EX SYSTEMS LTD

APPLICATION NO:
F/2000/1595

LOCATION:
1 The Street, Swallowfield Reading.

APPLICANT:
Mr & Mrs A Rose C/O Andesign

PROPOSAL:
Propo9sed two storey and single storey side extensions to dwellling.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **20/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Rose
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1595

Parish: **SWALLOWFIELD**

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

Proposal: **Propo9sed two storey and single storey side extensions to dwellling.**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The two bathroom windows, in the first floor of the rear elevation shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the side (north east) elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Informative
The applicant is reminded that the conveyance for the property contains a restrictive convenant prohibiting any alteration or extension without prior consent of the Wokingham District Council Property Section.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1595	EXC
BUILDING CONTROL NUMBER	FP2000/0682	Martin
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	1 The Street SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side & s/s side (garage) exts & internal alterations	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/4/2989	AH/4/2989
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/8/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1595
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03		SR24	The two bathroom windows, in the first-floor of the rear elevation shall not at any time be glazed other than with obscure glass
04	SC08	SR05	at first-floor level or above in the side (north-east)
INFORMATIVE			The applicant is reminded that the conveyance for the property contains a restrictive covenant requiring consent from the WDC Property Section before carrying prohibiting any alteration or extension without prior consent of the WDC Property Section

C Thurlow
7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 The Street
Swallowfield Reading.

APPLICATION NUMBER: F/2000/1595

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? front gate

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

two-storey semi

4. RELATIONSHIP TO ADJOINING PROPERTIES

two storey on either side
Moat side has 1st floor side window + window in side of garage.

