APPLICATION NO:
F/2002/6001

LOCATION:
Clarks Farm Bunglers Hill Road, Farley Hill Reading.

APPLICANT:
Farley Farms C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2002

CASE OFFICER: **Helen Pollock**

110-4N

1119

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Farley Farms
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/6001

Parish: **SWALLOWFIELD**

Location: **Clarks Farm, Bunglers Hill Road, Farley Hill, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

Reason
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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 Policies C8 and C2.
Loddon Area Local Plan Policies LBE1, LBE2, LC3 and LC19.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC7 and WLL2.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

Notice checked by: _____

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6001	HP
BUILDING CONTROL NUMBER	FP 2002/2790 South	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	Clarkes Farm Bunglers Hill Road Farley Hill SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3310	AH/E/3310
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2002/6001	M D Blake The Old Cottage Farley Hill READING RG7 2TN
Application Approved	Letters sent 24.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/6001

Applicant : Farley Farms C/O Andesign.

Location : Clarks Farm, Bunglers Hill Road, Farley Hill, Reading.

Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		04/04

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application <u>will have expired on</u>: <u>23/04/2002.</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 :

Highways: C/A

Parish: No objection - Although does note the proposal does little for the architectural merit of the Proposal.

landscape: no objections.

1x neighbour letter: Concern over possible poking in fields however, this would require a change of use app. + is not part of this proposal.

Planning Issues :

Rural

ASU

Proposed extensions:

$3 \times 6.5 = 19.5 m^2$

$3 \times 6.5 = 19.5 m^2$

TOTAL $= \underline{39 m^2}$

Original floor area =

$9.5 \times 7.5 = 71.25 m^2$

$9.5 \times 7.5 = 71.25 m^2$

Total $= \underline{142.5 m^2}$

No previous extensions.

Proposal ∴ represents a $\underline{27.4\%}$ ↑ on original floor area.

Application Number: F/2002/6001

Appraisal :

The proposed development is a two storey side extension to a detached farm hse, set in a very large farm plot in the rural area of Farley Hill. The proposal would form a new kitchen + playroom @ ground floor level + additional bedroom + En-suite @ 1st floor. The proposal is 3m wide + 6.5m deep is is set back from the front building line by 0.9m. The proposal would stand 5.6m to the eaves (as existing) + 8.2m to the ridge (0.3m below existing).

It is not considered that the proposal would have any impact upon the neighbouring properties as the nearest is almost 60m away.

The proposed development is designed to be inkeeping with the existing farm house + would be constructed in materials to match existing. The property has not been previously extended + is set back from the highway by ≈ 25m. It is ∴ considered that the proposal would have no detrimental impact to the street scene or the character of the area (landscape had no objections to the proposal).

The proposed development would ↑ the n° of bedrooms at the property for 4 to 5. 4 off rd parking spaces are ∴ required. this standard has been met + providing the parking is permanently maintain there will be no impact on highway safety.

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

Application Number F/2002/6001
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	
4			

RECORD OF SITE VISIT

SITE ADDRESS: Clarks Farm Bunglers Hill Road Farley Hill Reading.

APPLICATION NUMBER: F/2002/6001

OFFICER: Helen Pollock

DATE OF SITE VISIT: 9.4.04

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence to front.

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

2 Storey attached hse

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map - none

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING in excess of standard

LEVELS —

BOUNDARY TREATMENT open

OTHERS

existing attached single garage is proposed location of ext.

- no impact.
- see history.

0688

[redacted]NNING SERVICES	HPT
POL	TLS
DC HP	ENF
APP	
CS	
23 MAR 2002	
COPIES TO	ACK ✓
	FILE

[redacted] Old Cottage,
Farley Hill
RG7 1TN

21 March 2002

Dear Madam

Application Number F/2002/6001
Site Address : Clarks Farm, Bunglers Hill Road,
Farley Hill, Reading

Proposed two storey side extension to dwelling

I have inspected the plans relating to the above application. There is ambiguity in the response to question 8. The response is 'yes' with the comment 'extensive parking in adjacent yard'. The application requires details of any changes on the plans, but none are shown.

