APPLICATION NO:
F/2001/5502

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

APPLICANT: Robin Bradbear.
Mr I Rivers C/O ~~W M Graham Associates~~

PROPOSAL:
Proposed erection of detached dwelling with garage. (RETROSPECTIVE).

EARLIEST DATE FOR DECISION: **04/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2002

CASE OFFICER: **Natalie Brown**

REVISED

617

02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr I Rivers
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Gloucs
GL6 7LS

Application Number: F/2001/5502

Parish: **SWALLOWFIELD**

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

Proposal: **Proposed erection of detached dwelling with garage. (Retrospective)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. By virtue of its forward projection and addition of dormer windows, the dwelling would create a more visually intrusive and incongruous feature within the streetscene, to the detriment of its character. As such it would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Informative
2. This refusal relates to the application as amended with revised drawing number 2324/02 Rev. C submitted to the Local Planning Authority on 11th February 2002 showing the dwelling in position as built with reduced residential curtilage.

Anna Cronin
Head of Planning & Transportation
Date: 28/02/2002

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.

WOKINGHAM UNITARY
Aiming for Excellence

Application no.	Name & Address
F/2001/5502	M Nelhams B J Nelhams Maypool House The Street SWALLOWFIELD RG7 1RE
F/2001/5502	E J M Gower Shillings 29 Foxborough SWALLOWFIELD RG7 1RW
F/2001/5502	Mr & Mrs B Wright Broadfields House The Street SWALLOWFIELD Berkshire RG7 1RE
F/2001/5502	Michael J L Sangster Alltdearg The Street SWALLOWFIELD RG7 1RE
F/2001/5502	Mr K Hussey & Petitioners Swallowfield Local History Society Kimberley SWALLOWFIELD RG7 1QX
F/2001/5502	The Owner/Occupier Farley Hill Place Gardens SWALLOWFIELD READING RG7 1TZ
F/2001/5502	Mrs A Sellings Village Farmhouse The Street SWALLOWFIELD RG7 1QY
F/2001/5502	W H Lewis Nutbean Farm Nutbean Lane SWALLOWFIELD RG7 1XL

F/2001/5502

J R Maunsell
Gate Cottage
Church Road
Farley Hill
READING
RG7 1TR

WOKINGHAM UNITARY
Aiming for Excellence

Application Refused

Letters sent 01.03.02

Ref: 2324

LAND ADJOINING 4 WYVOLES COTTAGES THE STREET SWALLOWFIELD

Native Hedge: -

30 Acer Campestre	60-90 cm height whips	Plant to replace elm hedge
30 Crataegus Monogyna	60-90 cm height whips	3 rows 300mm apart 600mm
10 Ilex Aquifolium	2 litre pot	staggered centres random
30 Prunus Spinosa	60-90 cm height whips	mix

GENERAL NOTES

All plant material is to conform to BS 3936:1980

All planting operations are to be carried out in accordance with BS 4420:1989.

Feathered trees to be planted in pits 600 x 600 depth backfilled with 20 litres tree planting compost and handful of broadleaf P4 mixed with topsoil, supported by 1 No. short stake and 1 No. adjustable tree tie. Standard trees to be planted in pits 900 x 900 x 600 mm depth backfilled with 40 litres T.P.C. and broadleaf P4 mixed with topsoil, supported as feathered trees.

All existing trees to be retained to be inspected by L.P.A. Tree Officer and qualified tree surgeon and any necessary works i.e. crown lifting or dead wood removal to be carried out in accordance with BS 3998. All trees to be retained are to be protected during building works by temporary protective fencing. No material , spoil or machinery is to be stored beneath the canopy of the trees and care should be taken not to raise or lower the existing ground level within the root zone of trees to be retained.

*All tree protection work to be carried out to BS 5837:1991

21/2 - Initial comments from Catherine Brimble

extent of hedge / density of plants (4 plants per lin. m.)

Trees - location & species.

Details of planting on new plot.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5502

Applicant : Mr I Rivers *C/O* W M Graham 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 : 10/01/2002

Earliest Date for Decision : 04/02/2002

Latest Consultation Date/Site Notice Expiry Date : 04/02/2002

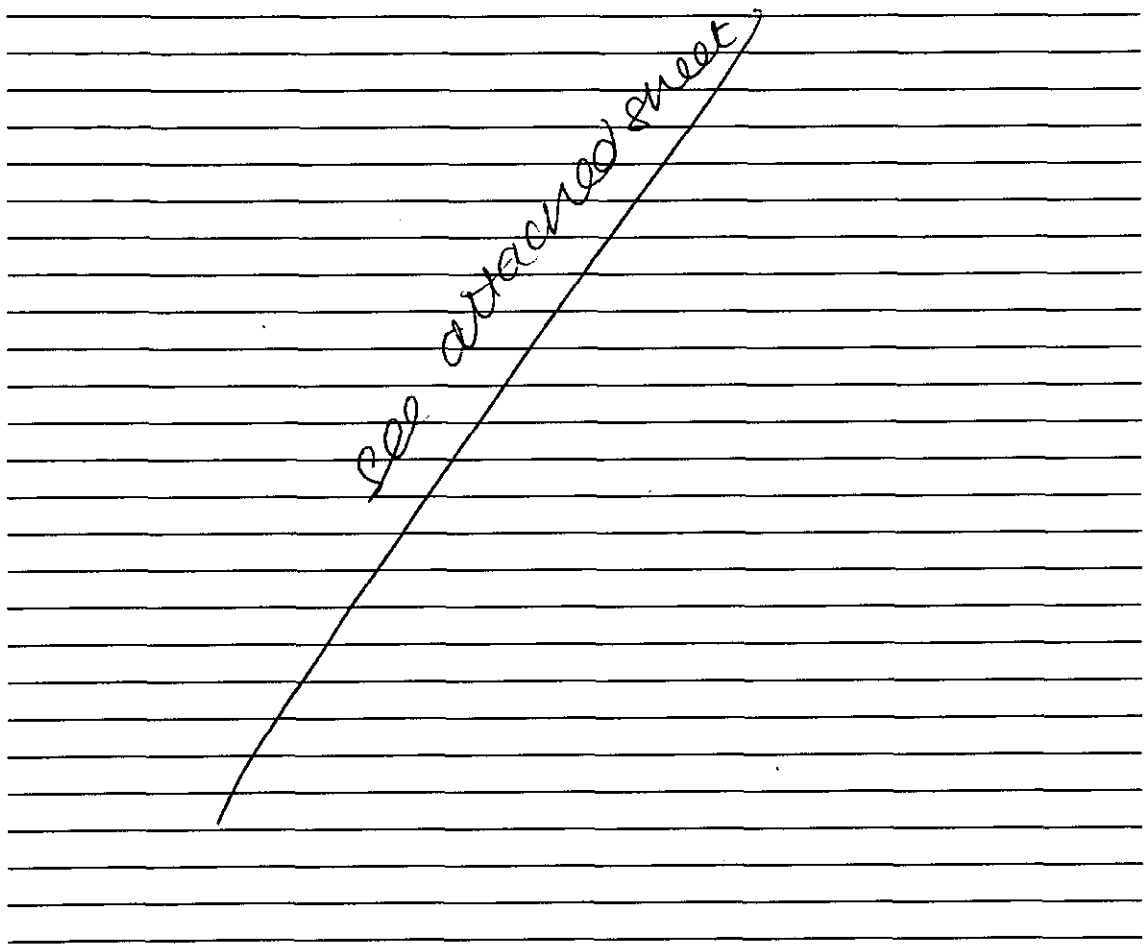
This application will have expired on: 07/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5502

Appraisal :



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

Application Number F/2001/5502
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			By virtue of its forward projection and addition of dormer windows, the dwelling would creat a more visually intrusive + incongruous feature within the streetscene, to the detriment of its character.
			As such, it would be contrary to the following local plan policies:
			BSP: ENV1
			WDLP(DD): NRS3, NRE1
			LALP: LBE1, LBE2

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/5502

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

- dormers visible from front & when viewed from west & lesser extent east.
- Gable - signif. in amount gable visible from east. as well as noticeable from west.

(Gable)
4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5044 & F/2001/5502 – Land adjacent to 4 Wyvols Cottages (now Beaver Cottage)

Appraisal:

Development

- F/2001/5044: Following the approval of a detached dwelling (3725) this application was submitted to add dormer windows to the roof space in all elevations
- F/2001/5502: Following the submission of the above application, local residents contacted the department, and it was discovered that the dwelling was being built in the wrong position, and was being built forward of that originally approved. Following enforcement action, this retrospective application was submitted showing the dwelling in the position (as built) and incorporating the dormer windows of application 5044. (Revised plans were also submitted on the dormer window application, to showing the dwelling in the position as built). This application when originally submitted (drawing: 2324/02/B) showed the curtilage of the site increased in size. During a site visit with Enforcement Officers, it was noted that this property and neighbouring ones on either side had increased their rear garden curtilage by incorporating neighbouring agricultural fields. This land was marked off by picket style/post rail fencing. On 11 February 2002, revised plans (drawing: 23224/02/C) were received which show the curtilage the same size as shown in the drawings originally submitted with applications 5044 and 3725, a visibility splay plan, and landscape schedule were submitted. Highways were informed of the visibility splays. No reconsultations were done on the revision C drawing as it was the same as revision B except for the reduction in site curtilage at the rear (though the Landscape Architect was consulted on the addition planting area and landscaping schedule).