5. SITE CONSTRAINTS

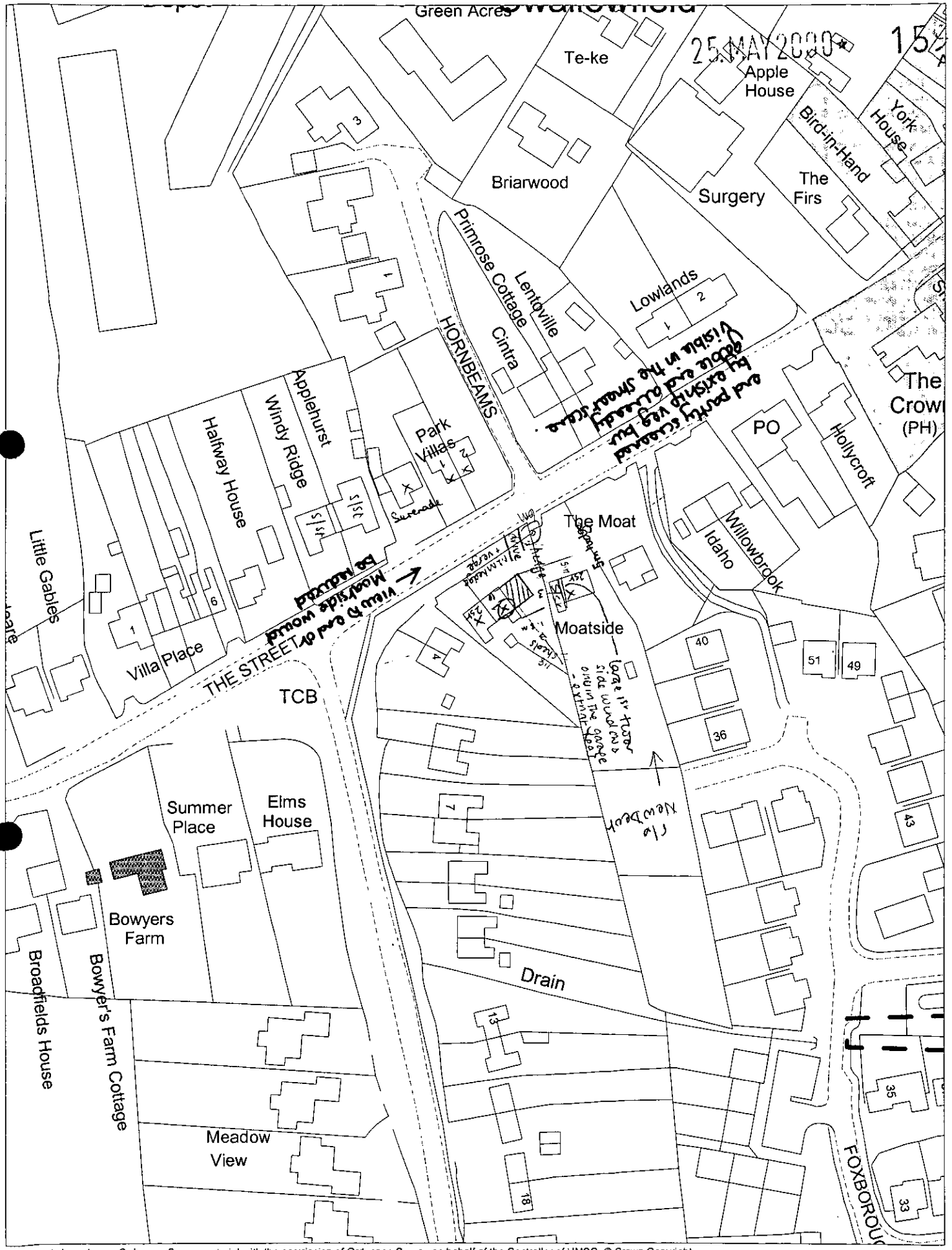
TREES /

ACCESS/PARKING existing access to garden

LEVELS /

BOUNDARY TREATMENT hedges at front + 1.8m fences at rear.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000 Scale: 1 : 1250

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1595

Applicant : Mr & Mrs A Rose C/O Andesign.

Location : 1, The Street, Swallowfield, Reading.
Proposal : Propo9sed two storey and single storey side extensions to dwellling.

Site Notice Displayed ? :	YES	NO	DATE
	√		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : ....13 June 2000.....

Date Registered : 25/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 20/07/2000

Consultation Responses :

Property- no objection but subject to covenant requiring their consent.
Swallowfield P.C- in keeping + would provide pleasant variation ∴ no objection.

Planning Issues :

Identified Settlement
Neighbours/street scene

Application Number: F/2000/1595
1 The Street, Swallowfield

Appraisal: 1 The Street is a two-storey semi-detached house with a single-storey rear extension. The proposal is for a side extension which would be part two- and part single-storey. The two-storey element of the extension would be 4 metres wide and the single storey part would be 2.2 metres wide, giving a total width of 6.2 metres. At the front the ground-floor would be flush, with the first-floor set back by one metre, while the whole of the rear elevation would be flush. The roof over the first-floor would be pitched with a gable to the side, reflecting the existing building but with a 0.6 metres lower ridge line. The single-storey extension would have a hipped roof, which would wrap around the first-floor of the extension.

Although the proposed extension would represent a considerable increase in the size of the property, the variations in the height and width of the extension would prevent it appearing too bulky. Three metres would remain to the boundary with Moatside, and the part of the neighbouring property adjacent to the boundary is single-storey, so the extension would not appear cramped. When viewed from the north-east the side of the property is most noticeable, with the gable end being clearly visible to the front of Moastside, albeit screened by the hedge between The Moat and Moatside - the design of the extension would prevent it being prominent. From the other direction the first-floor set back will prevent the massing being too great - views of the side of Moatside would be reduced but this would not be harmful to the character of the area and the extension would not be excessively prominent.

With regard to neighbours, the main impact would be on Moastside. The bulk of the extension would be to the north of the neighbouring property and the distance between them would be sufficient to prevent overshadowing or an unacceptable reduction in daylight. Nor would the extension be overbearing and as no side windows are proposed at first-floor level overlooking is not a concern. There would be 22 metres to the rear corner of the plot, which is roughly triangular, so there would not be an unacceptable impact on the new dwellings at the rear.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1595

Proposal:
Propo9sed two storey and single storey side extensions to dwellling.

Location:
1, The Street, Swallowfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

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

Tel: (0118) 974 6479

Date: **06 June 2000**

My ref: F/2000/1595

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/2000/1595
1, The Street, Swallowfield, Reading.
Propo9sed two storey and single storey side extensions to dwellling.

