APPLICATION NO:
F/2001/4199

LOCATION:
Nortons Church Lane, Arborfield Reading.

APPLICANT:
Mr & Mrs Patrick C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: **14/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/08/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

611

D2

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Patrick
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/4199

Parish:	**ARBORFIELD**
Location:	**Nortons, Church Lane, Arborfield, Reading.**
Proposal:	**Proposed two storey side extension to dwelling plus front porch extension.**

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) no additional windows or similar openings shall be constructed in the first floor or above west elevation of the side extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

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:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 20/07/2001

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/4199

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Patrick
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2001/4199
SITE: NORTONS, CHURCH LANE, ARBORFIELD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/4199 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4199	AD
BUILDING CONTROL NUMBER.	FP 2001/2322 South	
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	Nortons Church Lane Aldbourne	
DESCRIPTION OF PROPOSED WORK	2 storey side ext (+ front porch ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	C	C
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/10/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4199

Applicant : Mr & Mrs Patrick C/O Greg Farrell.

Location : Nortons, Church Lane, Arborfield, Reading.
Proposal : Proposed two storey side extension to dwelling plus front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2-7-01

Date of Neighbour Notifications : .....

Date of Site Visit : 25.6.01

Date Registered : 11/06/2001

Earliest Date for Decision : 14/07/2001

Latest Consultation Date/Site Notice Expiry Date : 14/07/2001

This application <u>will have expired on</u>: <u>06/08/2001.</u> 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 : Berks archaeologist: No archaeological implications.

Parish Council: No objection.

Highways: No objection.

Planning Issues :

F/2001/4199 – Appraisal

Effect on the character and appearance of the area
Site is in an area of sporadic development along the south side of Church Lane in the countryside (but not in a gap/green wedge). Policies LC19 and WCC7 apply.

Floorspace calculations are as follows:

Original dwelling:	138 1 sq.m.
Existing extensions	34.6 sq.m.
Proposed extension	58.5 sq.m.
Total of extensions	93.1 sq.m.

Therefore cumulative increase would be 67.4%.
However, the attached 30 sq.m. garage (granted p.p. at same time as house) would be removed (which has no condition on it). If this were taken into account, the cumulative net increase would be 63.1 sq.m. which would be less than 50% increase in floorspace. Therefore, consider the proposed increase in floorspace is acceptable under the above policies.

The 2 storey side extension would increase the width at first floor level by 4.9 m., resulting in quite a wide house, which would be 14.5 m. wide at the continuous first floor level. However, the existing 2 storey extension at the other side is set back, angled away and partly screened by trees/bushes. The proposed extension would also be set back from the road by about 30m., and there are trees down this side of the boundary. There are also some wide properties further down Church lane, e.g. Copsewood which is 16.2m. wide at first floor level (in a straight line). Therefore, consider the effect on the character and appearance of the area would be acceptable.

Effect on neighbouring properties
The nearest existing dwelling is Church Cottage to the north-west, which would be about 19 m. away from the proposed extension at its nearest point, and only seen obliquely from the rear of this property. Therefore consider the effect would be acceptable.

Recommendation: Conditional Approval

Application Number F/2001/4199
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	No first floor or above ~~east~~ west ~~side~~ elevation of the ~~extension~~ side extension

RECORD OF SITE VISIT

SITE ADDRESS: Nortons Church Lane Arborfield Reading.

APPLICATION NUMBER: F/2001/4199

OFFICER: Angela Odell

DATE OF SITE VISIT: 25.6.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2.7.01

2. DESCRIPTION OF SURROUNDINGS Sporadic development in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing 2 storey house with single storey attached garage & flat roofed extensions.

4. RELATIONSHIP TO ADJOINING PROPERTIES To west, rear of church Cottage faces angled towards site. Stables buildings on E. side.

5. SITE CONSTRAINTS

TREES Some trees & bushes on front & roadside boundary.

ACCESS/PARKING from church Road.

LEVELS Flat, but land rises slightly from Lane.

BOUNDARY TREATMENT 1-8 m. fencing/trees.

OTHERS

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

Tel: (0118) 974 6445

Date: **20 June 2001**

My ref: F/2001/4199

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2001/4199
Nortons, Church Lane, Arborfield, Reading.
Proposed two storey side extension to dwelling plus front porch extension.