Relevant Policies
The site is located within the identified settlement of Swallowfield.

BSP: EN1, LD3
WDLP: WOS2, WOS3, WBE1
LALP: LTV1, LBE1, LBE2

Previous History

- Application 96/63695/F – Erection of detached cottage, approved
- Application F/2001/3725 – Erection of detached dwelling & garage, approved
- Application F/2001/3937 – Renewal of consent 96/63695/F, approved

1) Impact upon neighbouring properties

No letters were received from 4 Wyvols Cottages and Altdeare (the two properties adjacent to the application site, which would most likely be affect by the proposed dormer windows), which regard to the dormer windows. The side windows would be for toilet (facing No. 4 and hall facing Altdeare), with the rear being for a dressing room. This could be conditioned to be obscurely glazed to prevent overlooking of the neighbouring residential amenity area. It is not considered that the proposed front dormer window for a bedroom would cause any adverse effects.

With regard to the positioning of the dwelling, it is approx. 0.88m (according to agents letter) forward of that approved by application 3725, it is not considered that this would have significant adverse effect to Altdeare, which has its garage along the boundary with the application site, nor that its would have any significant adverse effects upon 4 Wyvols Cottages, compared to the previously approved application.

2) Impact upon the character of the streetscene

F/2001/5044:

The proposed dormers would be visible at the front of the dwelling when viewed from the west and to a lesser extend whet viewed from the east, the dormers as originally submitted by application F/2001/5044 (and revised, by Revision B only) would create obtrusive features to the detriment of the character of the street scene, by infilling the gap above the front gable.

There is also the issue of increasing the residential curtilage (this scheme is revised drawing B which increases the size of the curtilage)

The proposed development would increase the residential curtilage of the property, it is not considered that this would have any adverse effects upon adjoining properties, as they have also increased the size of their gardens.

Policy WCC1 says that enclosing gaps and open areas would not be permitted. The Local Plan Inspector has recommended the changing the wording of the policy but this does not affects the consideration of this application. The above policies are also reflected in policies C2 of the Berkshire Structure Plan. It is considered that the proposed change of use would be contrary to these polices and should be refused.

There is concern that if this proposal is allowed, that impacts of potential permitted development (shed etc), and a domestic use which effects such as lighting would create an urbanising effect to the detriment of the open character of the area. Allowing the development could also make it hard to resist a change to the settlement boundary which could then create a potential for back land development

F/2001/5502:
The proposed dormers would be visible at the front of the dwelling when viewed from the west and to a lesser extend whet viewed from the east. This would be exacerbated by the fact that the dwelling has been built further forward than that approved by approximately 0.88m (according to the agents, when it is infact more like 1.2m – measured on site with Enforcement Officers, the application was originally approved as being in line with the forward most part of Altdeare). The dormers as originally submitted by application F/2001/5044 (and revised) and as in application F/2001/5502, would create obtrusive features to the detriment of the character of the street scene.

In projecting further forward than that approved by application 3725, a significant amount of the front gable (garage and bed 2) is visible from the east as well as being noticeable from the west, thereby creating a more visually intrusive and incongruous feature within the streetscene, to the detriment of its character.

With regards to landscaping, the landscape department had no objection but suggested that some form of planting be provided at the front of the site. An area of planting is shown around the parking spaces in addition to the new hedge is shown (shown on previous drawings) is proposed on revised drawing C, and with a landscaping schedule received on 11 February 2002.

The Landscape Architect advised that the extend of the hedge and density of plants would need to be provided (and advised at 4 plants per linear metre), the location and species of the feathered trees would need to be shown m and details of planting around the parking spaces would need to be shown.

It is therefore recommended that both applications be refused on the basis of detrimental impact upon the character of the streetscene.

3) Impact upon highway safety (parking provision)
   - F/2001/5044 – highway department no objection to the proposed development, subject the parking and garaging being retained.
   - F/2001/5502 – Request revised plan showing visibility splays as submitted with application 3725. This was received on 11 February 2002. The highways department have reviewed this plan and recommend conditions as previous application (F/2001/3725)

4) Letters of representation

- Application F/2001/5044
  No letters were received raising objections to the dormers, the Parish Council felt that the extensions would add interest to the dwelling (which they regretted had ever been given approval). Following the discovery that the dwelling was built in the wrong position, 10 letters of objection received including 2 from the Parish Council
- Application F/2001/5502
  12 letters received (plus Parish Council), plus a petition of 33 signatures from the Swallowfield Local History Society.

All letters of objection essentially raised concerns about the building contravening the previous planning permission, being out of line/forward of the adjacent buildings, affect in visual amenity and highway safety, all of which have been addressed above.

~~**Approval:**~~ **Refusal: ✓**

Tel: (0118) 974 6492

Date: 21/2/02

My ref: F/2001/5502

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5502
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 **Natalie Brown** on **(0118) 974 6492**. 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 4/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5502**
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.

Robin Bradbeer Limited
Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
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	FILE

Our ref. RWB/414
Your ref. F/2001/5502
7 February 2002

For the attention of Ms Natalie Brown
Development Control

Dear Ms Brown

SITE : BEAVER COTTAGE THE STREET SWALLOWFIELD
PROPOSAL : ERECTION OF DETACHED DWELLING (REVISED SITING)

Further to my letter of 5 February I provide the following revised/additional information relating to this application.

1. ***Site curtilage***
The site is intended to remain the same as shown on the previous permission. I have arranged for six copies of revised drawing no. 2324/02/C to be sent to you under separate cover to supersede drawing no. 2324/02/B.

2. ***Landscaping***
In response to the consultation memo dated 17 January 2002 from the Council's Landscape Architect additional planting is to be provided at the front of the site as shown on revised drawing no. 2324/02/C.

3. ***Visibility splays***
In response to the consultation memo dated 18 January 2002 from the Highways Department I have arranged for the appropriate details concerning visibility splays to be sent to you under separate cover.

4. ***Comments made by Swallowfield Parish Council & others***
When I inspected the case file on 6 February I was shown the letter from Swallowfield Parish Council dated 20 January 2002, the separate letters from Mr and Mrs Nelhams and the letter from Mrs Gower. If you have received any further letters I would be grateful if you could inform me please.

Registered in England Number: 3372202

Those letters referred to the following matters upon which I shall respond in turn.

(i) siting difference
(ii) turning space
(iii) street scene
(iv) loss of light
(v) rear garden extension

(i) siting difference

For the avoidance of doubt the siting difference from the plan approved plan under F/2001/3725 is a distance of 880mm further forward as confirmed in the letter you received from Graham Associates dated 4 January. References to greater siting differences in the correspondence are inaccurate.

(ii) turning space

The width available for turning within the site is unchanged from the previous approvals (see attached plans). The reduced length of the forecourt by 880mm will have no material effect on parking and turning space within the site by comparison with the previous approvals. The Highways Department has raised no objection to the access, parking and turning arrangements.

(iii) street scene

Development in The Street, in the section which lies beyond the Conservation Area, is characterised by its diversity. This is evidenced not only by the fact that houses of wide varying design, type, scale and period are represented but also by the absence of rigid building lines. Reference to the ordnance survey shows that some properties are built within 8m-10m of the highway and others are set back 20m or more. Because of this diversity stepped frontages are an existing characteristic (see attached plates 4, 5, 6).

In the context of these existing characteristics of the area the realignment of the dwelling by a difference of 880mm from that granted planning permission will not be unduly conspicuous when approaching the village from the west nor will it be out of keeping with the character of the area. (see attached plates 1, 2, 3).

(iv) loss of light

Having regard to the orientation and layout of the adjoining properties the siting of the proposal will not have any material impact on sunlight or daylight. The property to the west, no. 4 Wyvols Cottages, is angled away from the application property and the nearest element of that property comprises a garage. Similarly, the nearest element of the property to the east, Alltdeare, comprises a garage.

(v) rear garden extension

This has now been omitted from the proposal.

Finally, to reiterate the remarks made in the letter you received from Graham Associates dated 4 January, the difference in siting to that approved under F/2001/3725 occurred due to a setting out error, was not intentional and represents no gain whatsoever to the applicant, contrary to the assertions made in some of the correspondence you have received.

I trust this additional information will be of assistance in explaining why we believe that the resiting causes no material harm and should therefore be permitted.

If you wish to discuss the matter further please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

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

PLANNING SERVICES HPT 52960
POL TLS
DC NB ENF
APP
CS
11 FEB 2002
COPIES TO: ACK:
FILE:

Ref: 2324/wmg/cm

11 February 2002

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

For the attention of Natalie Brown

Dear Miss Brown

LAND ADJOINING 4 WYVOLES COTTAGES THE STREET SWALLOWFIELD

With reference to the above and a letter written to you on 7 February 2001 by Robin Bradbeer please find enclosed the following: -

a) 6 copies of Dwg. No. 2324 – 02C
b) Dwg. No. 2324/SK100 relating to the visibility splays
c) Landscaping specification
d) Brick and tile samples are as previously noted, last letter dated 11 January 2002

As noted we would be grateful if you could correspond direct with Mr Bradbeer regarding the planning issues.

