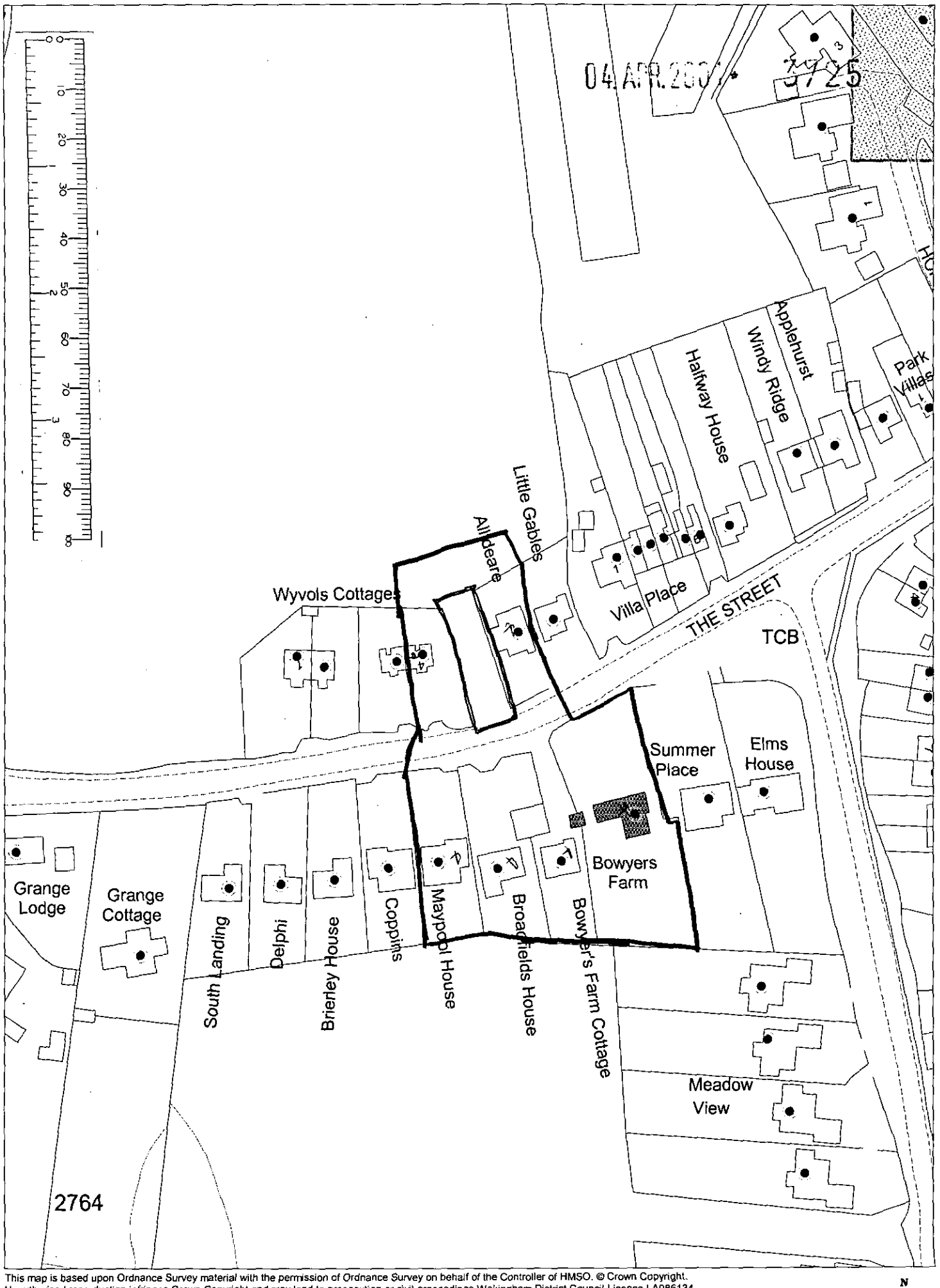
]PLANES Property IMan LOCAL LAND CHARGES SCHEDULE NEXT [ ]
27JUL2001 10:50

---------- PART 3B ----------

UPRN 03/30/13100/9001/2/000 Address ALLTDEARG
THE STREET
SWALLOWFIELD READING BERKS

No. of schedules : 0

| Ref No. | Description | Stat | Date |
|---|---|---|---|
| 07493 | O.A. FOR RESIDENTIAL DEVELOPMENT ON PLOT 1 | CA | 02.02.78 |
| 08566 | TWO DETACHED HOUSES WITH GARAGES | CA | 07.08.78 |
| 20341 | SINGLE AND TWO STOREY REAR EXTENSIONS TO ENLARGE LOUNGE, DINING ROOM WITH BEDROOM ABOVE | CA | 16.01.84 |

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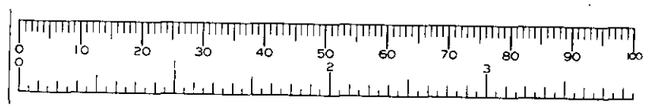
*Development* Control Section, Environmental Services, Wokingham District Council.