Our property overlooks the subject property which includes the field abutting Bunglers Hill Road and the farm. Any omission to the plans in respect of the positive response to question 8 should be corrected. We would strongly oppose any intention to develop a parking area on the field referred to above.

I should be grateful if you would clarify the position and await your response

Yours faithfully,

M. D. BLAKE

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Helen Pollock DATE: 3rd April 2002

Location:	Clarks Farm, Bunglers Hill Road, Farley Hill, Reading
Proposal:	Proposed two storey side extension to dwelling
Application Number:	F/2002/6001

In response to your consultation dated 6th March 2002 for the above application, the tree and landscape comments are as follows:

The proposed side extension to the dwelling does not affect any significant landscape features.

Although the extension will increase the building mass there are limited views to the dwelling and consequently there is no visual impact on the ALSI. I therefore do not wish to raise any objections to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13th March 2001 8 MAR 2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/6001
Location: Clarks Farm, Bunglers Hill, Farley Hill, Swallowfield Parish.
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Helen Pollock

The Parish Council considers that the proposed extension does no architectural favours to the existing pleasingly proportioned farm house.

However the Parish Council notes that the dwelling is set well back from the road, and that the extension will not be easily seen, and therefore, on balance, the Parish Council has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 06 March 2002

Application Number: F/2002/6001

Proposal: Proposed two storey side extension to dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
Clarks Farm, Bunglers Hill Road, Farley Hill, Reading.

Applicant:
Farley Farms C/O Andesign.

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).

C12, R12. - notwithstanding plans submitted.

Signed: _____ **Print name:** Adam 7/3/02.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 FEB 2002	Map No. 104 Site 0.63
Officer: HP / Application No. F/2002/6001	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: CLARKES FARM BUNGLERS HILL

Parish: SWALLOWFIELD Ward: Swallowfield 6.3.02 JP

Applicant: FARLEY FARMS

Fee (3) 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	1:2500?		
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 : 6.3.02 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance
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 Countryside) .....

NEIGHBOURS:

S/N + see map (incl. sites inside red and blue lines)

No pre-apps.

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

Tel: 0118 974 6480

Date: 07 March 2002

My ref: F/2002/6001

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6001
Clarks Farm, Bunglers Hill Road, Farley Hill, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Helen Pollock** on **0118 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/6001**
Clarks Farm, Bunglers Hill Road, Farley Hill, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Beatty

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

6001

Environmental Services

For office use only.
Application number:

26.FEB.2002* 6001

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	FARLEY FARMS
	Address and postcode	BRIDGE FARM READING ROAD ABCRIFIELD, BERKS RG2 9HT
	Phone number	976 0147
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINSWAY WOKINGHAM BERKS RG41 2TN
	Phone number	978465
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.	CHARKES FARM BUNGLERS HILL FARLEY HILL BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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.	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 ☐ EXTENSIVE PARKING IN ADJACENT YARD

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.	6	
	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
	NOT APPLICABLE	

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of FARLEY FARMS

Date 25/2/2002

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

ADDRESS CLARKS FARM BUNGLERS HILL PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No.