Yours sincerely

W M Graham

Cc Mr R Bradbeer

FAX COVER SHEET

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
E-Mail planning@bradbeer.co.uk

PLANNING SERVICES HPT 52808
POL TLS
DC NAB ENF
APP
OS
07 FEB 2002

SEND TO	From
NATALIE BROWN	ROBIN BRADBEER
Fax number	*Date*
0118 974 6484.	7/2/02

☑ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover. 4.

COMMENTS

F/2001/5502.

Hard copy + plans by post.

IF YOU DO NOT RECECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.
Registered in England Number: 3372202

01453 889103

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
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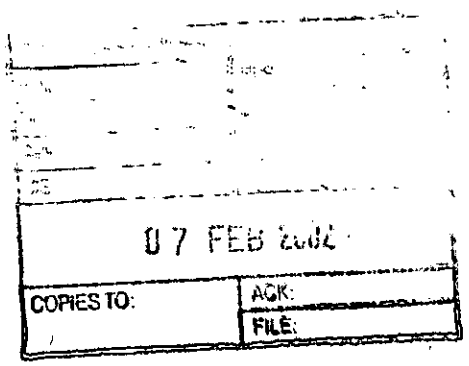
planning@bradbeer.co.uk



Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/414
Your ref. F/2001/5502
7 February 2002

For the attention of Ms Natalie Brown
Development Control

Dear Ms Brown

SITE : BEAVER COTTAGE THE STREET SWALLOWFIELD
PROPOSAL : ERECTION OF DETACHED DWELLING (REVISED SITING)

Further to my letter of 5 February I provide the following revised/additional information relating to this application.

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When I inspected the case file on 6 February I was shown the letter from Swallowfield Parish Council dated 20 January 2002, the separate letters from Mr and Mrs Nelhams and the letter from Mrs Gower. If you have received any further letters I would be grateful if you could inform me please.

Registered in England Number: 3372202

Those letters referred to the following matters upon which I shall respond in turn.

(i) siting difference
(ii) turning space
(iii) street scene
(iv) loss of light
(v) rear garden extension

(i) siting difference

For the avoidance of doubt the siting difference from the plan approved plan under F/2001/3725 is a distance of 880mm further forward as confirmed in the letter you received from Graham Associates dated 4 January. References to greater siting differences in the correspondence are inaccurate.

(ii) turning space

The width available for turning within the site is unchanged from the previous approvals (see attached plans). The reduced length of the forecourt by 880mm will have no material effect on parking and turning space within the site by comparison with the previous approvals. The Highways Department has raised no objection to the access, parking and turning arrangements.

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Development in The Street, in the section which lies beyond the Conservation Area, is characterised by its diversity. This is evidenced not only by the fact that houses of wide varying design, type, scale and period are represented but also by the absence of rigid building lines. Reference to the ordnance survey shows that some properties are built within 8m-10m of the highway and others are set back 20m or more. Because of this diversity stepped frontages are an existing characteristic (see attached plates 4, 5, 6).

In the context of these existing characteristics of the area the realignment of the dwelling by a difference of 880mm from that granted planning permission will not be unduly conspicuous when approaching the village from the west nor will it be out of keeping with the character of the area. (see attached plates 1, 2, 3).

(iv) loss of light

Having regard to the orientation and layout of the adjoining properties the siting of the proposal will not have any material impact on sunlight or daylight. The property to the west, no. 4 Wyvols Cottages, is angled away from the application property and the nearest element of that property comprises a garage. Similarly, the nearest element of the property to the east, Alltdeare, comprises a garage.

(v) rear garden extension

This has now been omitted from the proposal.

Finally, to reiterate the remarks made in the letter you received from Graham Associates dated 4 January, the difference in siting to that approved under F/2001/3725 occurred due to a setting out error, was not intentional and represents no gain whatsoever to the applicant, contrary to the assertions made in some of the correspondence you have received.

I trust this additional information will be of assistance in explaining why we believe that the resiting causes no material harm and should therefore be permitted.

If you wish to discuss the matter further please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner Enc.

Application Number : F/2001/5502	**Map No :** 103
Case Officer : NAB	**Site Area :** 0.03
Valid Date : 10 JAN 2002	**Received Date: 14/12/2001**

Level : Delegated Application

Description : Proposed erection of detached dwelling with garage.

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

Parish : SW **Ward : SWA**

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

Fee Required: £190 **Fee Received: £190** (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Window of bedroom 1 shown as 2.4m wide on floor plan, 1.8m wide on elevation.	4/1	10/1/0
FLOOR PLANS	Side garage door shown on floor plan, missing from elevation.	"	10/1
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN + See map .....

+ addresses on attached list .....

.....

NO pre-apps.

10.JAN.2002 5502

WOKINGHAM DISTRICT COUNCIL

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

Rec'd 10.50AM 5.2.02.

Robin Bradbeer Limited

Planning & Development Consultancy

52795

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Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/414
Your ref. F/2001/5502
5 February 2002

For the attention of Ms Natalie Brown
Development Control

Dear Ms Brown

SITE : BEAVER COTTAGE THE STREET SWALLOWFIELD
PROPOSAL : ERECTION OF DETACHED DWELLING (REVISED SITING)

Further to the letter you have received from Mr W M Graham of WM Graham Associates I am writing to inform you that my practice is now handling this application.

Will you please ensure that all future correspondence is sent to ourselves. If you wish to discuss any aspect of application please contact me directly.

Yours sincerely

MRA amended
6/2/02

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

414bc.3

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

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Ref: 2324/wmg/cm

5 February 2002

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

For the attention of Natalie Brown

Dear Sir

LAND ADJOINING 4 WYVOLES COTTAGES THE STREET SWALLOWFIELD

With reference to the above and application No F/2001/5502 and previous matters we would be grateful if you could ensure that all further correspondence and discussions are directed to Mr Robin Bradbeer.

Mr Bradbeer will be contacting you direct.

Yours faithfully

W M Graham

Cc Mr R Bradbeer

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 January 2002

Application Number: F/2001/5502

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 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.

Awaiting revised plan showing visibility splays of 2.0m by 120m, as submitted with the previous application (F/200/3725).

Plus confirmation that the applicant has control over the land within the sight lines.

Signed: _____ **Print name:** ADAM 18/01/02

Visibility plan received (Drg. No 2324.SK/00).

Conditional approval as previous.

21/02/02.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 January 2002

Location:	Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal:	Proposed erection of detached dwelling and garage.
Application Number:	F/2001/5502

In response to your consultation dated 11 January 2002 for the above application, the landscape comments are as follows:

The proposed site layout in providing 2 parking spaces in the front garden will then not allow for planting along the front boundary of the site. Some form of planting is required at the front of the site as the property is quite dominant in the street scene and planting will help integrate the dwelling into the wider landscape. The landscape scheme will also need to include hedgerow planting along the northern boundary where it is adjacent to countryside.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2001/5502

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5502 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 January 2002

Recd 9.30AM 14.12.01

10 JAN 2002 5502

5502

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

14 December 2001

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

Dear Sir

BEAVER COTTAGE (Adjoining 4 Wyvoles Cottages) THE STREET SWALLOWFIELD

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

a) Town Planning Application
b) Section 66 Notice
c) Fee note for £190.00 (cheque enclosed)
d) Dwgs. Nos. 2324 – 01 & 02
e) OS extracts

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

10.JAN.2002* 5502 COPY

Tel. (0118) 974 6429 or 6433

Date: 04 January 2002

Your Ref:

My Ref: F/2001/5502

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

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2001/5502

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

Proposal: Proposed erection of detached dwelling with garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The window of bedroom 1 is shown as 2.4m wide on floor plan and 1.8m wide on elevation. Which is correct?

Side garage door is shown on floor plan but not on elevation. Please make plans match up.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Sorry for delay in requesting information. Due to Christmas pressure.

1933

~~Ads. to 4 Wyvols Cottages~~

ADDRESS BEAVER COTTAGE 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	11.1.86	REF
~~[illegible]~~		AT REAR FROM AGR		
96/63695/F	"	DETACHED COTTAGE	11.6.96	C/A
F/96/5573	"	"	17.7.96	C/ARI
F/2001/3725	MR. I. RIVERS c/o GRAHAM ASS.	ERECT 1 DET. DWELL + GARAGE	27.07.01	APP.
F/2001/3937	Mr. I. Rivers	Erect 1 dwelling renewal of 63695	5.7.01	C/A
F/2001/5044	Mr I Rivers	dormer ext to dwell to		
5502		form rooms in roof space		

MINISTRY DECISION

SPECIAL ORDERS

Obs

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6th February 2002

Gate Cottage,
Church Road,
Farley Hill,
Reading, Berks,
RG7 1TR.

REPLY BY
22 FEB 2002

Anna Cronin
Head of Planning
PO Box 157
Wokingham District Council
Shute End, Wokingham, RG40 1WR.

Dear Madam,

APPLICATIONNO F/2001/5502
PROPOSED ERECTION OF DETACHED DWELLING
WITH GARAGE ADJACENT TO $WYVOLS COTTAGES
THE STREET , SWALLOWFIELD

The main structure of this building is now complete but it appears to have been either erected in the wrong place orto have been made larger than was approved in the original planning application.