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4199**
Nortons, Church Lane, Arborfield, Reading.
Proposed two storey side extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

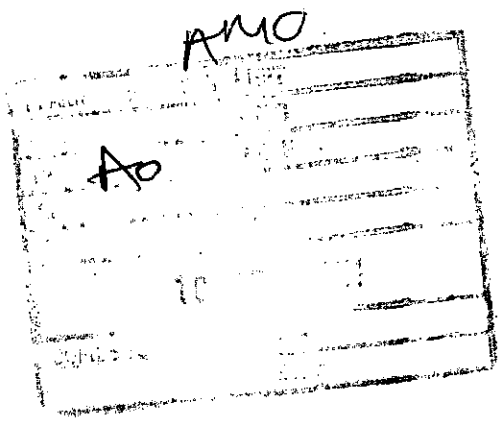
Signed: _____ Date: _____
Councillor Cowan

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

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

20th July 2001



Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

The Planning Committee has no objections to the following planning applications:-

F/2001/4144, Grange Cottage & The Old School House, Greensward Lane, conversion of two dwellings to one.

F/2001/4199, Nortons, Church Lane, two storey side extension.

O/2001/4265, Land adjoining Sunrise, revised access.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 20 June 2001

Application Number: F/2001/4199

Proposal: Proposed two storey side extension to dwelling plus front porch extension.

Parish: ARBORFIELD PARISH

Site Address:
Nortons, Church Lane, Arborfield, Reading.

Applicant:
Mr & Mrs Patrick C/O Greg Farrell.

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).

Signed: _____ **Print name:** Adam Coggins 16/07/01

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001 Your ref

25th June 2001

Ms A ODell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

PLANNING APPLICATION F/2001/4199
NORTONS, CHURCH LANE, ABORFIELD, READING

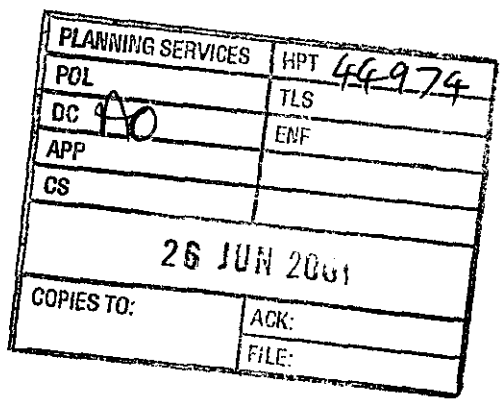
After careful consideration I would confirm that there are no archaeological implications on the above planning application.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

ENC.



Group Offices:
Aberdeen
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Aylesbury
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Belfast
Birmingham
Bristol
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Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
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Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Received by Wokingham District Council

Application No: F/2001/4199

Proposal:
Proposed two storey side extension to dwelling plus front porch extension.

Location:
Nortons, Church Lane, Arborfield, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2001. 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

20 June 2001

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4199 relates.

Address of site "NORTONS", CHURCH LANE, ARBORFIELD, BERKSHIRE. RG2 9JA

Signed D. Patrick

Date 26/6/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~29 MAY 2001~~ 11 Jun 2001
Officer: AO	Application No. F/2001/4199

80/81

Map No. ..... Site ..014....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

Location: NORTONS CHURCH LANE

Parish: ARBORFIELD Ward: Arborfield 20-6-01

Applicant: MR/MRS PATRICK

Fee (5) Received 95-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show parking spaces for # vehicles (following removal of garage.	6/6	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side porch utility room door shown on floor plan but not on elevation.	6/6	
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 : 20.6.01 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: (Rural Area)

.....
.....
..... No pre-apps .....

NEIGHBOURS:

S/N + see map
(Pls include St Bartholomew's Church & Cloud Stables (no address points)

Tel. 0118 [illegible]

Date 6/6/01

Your ref.

My ref.

Mr G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

11. JUN. 2001 4199

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

	Tick relevant box
1) Permission is not required as proposed development is permitted development.	☐
2) No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3) The location plans submitted do not have the site outlined in red.	☐
4) The red line denoting the application site does not extend to the public highway.	☐
5) ~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Show parking for 4 vehicles off road	☑
6) The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7) Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER

ADDRESS 'NORTONS' CHURCH LANE PARISH ARBORFIELD.