BUILDER

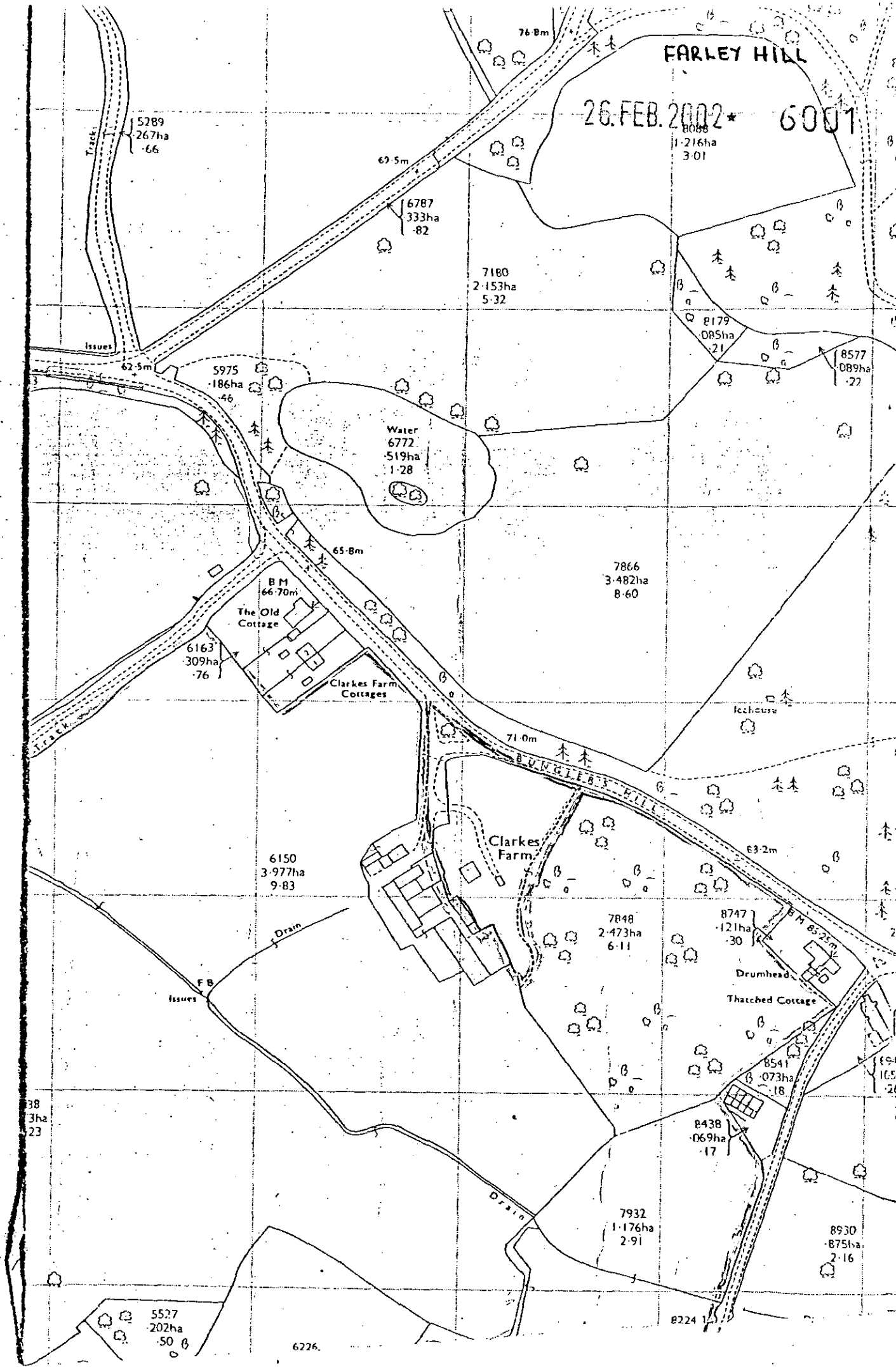
Plan No.	Applicant	Description of Development	Date of Decision	Decision
256/50	DOUGLAS	AGR. BUILDING	11-7-50	APP. N/A
PD/36/71	R.H. Mrs P.M. Samuel	Garage	18-2-71	App N/A
OR 19134	"	DET. HOUSE & GARAGE	16.8.82	APP N/A
18011	"	"	26.8.82	N/A C/A
44945	FAIRBRIAR HOMES	DIR. SIGN	29.9.95	C/A