As now erected the building is out of line with adjacent properties in the street, restricts visibility for drivers and is generally out of keeping with with the area.

It is understood that retrospective approval for this development is now requested. As a resident in the next village who frequently visits The street, may I urge you, for the reasons given abouve, to refuse this.

Yours sincerely

J.R. Maunsell

J.R. Maunsell.

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W.H.Lewis
Nutbean Farm
Nutbean Lane
Swallowfield
RG7 1XL

Head of Planning
Wokingham District Council

PLANNING APPLICATION NUMBER
F/2001/5502

I am strongly against this Planning Application being granted on the grounds that the almost completed building is an eyesore in The Street Swallowfield and has spoilt the line of adjoining dwellings which over the years have been tastefully extended. The PLANNING APPLICATION NUMBER F/2001/3725 should not have been granted in the first place on what was virtually a Farm gateway and I considered it the worst planning blunder in Swallowfield Village in my Thirty years as a Parish Councillor

Yours faithfully

W.H.Lewis.

Farleyhill Place Gardens
RG7 1TZ.

Planning application No F/2001/5502.

Head of Planning
Wokingham District Council.

I strongly oppose this application

The size, bricks, roof, & building line are completely unappropriate for the size of a portion of plot on which it stands

Mrs Lawrence

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Honeywood
Spring Lane
Swallowfield
Reading
Berks.

Dear Sirs

Application No F/2001/5502

Could I please point out, although I'm sure you should have realised, that the house on this site is unnecessarily FORWARD of the building line in THE STREET (SWALLOWFIELD).

Why is it that some people can get away with things like that while the rest of us try and toe the line

1/10

Where was the surveyor when the footings were being laid? Where was the Building Inspector when the footings were dug?

I'm wondering if these questions will ever be answered

Yours faithfully,

Valerie Reid

4/2/02
11/05 am

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

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

January 31st. 2002.

Dear Sir,

Reference F/2001/5502: Site adjacent to No 4 Wyvols Cottages, The Street, Swallowfield.

This property is being erected in contravention of the permission granted by you under applications F/2001/3725 & 5044. Apart from the unauthorised addition of dormer windows it is forward of the 'building line', as confirmed by the Enforcement Officer's letter to me dated 11/12/01 Ref DL/2/RFS/01/4867, which also states that the applicant has been warned that they proceed at their own risk. Despite this warning work has proceeded, the roof timbers have been installed and covered making the ridge, before tiling, higher than the adjacent properties. In addition internal work has continued on a daily basis, on one recent occasion there were four tradesmen's vehicles parked in the road at the site.

This application should be refused in view of the blatant disregard of the regulations concerning planning permission and would appear to be a direct challenge to the authority of the District Council in such matters.

Yours faithfully,

P.J. Webber. (Mr.)

cc. Karen Sattersford. Director, Environmental Services.
D.B. Ledger, Planning Enforcement Officer.
Clare Beatty, Swallowfield District Councillor.

6

Village Farmhouse
The Street
Swallowfield
Reading RG7 1QY
Tel: (0118) 988342

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01 February 2002

Head of Planning
PO Box 157
Wokingham District Council
Shute End
WOKINGHAM RG40 1WR

Dear Sirs

APPLICATION NO. F/200/5502
PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE ADJACENT TO 4 WYVOLS COTTAGES THE STREET SWALLOWFIELD

I write to put my concerns on paper about the house that is being built in Swallowfield.

I cannot imagine how the Council Building Officers have let the building proceed as it is quite obviously firstly being built several metres in front of the building line of the other houses in The Street and consequently sticks out like a sore thumb. Secondly, it looks very strange as it is much higher than the adjoining houses and it looks as though it is far too big a building to be put into the site, as it sits very close to its neighbours. Thirdly, the bricks used in the building are not sympathetic to the surrounding houses at all.

Living as I do in a listed building, I know the details that have to be covered whenever building consent is required. How can the Council have let this house be passed by building inspectors? I thought you were supposed to be protecting our heritage not spoiling what is already there. A smaller house set further back on the site could have been an attractive addition to The Street, but what has been built is an eyesore.

Yours faithfully

A M Sellings

Angela Sellings (Mrs)

Natalie Brown

From: ian hammond [ian.hammond@tesco.net]
Sent: 03 February 2002 15:31
To: Natalie.Brown@wokingham.gov.uk; Daniel.ledger@wokingham.gov.uk
Cc: 'Barry Wright'; 'Max Bowker'
Subject: Letter to Wokingham DC Planning Department


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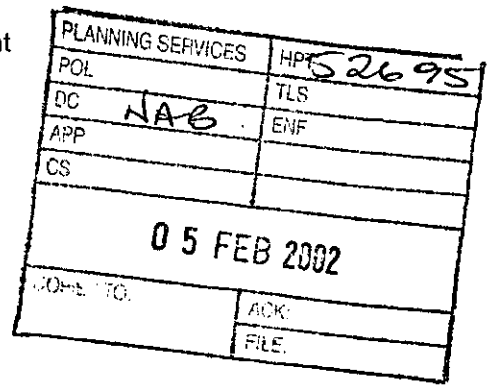

"COPPINS",
THE STREET, SWALLOWFIELD, READING.
RG7.1RE

Phone: 01189-884384

February 3, 2002

Wokingham District Council,
Planning Services Dept,
PO Box 153,
Shute End,
Wokingham.
RG40.1WL.

FAO Natalie Brown, Development Control Officer (copied also to Mr D Ledger, Enforcement Officer.

Dear Ms Brown and Mr Ledger,

RE: Land adjacent to 4,Wyvols Cottages, The Street,Swallowfield - Applications numbered F 2001/5502,F2001/3725 , & F2001/5044.

Thank you for yours dated 11th January 2002 in connection with application number F/2001/5502, the latest episode in what is an important watershed - a principled test for Wokingham District Council Planning and Enforcement of planning departments.

Whilst I have not been able to examine the plan for the latest application for this single detached dwelling house, I am informed that this application relates to a request for retrospective permission to "legalise" the dwelling both as built,- i.e., dimensionally in every detailed aspect),and also in the "as built" position. The other application numbers involve either the original plan or the "Dormer" windows amendment application.

As you should know, this dwelling has been erected in flagrant breach of the original planning consent - certainly well out of position on the site - this is a fact confirmed by your own Enforcement Department's admission. This is no ordinary "Bob the builder" slipshod error - this was a quite deliberate plan by the Builder to amend and build as he wished, for obvious pecuniary advantage, fully understanding your own Council officer's inability to police the system. Builder's tape measure errors would typically within the range of ± 4" or 100mm.

Your Enforcement department freely admit that you do not have the ability to ensure that ALL dwellings / buildings are completed to the approved drawing - this is a topic for another debate which I shall be vigorously pursuing with your Chief Executive and my MP after this planning application has been decided. (Preventive action)

I thus summarise my objections to the amended application relating to "legalisation" of the "As built" dwelling as follows:-

1. The application must be rejected on the grounds that it has been constructed in the wrong position, thus bringing it well forward of the building line, creating a dramatic visual intrusion in a limited plot space bounded to the West of the site by old farm cottages and to the East, two aesthetically acceptable more modern and appropriately sized dwellings. The repositioning was quite deliberate and involved a substantial deviation from the approved drawings.

2. The application relating to the Dormer window amendments must also be rejected on the grounds that the

resultant dominant front façade of the building would be entirely out of character with the adjacent properties and immediate vicinity. The "out of position" nature of the house makes the dormer window proposition all the more objectionable and unsustainable.

3. The existing illegal positioning of the dwelling has now reduced off street parking by the equivalent distance and area, thus creating a potential roadway parking and obstruction hazard on a poorly "sighted" bend in the roadway. This is a busy road and will create an unacceptable traffic hazard.

4. The dwelling as built in terms of plan area and dimensions may exceed the planning consent originally given, insofar as if the dwelling were to be constructed in it's correct position relationship to 4 Wyvols Cottages, the rear North west corner may well touch or interfere with that boundary. This site is a wedge shaped site, narrowing on the LH or Western side to a considerable extent. Herein lies one of the reasons why the position was changed from that of the planning consent. A full dimensional and detailed verification must be completed in every respect.

5. The rear garden is not all gardens *per se*. Part of the land falling within the curtilage of the site is designated "Agricultural", and has not to my knowledge been the subject of any change of use permission from Agricultural use to residential.

6. A further important point is that I understand that even this "retrospective" application to legalise the current actual position is not even correct - showing a change in plan position of 0.75m when in reality the positioning error is much greater. This in itself is a single and decisive reason for rejection.

7. The final and fundamentally important reason for rejection is that the repositioning of the dwelling was deliberate and not an error. The deviation is substantial and to the general impairment of the visual amenity of this part of the village landscape

I trust that the Planning Committee will not shirk from its important duty in supporting the rule of planning law. Failure to do so will send out confirmation of an very serious message to all builders operating in the WDC area - just do what you like, they never check up, and even when they do, the action is ineffective. Both the electors and the builders are watching. This case does not revolve around planning or which bricks to use to be aesthetically pleasing, or whether sufficient trees are planted, it is purely whether WDC enforce the planning consent and assert their authority, no more, no less.
I now await the decision.