PLOT No. 938/53 R 724/53 HH 226/55 R/105/62 A, R/46/69 A ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07662	H. H. E. Mann	Siting of mobile home	16.3.78	N/A 13.3.81 TP
24/92	MR. S. BOUCH	H/O GAS TANK FOR CENTRAL HEATING	9.4.85	N/A CLA
34625	MR. P. MUNGER	O/L BUNGALOW R/O	23.11.89	REF
724/53	MR A. JARRIS	O/L CONSENT FOR ONE DWELLING	16-12-53	N/A APP
226/55	MR MANN MANN	ERECTION OF ONE DWELLING, GARAGE + CREATE NEW ACCESS	12/04/55	N/A N/A
R/105/62	MRS MANN	EXT TO. PLAYROOM & LOUNGE	14/6/62	N/A APP
R/46/69	MR MANN	2 STOREY EXTENSION	20/3/69	N/A APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

8 - 6 - 2001

Planning, Building Regulations & Structural Design

Greg Farrell

F.A.O Carol Hunt

Carol

Hope this one came in registered A.S.A.P.

Regards

Greg

▷ With Compliments

Building & Design Consultant

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel 0118 941 6249
Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

Environmental Services

For office use only.
Application number: 11.JUN.2004 4199

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 Phone number	MR & MRS PATRICK NORTONS CHURCH LANE ARBORFIELD READING
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE 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.	BRICK & 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

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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.		
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

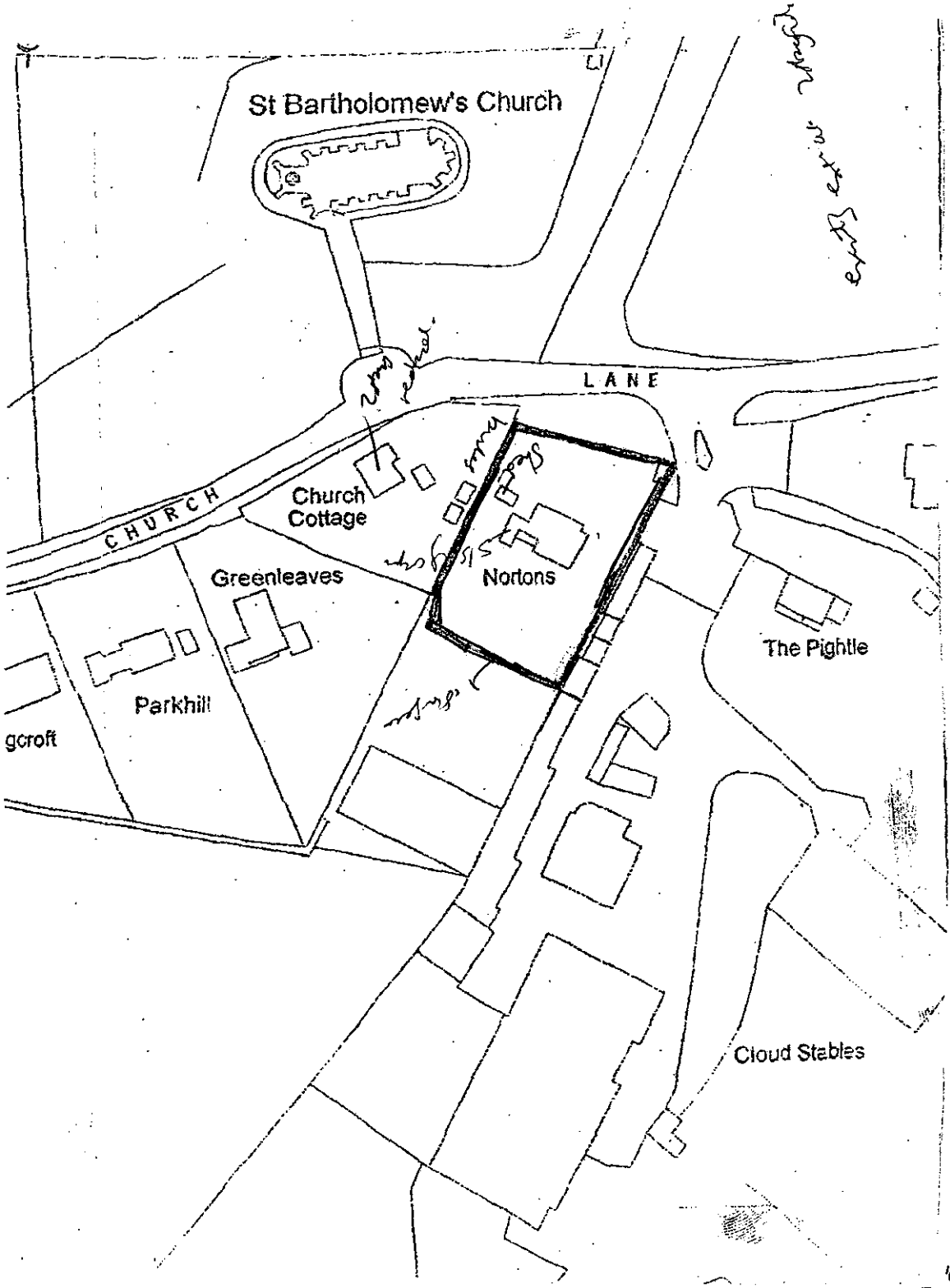
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs PATRICK