5 April 2001 Scale: 1 : 1250



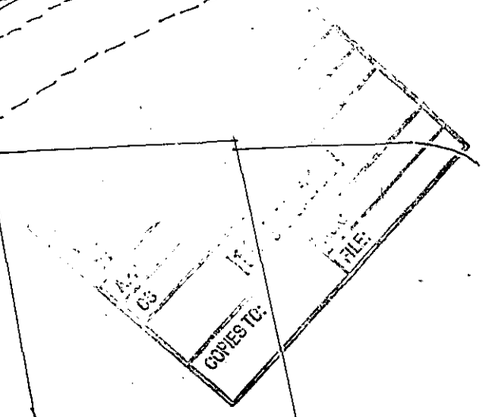

APPROVED

SIGHT LINES

4 WYVOLES

SIGHT LINES

THE STREET.



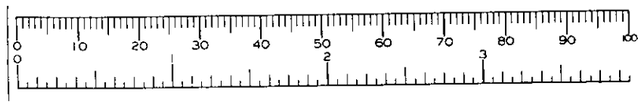

LAND ADJOINING 4 WYVOLES COTTAGES
THE STREET SWALLOWFIELD.

2324 SK100. JULY 2001.

SCALE. 1:500.

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482







LAND ADJOINING 4 WYVOLES COTTAGES SWALLOWFIELD.
THE STREET

2324 SK100. JULY 2001.

SCALE. 1:500.

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1 Rectory Road,
Wokingham,
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Tel: (0734) 770464
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# Site Plan, Scale: 1 to 2500

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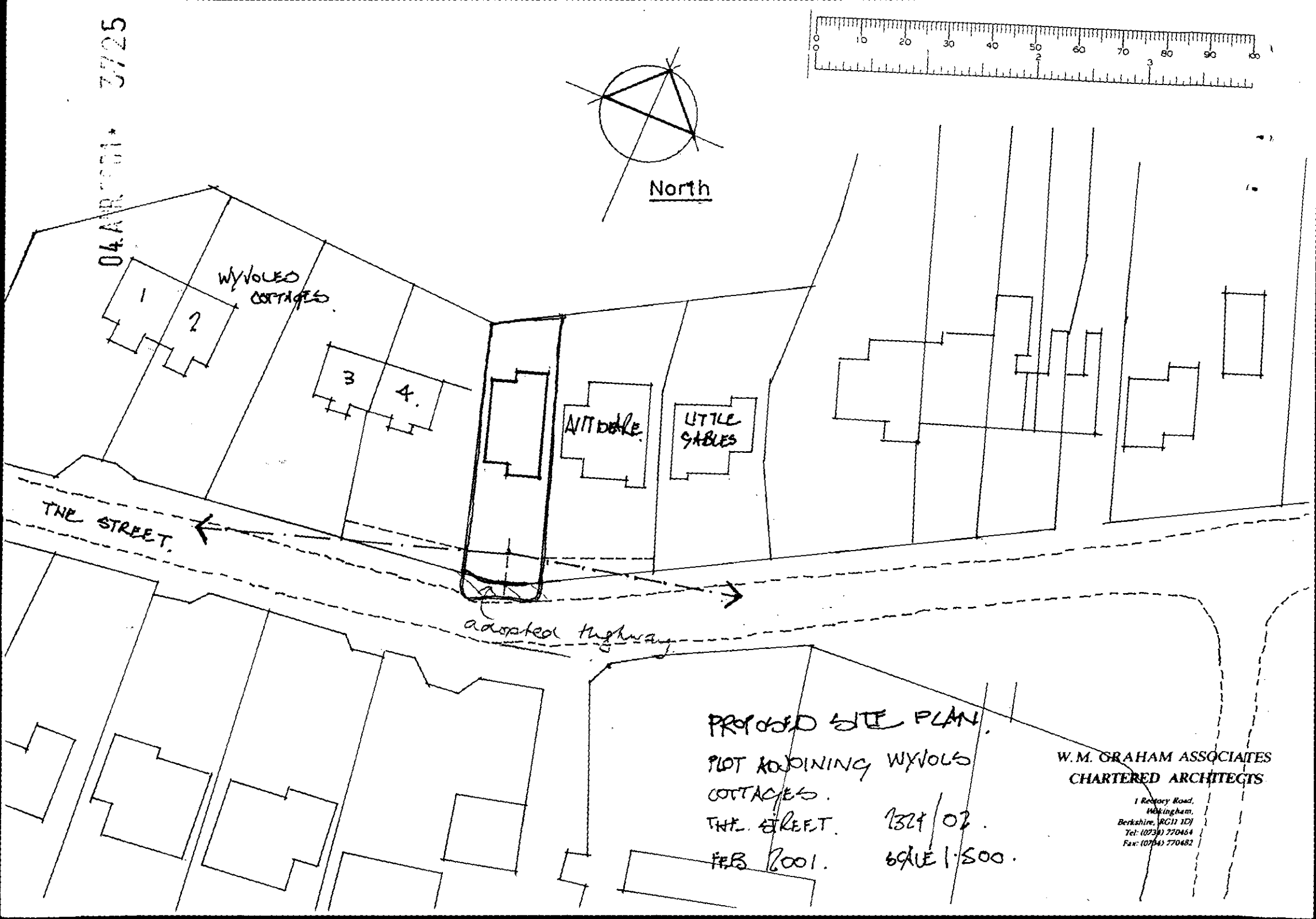
N
W E
S

0 10 20 30 40 50 60 70 80 90 100

0 2 3




PROPOSED SITE PLAN.

PLOT ADJOINING WYVOLES COTTAGES.

THE STREET. 1324/02.

FEB 2002. SCALE 1:500.

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770682