Yours sincerely,

Ian Hammond.

Swallowfield
Local History Society

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Chairman: W. H. LEWIS, Esq.

Secretary: KEN HUSSEY
"KIMBERLEY"
SWALLOWFIELD
READING
RG7 1QX
Tel: 0118 9883650

18 January 2002

Anna Cronin
Head of Planning
PO Box 157
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs

APPLICATION NUMBER F/2001/3725 as amended by F/2001/5044
Location - Land adjoining 4 Wyvols Cottages
The Street, Swallowfield

We wrote on 16 December 2001 in objection to the incorrect siting of the above development. The enclosed petition in support of that letter, signed by every member whom we have asked, is enclosed.

We now understand that a revised planning application has been submitted which further exacerbates the damage to our heritage.

We would like to record that the incorrect positioning of the building was reported to yourselves by a resident of the village when the footings were being placed. Work still proceeded - even over the traditional Christmes holidays.

We understand that a further application has been submitted to which we must voice our objections. (Letter enclosed.)

Yours faithfully

K.Hussey
Honorary Secretary

WE THE UNDERSIGNED, BEING FULLY PAID-UP MEMBERS OF SWALLOWFIELD LOCAL HISTORY SOCIETY, ARE IN FULL AGREEMENT WITH OUR HONORARY SECRETARY'S LETTER OF 16 DECEMBER 2001 AS SET OUT OVERLEAF. THE OFFENDING BUILDING SHOULD BE DEMOLISHED.

SIGNED	PRINT NAME & ADDRESS
A J Sellings	A Sellings Village Farmhouse Swallowfield
B C Baker	B.C. BAKER Basingstoke Rd - Riseley
B E Wadwell	1 The Rise Crowthorne BETTY WADWELL
E Wadwell	do EDWARD WADWELL
[illegible] Pamela Fletcher	AD. & P. FLETCHER, BEECH HILL HOUSE
Eileen Tomkins	E. TOMKINS. 'ORION' BEECH HILL
S M Davis	S.M. DAVIS, DORNEYCROFT, BASINGSTOKE ROAD SPENCERS WOOD
J. Neave	J. NEAVE 69 CLIFTON RD WOKINGHAM
B [illegible]	B. LIGHTEN 50 WATMORE LANE WINNERSH RG11 5JT
T R Miles	OAKLAND LAUNDRY LANE HECKFIELD Hook HANT
W A Lewis	Nutbean Farm SWALLOWFIELD
Zillie Fraser	Uplands Basingstoke Rd. Swallowfield
K M Fraser	" " "
J D Eakers	Briarwood, Swallowfield Street
Joan Calyer	Sheepbridge Hill, Swallowfield
H. E. Webber	Delphi, The Street, Swallowfield
[illegible] Webber	do
[illegible]	REDRIDGE SCHOOL RD. BARKHAM
[illegible]	A.F. PAYNE, WESSEX HOUSE, BASINGSTOKE RD. SWALLOWFIELD
A J Moore	MOORE, St Leonards Swallowfield
	Z C Butt Church Rd Swallowfield
E J M Gowers	Shillings 29 Foxborough Sw'field
R A Tombs	Windyridge, The Street Swallowfield
P. Caesar	22 Trowes Lane Swallowfield
[illegible]	7 Farley Point Farley Hill
G. [illegible]	Langstone Riseley Swallowfield
P M Cole	Old Cottage Swallowfield
Peter Bannister	The Vicarage, Mill Street, Swallowfield
P. Collins	Chalgrove, Swallowfield
P. J. Lumbor	19 ROMAN WAY EARLEY READING BERKS
R.W. Browning	Walmer, Basingstoke Road, Three Mile Cross RG7 1AX
G.F. Browning	'Walmer', 3 Mile X. RG7 1AX
[illegible]	Oaklands Swallowfield RG7 1QX

SWALLOWFIELD LOCAL HISTORY SOCIETY

16 December 2001

Anna Cronin
Head of Planning
PO Box 157
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

APPLICATION NUMBER F/2001/3725 as amended by F/2001/5044
Location - Land adjoining 4 Wyvols Cottages
The Street, Swallowfield

The writer spoke to you on the 'phone the other week to report a blatant planning violation relating to the above. We are surprised that work is still continuing.

We urge that action be taken to stop work immediately as clearly this damage to the architectural impact on our village must not be allowed. The plan accompanying the application clearly defines the front building line to correspond with the adjacent existing properties. Our members are deeply concerned.

We have not yet received the promised 'phone call from yourself. This we await with interest.

If a positive reply is not received before the end of the year, we will be forced to take alternative action.

Yours faithfully

K.Hussey
Honorary Secretary

Copy: Anna Cronin, Head of Planning

Swallowfield
Local History Society

TW

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Obs

Chairman: W. H. LEWIS, Esq.

Secretary: KEN HUSSEY
"KIMBERLEY"
SWALLOWFIELD
READING
RG7 1QX
Tel: 0118 9883650

19 January 2002

Anna Cronin
Head of Planning
PO Box 157
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs

Natalie

APPLICATION NUMBER F/2001/5502
PROPOSED ERECTION OF DETACHED DWELLING
WITH GARAGE ADJACENT TO 4 WYVOLS COTTAGES
THE STREET, SWALLOWFIELD

The above dwelling is now structurally complete.

The visual impact is totally unacceptable and we urge you to refuse retrospective approval.

1. The front building line is several metres forward of the neighbouring properties.

2. The ridge of the roof is higher than and at right angles to that of neighbouring properties.

3. The size of the "cottage" is inappropriate for the size and position of the plot on which it stands.

4. The brickwork does not match that of neighbouring properties.

Items 2. & 3. above are apparent from ¼ mile distance when the village is entered at the west end of Swallowfield Street.

The writer is currently compiling the history section of the Village Design Statement. Rejection of this application will give good example of the manner in which the District Council has historically protected our heritage.

Yours faithfully

K.Hussey
Honorary Secretary.

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9.

Alltdearg
The Street
Swallowfield

28th January 2002

Your Reference: Natalie Brown
F/2001/5502

Dear Ms Brown

Application number:F/2001/5502
Site: Adjoining 4 Wyvols Cottages
The Street, Swallowfield

We have looked at the plans for the proposed detached dwelling, which will adjoin our property. Of course, the erection of the house is not a proposal since the building is in progress and this is just one of a series of attempts at altering what was originally proposed. We did not oppose the original application, nor the first revision which added a garage. We were surprised however at the way in which the building stands forward of what would be a natural line for the fronts of the buildings in The Street. On consulting the plans, it is clear that permission was given for the front of the house to be in line with ours. This would already be in front of a line parallel to the road, which bends away near the site of the new house. In fact the front of the house that is going up at the moment is *at least one metre in front of the line for which permission has been granted.* The builders are aware of this, and I believe were aware of it from the start. The new proposal, as well as modifying the roof line and adding a third storey, moves the house forward in an attempt to legitimise what amounts to a cynical disregard of what was previously allowed.

We consider that this new application should be refused and that the builders should made to conform to the original planning permission. No modification, either now or in the future, should be allowed which moves the house forward of the line currently allowed. The reasons for our opposition (apart from our unwillingness to see blatant flouting of planning permission going unchecked) are

- In the proposed site, the building would loom (and can currently be observed to loom) over the adjoining houses, particularly 4 Wyvols Cottages;
- The departure of the line of the building's front from the line of the road will present a false impression to motorists of what is already a deceptive bend in the road – particularly for motorists leaving the village;
- The reduction in parking space in front of the house coupled with the increase in capacity that would be afforded by a third storey will inevitable mean that there will be on-road parking on this bend in the road.

Therefore, we strongly suggest that permission be refused and that the current building be repositioned or modified to keep its front at the approved position. We would also be reassured if the planning department could check (a) the other dimensions of the house and (b) the siting and number of side windows as we suspect that these details too may be at odds with the planning permission.

Yours sincerely,

Michael J L Sampson

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

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21st January 2002

Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

Application Number: F/2001/5502
Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed erection of detached dwelling with garage
Case Officer: Natalie Brown

Before setting out our observations with regard to the above, we would like Wokingham District Council to note the following:

- The **"Proposal"** as set out above is incorrect. This application is for a dwelling that is almost complete, therefore, it should have been stated that this is a "retrospective application".

- It would appear that the plans supporting this application show a revised siting 750mm forward of the original application. It is our contention that the true figure is well in excess of 1 metre. We, therefore, request Wokingham District Council should carry out checks to satisfy itself as to the **exact** position of this dwelling; the reference point being "Alltdearg". The original planning approval indicated that the proposed dwelling had to be in line with this house.

It is questionable, therefore, whether this is a valid application. However, regardless of this, we strongly object to this application for the following reasons:

We have written many letters since the 7th May 2001, and I list again our objections raised to these planning applications:

1. Siting this dwelling well over 1 metre forward on this small wedge shape site on a bend in the road has had a disproportionately detrimental visual impact on the village, from whichever way it is approached . The position of this dwelling should, therefore, be re-instated in accordance with the original application.