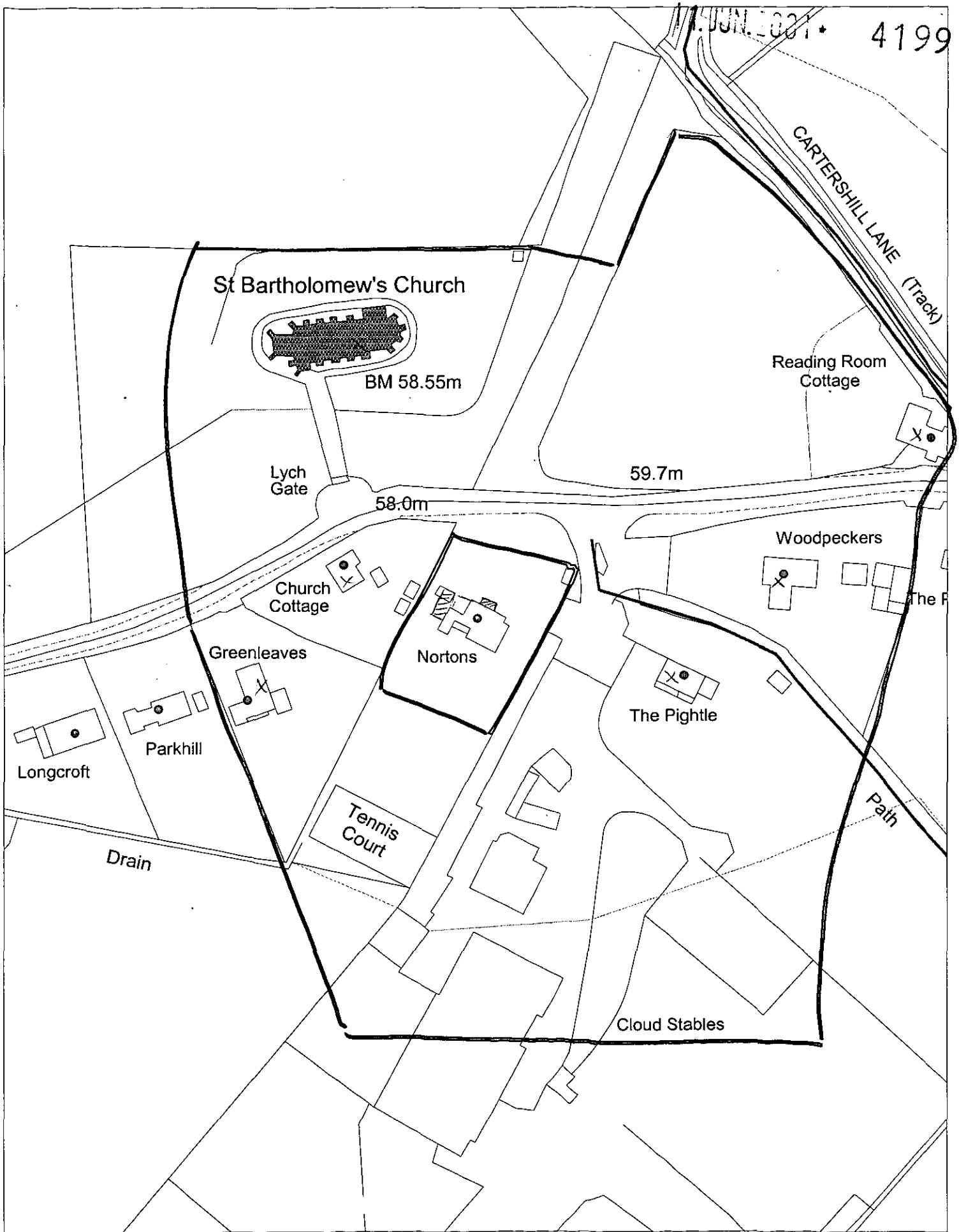
Date 27/5/01

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



Location Plan 1:1250

4199



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Development Control Section, Environmental Services, Wokingham District Council.

4 June 2001

Scale: 1 : 1250

N
W E
S