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1595**
1, The Street, Swallowfield, Reading.
Propo9sed two storey and single storey side extensions to dwellling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 [illegible] 2000	Map No. 103 Site 004
Officer: EXC / Application No. F/2000/1595 ~~1587~~	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY/SINGLE STOREY SIDE EXTENSIONS TO DWELLING

Location: 1 THE STREET ← The property shown on his location plan is 1 TROWES LANE Swallowfield (not The Street)

Parish: SWALLOWFIELD Ward: Swallowfield

6.6.2000

Applicant: MR/MRS ROSE

Fee Received 95-00 (5) 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			
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 : 6.6.2000 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 (BABTIE) .....
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:

.....
.....
.....

NEIGHBOURS:

S/N + Moatside, The Street
2, Trowes Lane
1 & 2 Park Villas, The Street
Serenade, The Street
} Swallowfield.

F/2000/1595

The Street Swallowfield

- please do neighbour notification for 46 Foxborough, Swallowfield RG7 1RW.

Thanks

Amy.

10-7-2000

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

PLANNING SERVICES
POL
DC
APP
CS
05
COPIES TO:
ACK:
FILE:

~~To~~: FROM:
Property Dept

TO:

~~From~~: Emy Circuit

Date: 28 June 2000

Application Number: F/2000/1595

Proposal: Propo9sed two storey and single storey side extensions to dwellling..

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

Applicant:
Mr & Mrs A Rose C/O Andesign.

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

The above property is a former Council house which was sold under tenants right to buy legislation in 1982.

The conveyance contains a restrictive covenant which prohibits any alteration or extension to the property without the Property Sections prior consent.

The proposed development does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
Property.

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

28 June 2000 Faxed and posted

Planning Dept.
Wokingham District Council
Shute End, Wokingham
Berks RG40 1WR

Attn: Angela O'Dell, Emy Circuit, Elaine Connor and Farah Humayun

PLANNING SERVICES	
POL	
DC	
APP	
CS	
28 JUN 2000	
COPIES TO:	
FILE:	

Dear Sirs,

Please find below the Parish Council's comments on current applications:

Attn: Elaine Connor
F/2000/1598 - Proposed first floor side extension to dwelling (renewal of consent 44350), Roughwood, Swallowfield Road, Swallowfield
The Parish Council has no objection to this application.

Attn: Emy Circuit
97/F/2000/1595 - Proposed two storey and single storey side extensions to dwelling, 1 The Street, Swallowfield
The Parish Council considers that these extensions are in keeping with the existing property and will provide a pleasant visual variation for the street scene. The Parish Council therefore has no objection to this application.

Attn: Farah Humayun
F/2000/1607 - Proposed conversion of garage to utility/playroom, 1 Kempton Cottages, Norton Road, Riseley
Norton Road is extremely narrow, with no footways and consequently there can be problems with on-street parking. The Parish Council notes that the applicant is providing three off-street parking spaces and considers that these parking spaces are limited and can only be achieved if the front wall is removed. Furthermore, larger vehicles are then likely to protrude beyond the existing front wall, onto the existing narrow verge. In addition, the Parish Council considers that, given the width of the road, it is unwise to lose any off-street parking capability which cannot be replaced in the future. The Parish Council therefore objects to this application.

Attn: Angela O'Dell
F/2000/1506 - Proposed erection of 18 dwellings with associated access road and parking, Land at Sheerlands Road, Arborfield (adjoining parish consultation)
0/2000/1444 - Outline application as above (adjoining parish consultation)
Swallowfield Parish Council thanks Wokingham District Council for the

25.MAY2000* 1595

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS A. ROSE
	Address and postcode	1.THE STREET SWALLOWFIELD BERKS RG7 1QY
	Phone number	9888607
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY/SINGLE STOREY SIDE EXTENSION AND ALTERATIONS

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a *Six copies of this form signed and dated.*	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS A. ROSE

Date 24/5/2000

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

1933

THE STREET
COUNCIL HOUSES 1-4
ADDRESS ARE TROWES LANE (1-24) PARISH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS 1-24 Trowes Lane PARISH Swallowfield

PLOT No. Council Houses ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/259/68	WROC	ROADS. ALTS. DRAINAGE		PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074