2. Repositioning the dwelling further forward decreases the amount of space in front of the house for vehicles to park (two at most). It is, therefore likely, due to restricted parking space, that visitors will be forced to park on the road on the bend causing a very hazardous situation. The Street is very busy, especially morning and evenings. Visibility for road users will be severely impaired if there are parked vehicles outside this house.

3. We also object to the application for dormer windows to provide extra bedrooms. This would increase a three-bedroomed house into a four-bedroomed house, thereby generating addition car usage.

4. The two properties adjacent to this dwelling have had their gardens extended, but this area has not been cultivated and remains agricultural land. On the original application the garden is shown as extending to the original points in the adjacent gardens before the gardens were extended. This application indicates the garden to be full length to match *the increased size of the properties either side. This additional increased length should* be designated as agricultural land in line with the adjacent properties.

We ask that you give our objections your serious consideration and that the application will be rejected. Enforcement proceedings should then be instigated without delay to re-position the dwelling in line with the original planning consent.

Yours sincerely

Mr & Mrs B Wright

delivered by hand 29/01/02 EJMGower

OBS

26th Jan-2002

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Shillings
29 Foxborough
Swallowfield RG7
1RH

Ms. Natalie Brown, case officer
Box Box 157 Council Offices
Shute End. RG40 1WR

Dear Ms. Brown PAF/2001/5502 - land adjacent 4 Wyrols Cotts.

I most strongly object to this retrospective P.A. It does not appear to be a correct plan. The house, now almost built, appears much further forward onto the plot than indicated on both the site plan and ground plan. It requires careful measurement on site, for if it is further forward than indicated, then the carparking spaces will be even tighter than shown. As it is, the carparking will not work. All cars will have to be moved to exit the garage. All cars will have to be backed out, & since the house is situated on a dangerous bend (dangerous from speeding rat-run cars!), it is quite unacceptable. WBC could be held liable for any ensuing accident. Please note that adjacent properties have turning circles in their drives facilitating forward egress onto the Street.

Furthermore, one garage for a 4-bed house is totally inadequate in an area where even 2-bed houses have 2 cars because of the lack of public transport. It is unsustainable.

This blatant deviation from planning consent given has caused more problems than merely a conversion from a 3-bed to 4-bed house. 3-storeys are wholly inappropriate since the design of the dormer has thrust the house even more dominantly on to the street scene, entirely ruining the visual amenity of the area. Travelling out of the village is bad enough. Travelling into it, one is faced with this massively huge new structure dominating the whole area. with listed buildings opposite, & the typical historical terrace of Wyrols Court adjacent, it is nothing short of a disaster for this village. Situated on a bend, the effect is even more disastrous.

It must be viewed on site to appreciate the problems. It appears innocuous enough on plan - though the plan must be incorrect. Furthermore the rear garden is also shown incorrectly. The garden has had agricultural land added to it without the benefit of change of use being given. The actual garden is very small which will ensure the one garage is filled with garden appliances, so 2 cars will be permanently parked outside - though they will need to be very small cars to get into those spaces, which I believe are smaller than shown as the plan appears incorrect. On-street parking at this point would be unsupportable because of the bend.

I trust that this will be turned down - not only for aesthetic reasons, but also for sound practical reasons. The house is simply out of proportion to the plot & the village.

Yours sincerely
Elizabeth J.M. Gower

E.J.M. GOWER.

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B J Nelhams
'Maypool House'
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

25 January 2002

Ms Natalie Brown
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Application No: F/2001/5502
Site Address: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield Reading Berkshire
Proposed Erection of Detached Dwelling with Garage

I refer to your letter of 11 January regarding the above application.

My understanding of the situation in connection with the above application number for the erection of a new detached dwelling with garage at the above address, is as follows:

Application Numbers F/2001/3725, as amended by F/2001/5044 have been previously granted planning permission for the erection of a detached dwelling, with garage, at the land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading, in accordance with planning and regulations.

Further to the above planning approvals, the building commenced. However, it has become blatantly obvious that the works in accordance with the above have not been carried out in accordance with the planning approval. In particular the front of the building is sited six or so feet in front of neighbouring properties, whereas the planning approval required the dwelling to be approximately in line with neighbouring properties.

It now transpires that with work continuing on this building, which is outwith the planning approval's given, the owner is now seeking planning approval under Application No: F/2001/5502 to erect a detached dwelling, with garage, as per the building that he has continued to erect in defiance of Planning Application Nos: F/2001/3725, as amended by F/2001/5044.

An erection of this detached dwelling, with garage, is in contravention of the original Planning Approvals requested and granted and, in my opinion, has been so built in order

to deliberately contravene the original planning approvals and as such to circumvent the legal requirements and planning applications.

The erection of the current building is in direct conflict with the planning requirements and the local authority have no other option but to insist upon Application Nos: F/2001/3725, as amended by F/2001/5044 being fully complied with

From the evidence so far, the failure to comply with the Planning Approval appears to be a deliberate act to circumvent the legislation.

A consequence of this failure the Swallowfield Parish Council in their letter dated 5 December 2001 highlighted the issues. I feel it important to reiterate the two points raised by them. Namely:-

1. The visual amenity of the immediate area has been severely damaged. This is an important site in that Wyvols Cottages effectively forms a "gateway" to the village. When entering a village, first impressions are very important and if a dwelling under construction has been correctly sited there would have been a continuous harmonious vista to the village. However, with the dwelling sited in its present position, this vista has been ruined, as all eyes are now drawn to this property jutting out and effectively cutting off the "Alltdearg" dwelling house from view when entering Swallowfield village.

2. The dwelling is on a bend in the road. In the Parish Council's original objections to this application, one reason was that the sight lines on the bend are poor, particularly if vehicles are parked in the road. The original scheme only had two off road parking spaces provided, which the Parish Council considered adequate, given the danger of on street parking in that location. By positioning a dwelling further forward, the Parish Council questions whether even the two proposed off road parking spaces can be properly provided. If not, then it is inevitable that there will be more on street parking, with the consequential danger and difficulties that will be caused due to the bend.

I endorse the points raised by the Parish Council in this respect.

In addition there must be a right of light abjection in relation to the Adjoining properties of 4 Wyvols Cottages and "Alltdearg".

In my opinion, the Parish Council must refuse Application No: F/2001/5502 in order that the dwelling is now completed in accordance with Application Nos: F/2001/3725, as amended by F/2001/5044. If necessary, the dwelling must be demolished to accomplish this requirement.

I look forward to hearing from you as to the outcome of this Planning Application.

Yours faithfully

Beverley J Nelhams

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M Nelhams
'Maypool House'
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

25 January 2002

Ms Natalie Brown
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Application No: F/2001/5502
Site Address: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield Reading Berkshire
Proposed Erection of Detached Dwelling with Garage

I refer to your letter of 11 January regarding the above application.

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Application Numbers F/2001/3725, as amended by F/2001/5044 have been previously granted planning permission for the erection of a detached dwelling, with garage, at the land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading, in accordance with planning and regulations.

Further to the above planning approvals, the building commenced. However, it has become blatantly obvious that the works in accordance with the above have not been carried out in accordance with the planning approval. In particular the front of the building is sited six or so feet in front of neighbouring properties, whereas the planning approval required the dwelling to be approximately in line with neighbouring properties.

It now transpires that with work continuing on this building, which is outwith the planning approval's given, the owner is now seeking planning approval under Application No: F/2001/5502 to erect a detached dwelling, with garage, as per the building that he has continued to erect in defiance of Planning Application Nos: F/2001/3725, as amended by F/2001/5044.

An erection of this detached dwelling, with garage, is in contravention of the original Planning Approvals requested and granted and, in my opinion, has been so built in order

to deliberately contravene the original planning approvals and as such to circumvent the legal requirements and planning applications.

The erection of the current building is in direct conflict with the planning requirements and the local authority have no other option but to insist upon Application Nos: F/2001/3725, as amended by F/2001/5044 being fully complied with

From the evidence so far, the failure to comply with the Planning Approval appears to be a deliberate act to circumvent the legislation.

A consequence of this failure the Swallowfield Parish Council in their letter dated 5 December 2001 highlighted the issues. I feel it important to reiterate the two points raised by them. Namely:-

1. The visual amenity of the immediate area has been severely damaged. This is an important site in that Wyvols Cottages effectively forms a "gateway" to the village. When entering a village, first impressions are very important and if a dwelling under construction has been correctly sited there would have been a continuous harmonious vista to the village. However, with the dwelling sited in its present position, this vista has been ruined, as all eyes are now drawn to this property jutting out and effectively cutting off the "Alltdearg" dwelling house from view when entering Swallowfield village.

2. The dwelling is on a bend in the road. In the Parish Council's original objections to this application, one reason was that the sight lines on the bend are poor, particularly if vehicles are parked in the road. The original scheme only had two off road parking spaces provided, which the Parish Council considered adequate, given the danger of on street parking in that location. By positioning a dwelling further forward, the Parish Council questions whether even the two proposed off road parking spaces can be properly provided. If not, then it is inevitable that there will be more on street parking, with the consequential danger and difficulties that will be caused due to the bend.

I endorse the points raised by the Parish Council in this respect.

In addition there must be a right of light abjection in relation to the Adjoining properties of 4 Wyvols Cottages and "Alltdearg".