DATE OF COMPLETION

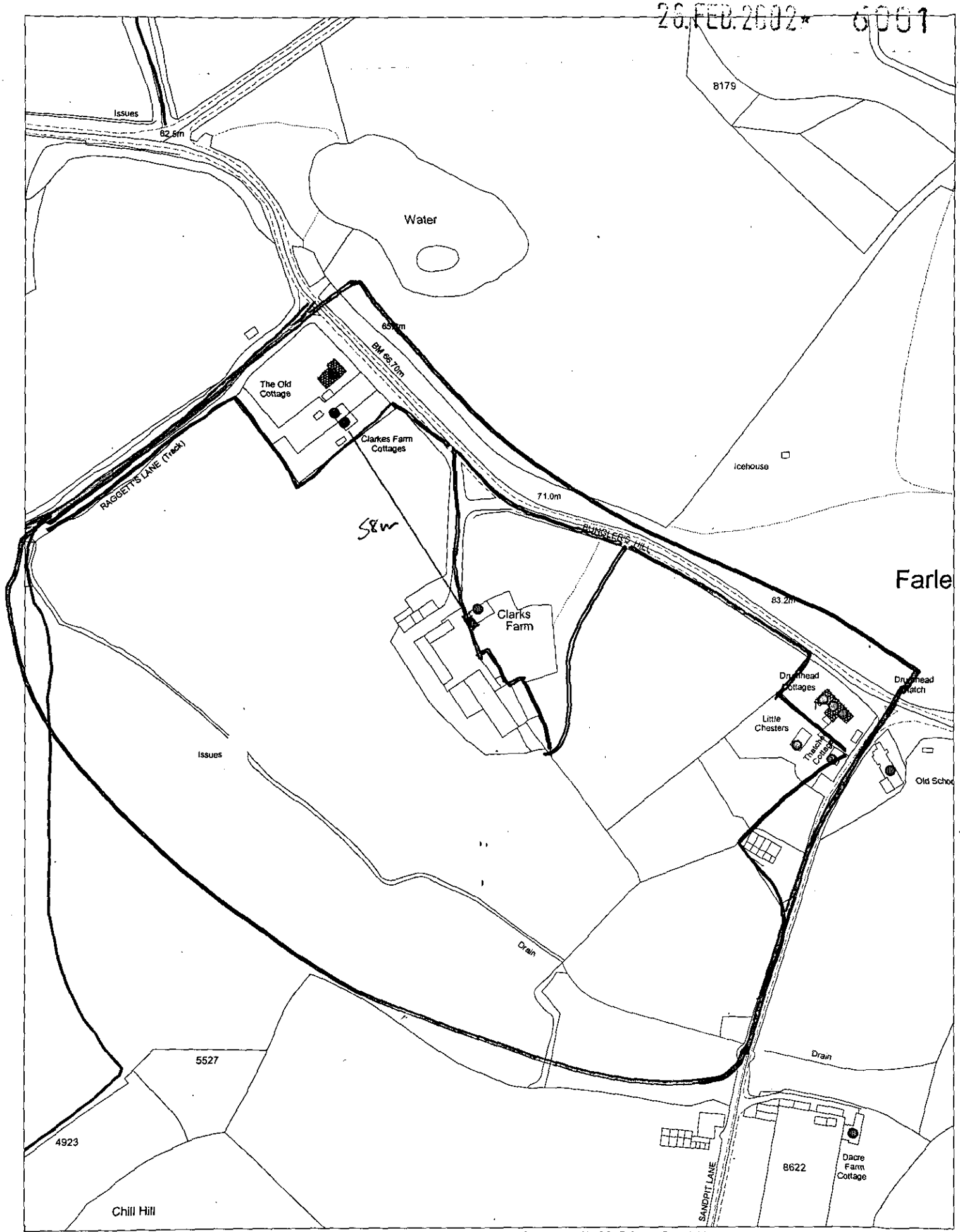
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE


FARLEY HILL
26.FEB.2002* 6001
76·8m
5289
·267ha
·66
Track
69·5m
8088
1·216ha
3·01
6787
·333ha
·82
7180
2·153ha
5·32
8179
·085ha
·21
8577
·089ha
·22
Issues
62·5m
5975
·186ha
·46
Water
6772
·519ha
1·28
65·8m
7866
3·482ha
8·60
B M
66·70m
The Old
Cottage
6163
·309ha
·76
Clarkes Farm
Cottages
Icehouse
71·0m
BUNGLER'S HILL
Clarkes
Farm
63·2m
6150
3·977ha
9·83
7848
2·473ha
6·11
8747
·121ha
·30
B M 85·25m
Drain
F B
Issues
Drumhead
Thatched Cottage
8541
·073ha
·18
8438
·069ha
·17
Drain
7932
1·176ha
2·91
8930
·875ha
2·16
5527
·202ha
·50
6226
8224

26.FEB.2002* 6001



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Development Control Section, Environmental Services, Wokingham District Council.
1 March 2002 Scale: 1 : 2500

N
W E
S