In my opinion, the Parish Council must refuse Application No: F/2001/5502 in order that the dwelling is now completed in accordance with Application Nos: F/2001/3725, as amended by F/2001/5044. If necessary, the dwelling must be demolished to accomplish this requirement.

I look forward to hearing from you as to the outcome of this Planning Application.

Yours faithfully

Martin Nelhams

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M Nelhams
'Maypool House'
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

25 January 2002

Ms Natalie Brown
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Application No: F/2001/5502
Site Address: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield Reading Berkshire
Proposed Erection of Detached Dwelling with Garage

I refer to your letter of 11 January regarding the above application.

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Application Numbers F/2001/3725, as amended by F/2001/5044 have been previously granted planning permission for the erection of a detached dwelling, with garage, at the land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading, in accordance with planning and regulations.

Further to the above planning approvals, the building commenced. However, it has become blatantly obvious that the works in accordance with the above have not been carried out in accordance with the planning approval. In particular the front of the building is sited six or so feet in front of neighbouring properties, whereas the planning approval required the dwelling to be approximately in line with neighbouring properties.

It now transpires that with work continuing on this building, which is outwith the planning approval's given, the owner is now seeking planning approval under Application No: F/2001/5502 to erect a detached dwelling, with garage, as per the building that he has continued to erect in defiance of Planning Application Nos: F/2001/3725, as amended by F/2001/5044.

An erection of this detached dwelling, with garage, is in contravention of the original Planning Approvals requested and granted and, in my opinion, has been so built in order

to deliberately contravene the original planning approvals and as such to circumvent the legal requirements and planning applications.

The erection of the current building is in direct conflict with the planning requirements and the local authority have no other option but to insist upon Application Nos: F/2001/3725, as amended by F/2001/5044 being fully complied with

From the evidence so far, the failure to comply with the Planning Approval appears to be a deliberate act to circumvent the legislation.

A consequence of this failure the Swallowfield Parish Council in their letter dated 5 December 2001 highlighted the issues. I feel it important to reiterate the two points raised by them. Namely:-

1. The visual amenity of the immediate area has been severely damaged. This is an important site in that Wyvols Cottages effectively forms a "gateway" to the village. When entering a village, first impressions are very important and if a dwelling under construction has been correctly sited there would have been a continuous harmonious vista to the village. However, with the dwelling sited in its present position, this vista has been ruined, as all eyes are now drawn to this property jutting out and effectively cutting off the "Alltdearg" dwelling house from view when entering Swallowfield village.

2. The dwelling is on a bend in the road. In the Parish Council's original objections to this application, one reason was that the sight lines on the bend are poor, particularly if vehicles are parked in the road. The original scheme only had two off road parking spaces provided, which the Parish Council considered adequate, given the danger of on street parking in that location. By positioning a dwelling further forward, the Parish Council questions whether even the two proposed off road parking spaces can be properly provided. If not, then it is inevitable that there will be more on street parking, with the consequential danger and difficulties that will be caused due to the bend.

I endorse the points raised by the Parish Council in this respect.

In addition there must be a right of light objection in relation to the Adjoining properties of 4 Wyvols Cottages and "Alltdearg".

In my opinion, the Parish Council must refuse Application No: F/2001/5502 in order that the dwelling is now completed in accordance with Application Nos: F/2001/3725, as amended by F/2001/5044. If necessary, the dwelling must be demolished to accomplish this requirement.

I look forward to hearing from you as to the outcome of this Planning Application.

Yours faithfully

Martin Nelhams

B J Nelhams
'Maypool House'
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

25 January 2002

Ms Natalie Brown
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Application No: F/2001/5502
Site Address: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield Reading Berkshire
Proposed Erection of Detached Dwelling with Garage

I refer to your letter of 11 January regarding the above application.

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Application Numbers F/2001/3725, as amended by F/2001/5044 have been previously granted planning permission for the erection of a detached dwelling, with garage, at the land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading, in accordance with planning and regulations.

Further to the above planning approvals, the building commenced. However, it has become blatantly obvious that the works in accordance with the above have not been carried out in accordance with the planning approval. In particular the front of the building is sited six or so feet in front of neighbouring properties, whereas the planning approval required the dwelling to be approximately in line with neighbouring properties.

It now transpires that with work continuing on this building, which is outwith the planning approval's given, the owner is now seeking planning approval under Application No: F/2001/5502 to erect a detached dwelling, with garage, as per the building that he has continued to erect in defiance of Planning Application Nos: F/2001/3725, as amended by F/2001/5044.

An erection of this detached dwelling, with garage, is in contravention of the original Planning Approvals requested and granted and, in my opinion, has been so built in order

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The erection of the current building is in direct conflict with the planning requirements and the local authority have no other option but to insist upon Application Nos: F/2001/3725, as amended by F/2001/5044 being fully complied with

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A consequence of this failure the Swallowfield Parish Council in their letter dated 5 December 2001 highlighted the issues. I feel it important to reiterate the two points raised by them. Namely:-

1. The visual amenity of the immediate area has been severely damaged. This is an important site in that Wyvols Cottages effectively forms a "gateway" to the village. When entering a village, first impressions are very important and if a dwelling under construction has been correctly sited there would have been a continuous harmonious vista to the village. However, with the dwelling sited in its present position, this vista has been ruined, as all eyes are now drawn to this property jutting out and effectively cutting off the "Alltdearg" dwelling house from view when entering Swallowfield village.

2. The dwelling is on a bend in the road. In the Parish Council's original objections to this application, one reason was that the sight lines on the bend are poor, particularly if vehicles are parked in the road. The original scheme only had two off road parking spaces provided, which the Parish Council considered adequate, given the danger of on street parking in that location. By positioning a dwelling further forward, the Parish Council questions whether even the two proposed off road parking spaces can be properly provided. If not, then it is inevitable that there will be more on street parking, with the consequential danger and difficulties that will be caused due to the bend.

I endorse the points raised by the Parish Council in this respect.

In addition there must be a right of light abjection in relation to the Adjoining properties of 4 Wyvols Cottages and "Alltdearg".

In my opinion, the Parish Council must refuse Application No: F/2001/5502 in order that the dwelling is now completed in accordance with Application Nos: F/2001/3725, as amended by F/2001/5044. If necessary, the dwelling must be demolished to accomplish this requirement.

I look forward to hearing from you as to the outcome of this Planning Application.

Yours faithfully

Beverley J Nelhams

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

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

Dear Sirs,

Application Number: F/2001/5502
Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed erection of detached dwelling with garage.
Case Officer: Natalie Brown.

The Parish Council wishes Wokingham District Council to note that: -

A. The external envelope of this dwelling has been completed. Thus this should be a retrospective application.

B. The drawings show a revised siteing of the dwelling, approximately 750mm forward of the position shown on the original application No. F/2001/3725 that received planning consent. The Parish Council believes that the true figure is in excess of 1 metre. If the Parish Council is correct then it questions whether this is a valid application. Consequently the Parish Council requests that Wokingham District Council satisfies itself as to the exact position of the dwelling, using as the reference point Alltdearg (incorrectly spelt on the plans), which is the house that in the original planning approval this proposed dwelling had to be in line with.

Regardless of whether this is deemed by Wokingham District Council to be a valid application, the Parish Council strongly objects to this application for the following reasons: -

1. The correct positioning on the site of the dwelling is absolutely crucial due to the visual impact that the dwelling has on the entrance to the village and its immediate area. The Parish Council considers that it was unfortunate that when the original application was granted permission the front of the building lined up with Alltdearg, rather than being set back so that the front of the dwelling would be half way between 4 Wyvols Cottages and Alltdearg. The reason for this viewpoint is that the road curves in front of this proposed dwelling, which means that even in its original granted position the side elevation would be very conspicuous when travelling into the village along The Street from the B3349 Basingstoke Road. However, by positioning it still further forward it now not only becomes excessively conspicuous when travelling into the village, but it also becomes conspicuous when travelling out of the village. On many sites an error of siteing a building in front of its proposed position by just over 1 metre would have little effect. However on this site such an error has a major visual effect, and consequently must not be permitted.

2. The Parish Council questioned the wisdom of permitting a dwelling on this site in its comments on application No.F/2001/3725 due to the limited off street parking available. This application, and indeed the previous granted application allows for parking for only two cars in front of the house, plus one in the garage. However if three cars are parked then it is only the one closest to the road that will with ease be able to leave. Effectively the cars will tend to block each other. There is therefore a high likelihood that the occupier of this dwelling will only park a maximum of two cars off road on a regular basis. This will inevitably mean that on road parking will be a regular occurrence. The Street is a busy road during peak periods, particularly the morning, and the positioning of this dwelling is on a sharp bend which means there is limited visibility for road users at this point, particularly if there are obstructions on the road such as parked vehicles. Therefore parking on the road will arguably increase the risk of an accident.

   However this application will make matters far worse as: -

   a) The repositioning of the dwelling further forward means that there is even less space in front of the house for vehicles to park and manoeuvre.
   b) The provision of an extra bedroom in the roof space may well generate additional car usage.

3. It should be noted that the adjacent properties have had their gardens extended at the rear, but that these extensions remain agricultural land. The granted application No. F/2001/3725 showed the rear garden extending to the original points of the rear gardens of the adjacent properties prior to the adjacent properties garden extensions. However this application shows the garden to be the full length thereby matching the increased size of the adjacent properties. The increased length should therefore be designated as agricultural land to match those of the adjacent properties.

For all the above reasons the Parish Council trusts that this application will be rejected, and that enforcement proceedings will be instigated without delay to ensure that the dwelling is sited in accordance with the approvals granted in application No. F/2001/3725.

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.gov.uk

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

Dear Sirs,

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Case Officer: Natalie Brown.

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Regardless of whether this is deemed by Wokingham District Council to be a valid application, the Parish Council strongly objects to this application for the following reasons: -

1. The correct positioning on the site of the dwelling is absolutely crucial due to the visual impact that the dwelling has on the entrance to the village and its immediate area. The Parish Council considers that it was unfortunate that when the original application was granted permission the front of the building lined up with Alltdearg, rather than being set back so that the front of the dwelling would be half way between 4 Wyvols Cottages and Alltdearg. The reason for this viewpoint is that the road curves in front of this proposed dwelling, which means that even in its original granted position the side elevation would be very conspicuous when travelling into the village along The Street from the B3349 Basingstoke Road. However, by positioning it still further forward it now not only becomes excessively conspicuous when travelling into the village, but it also becomes conspicuous when travelling out of the village. On many sites an error of siteing a building in front of its proposed position by just over 1 metre would have little effect. However on this site such an error has a major visual effect, and consequently must not be permitted.

SWALLOWFIELD P C
21. Jan. 2002 13:57 SWALLOWFIELD PARISH COUNCIL No. 1411 P. 1/2

2. The Parish Council questioned the wisdom of permitting a dwelling on this site in its comments on application No.F/2001/3725 due to the limited off street parking available. This application, and indeed the previous granted application allows for parking for only two cars in front of the house, plus one in the garage. However if three cars are parked then it is only the one closest to the road that will with ease be able to leave. Effectively the cars will tend to block each other. There is therefore a high likelihood that the occupier of this dwelling will only park a maximum of two cars off road on a regular basis. This will inevitably mean that on road parking will be a regular occurrence. The Street is a busy road during peak periods, particularly the morning, and the positioning of this dwelling is on a sharp bend which means there is limited visibility for road users at this point, particularly if there are obstructions on the road such as parked vehicles. Therefore parking on the road will arguably increase the risk of an accident.

   However this application will make matters far worse as: -

   a) The repositioning of the dwelling further forward means that there is even less space in front of the house for vehicles to park and manoeuvre.
   b) The provision of an extra bedroom in the roof space may well generate additional car usage.

3. It should be noted that the adjacent properties have had their gardens extended at the rear, but that these extensions remain agricultural land. The granted application No. F/2001/3725 showed the rear garden extending to the original points of the rear gardens of the adjacent properties prior to the adjacent properties garden extensions. However this application shows the garden to be the full length thereby matching the increased size of the adjacent properties. The increased length should therefore be designated as agricultural land to match those of the adjacent properties.

For all the above reasons the Parish Council trusts that this application will be rejected, and that enforcement proceedings will be instigated without delay to ensure that the dwelling is sited in accordance with the approvals granted in application No. F/2001/3725.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.JAN.2002* 5502

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

1.	APPLICANT'S NAME	MR I RIVERS
	ADDRESS	2 LODDON COURT FARM COTTAGES
		LAMBS LANE SPENCERS WOOD READING
	POST CODE	RG7 1JG PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	CHARTERED ARCHITECTS
		1 RECTORY ROAD 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	BEAVER COTTAGE (Adjacent to 4 Wyvoles)
		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 DETACHED THREE STOREY, FOUR
		BEDROOMED DWELLING INCLUDING SINGLE
		GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	288 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

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	7	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 Mr I Rivers DATE 14 December 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				
(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 Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 10.JAN.2002* 5502

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

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.

Agricultural Holdings Certificate

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

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:

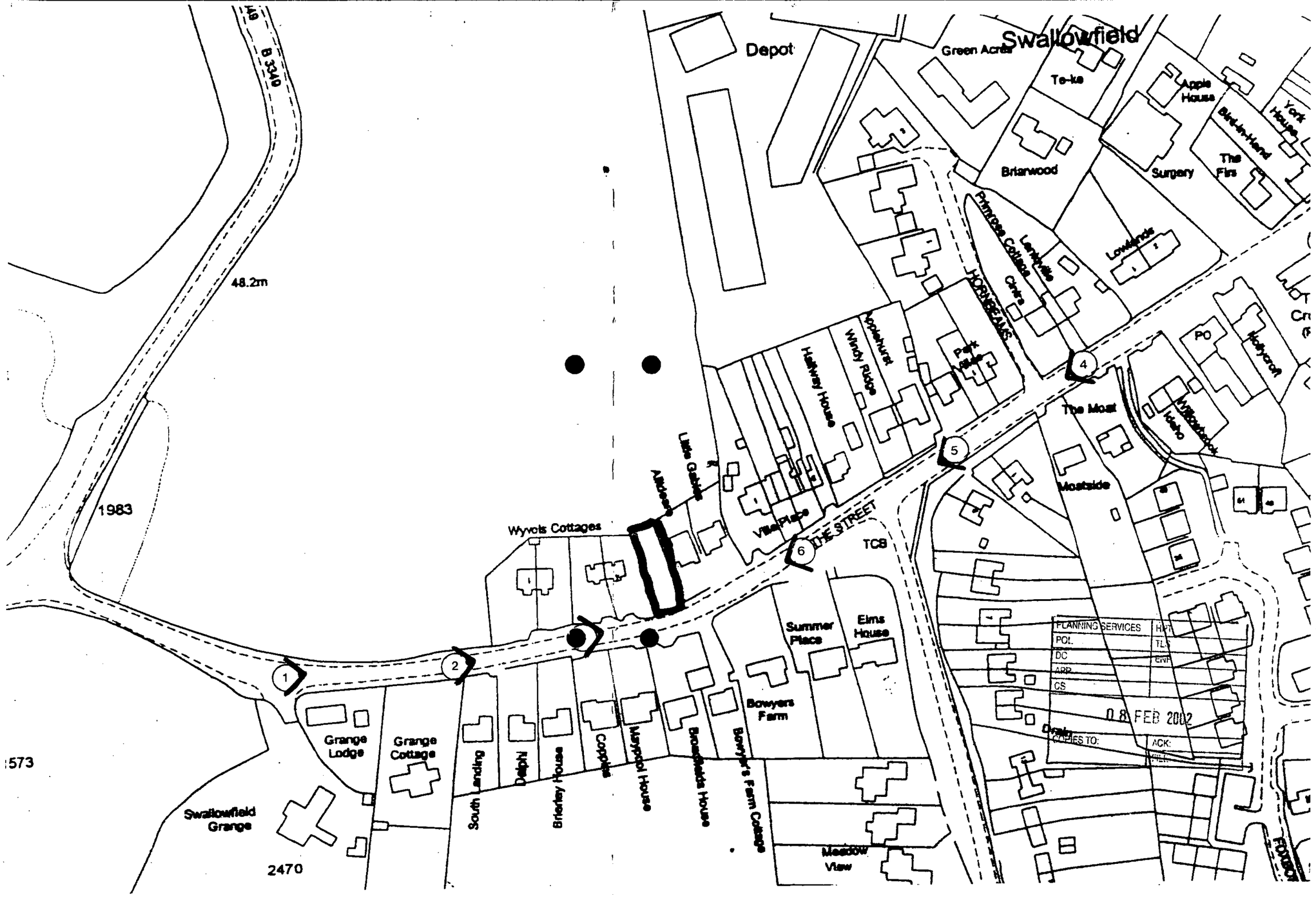
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . W M Graham Assoc.

On behalf of . . . . . Mr I Rivers

Date . . . . . 14 December 2001

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



BEAVER COTTAGE THE STREET SWALLOWFIELD F/2001/5502

PHOTOGRAPHS TAKEN 05/02/02 SHOWING VIEWS FROM THE STREET

BEAVER COTTAGE THE STREET SWALLOWFIELD F/2001/5502

PHOTOGRAPHS TAKEN 05/02/02 SHOWING VIEWS FROM THE STREET



PLATE 4 VIEW WESTWARDS FROM A POSITION ADJACENT TO THE MOUNT



PLATE 5 VIEW WESTWARDS FROM A POSITION ADJACENT TO PARK VILLAS



PLATE 6 VIEW EASTWARDS FROM A POSITION ADJACENT TO ELMS HOUSE

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

08 FEB 2002

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	FILE:

BEAVER COTTAGE THE STREET SWALLOWFIELD F/2001/5502

PHOTOGRAPHS TAKEN 05/02/02 SHOWING VIEWS FROM THE STREET



PLATE 1 VIEW EASTWARDS FROM A POSITION ADJACENT TO SWALLOWFIELD GRANGE



PLATE 2 VIEW EASTWARDS FROM A POSITION ADJACENT TO GRANGE COTTAGE



PLATE 3 VIEW EASTWARDS FROM A POSITION ADJACENT TO WYVOLS COTTAGES

PLANNING SERVICES	HPT
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DC	ENF
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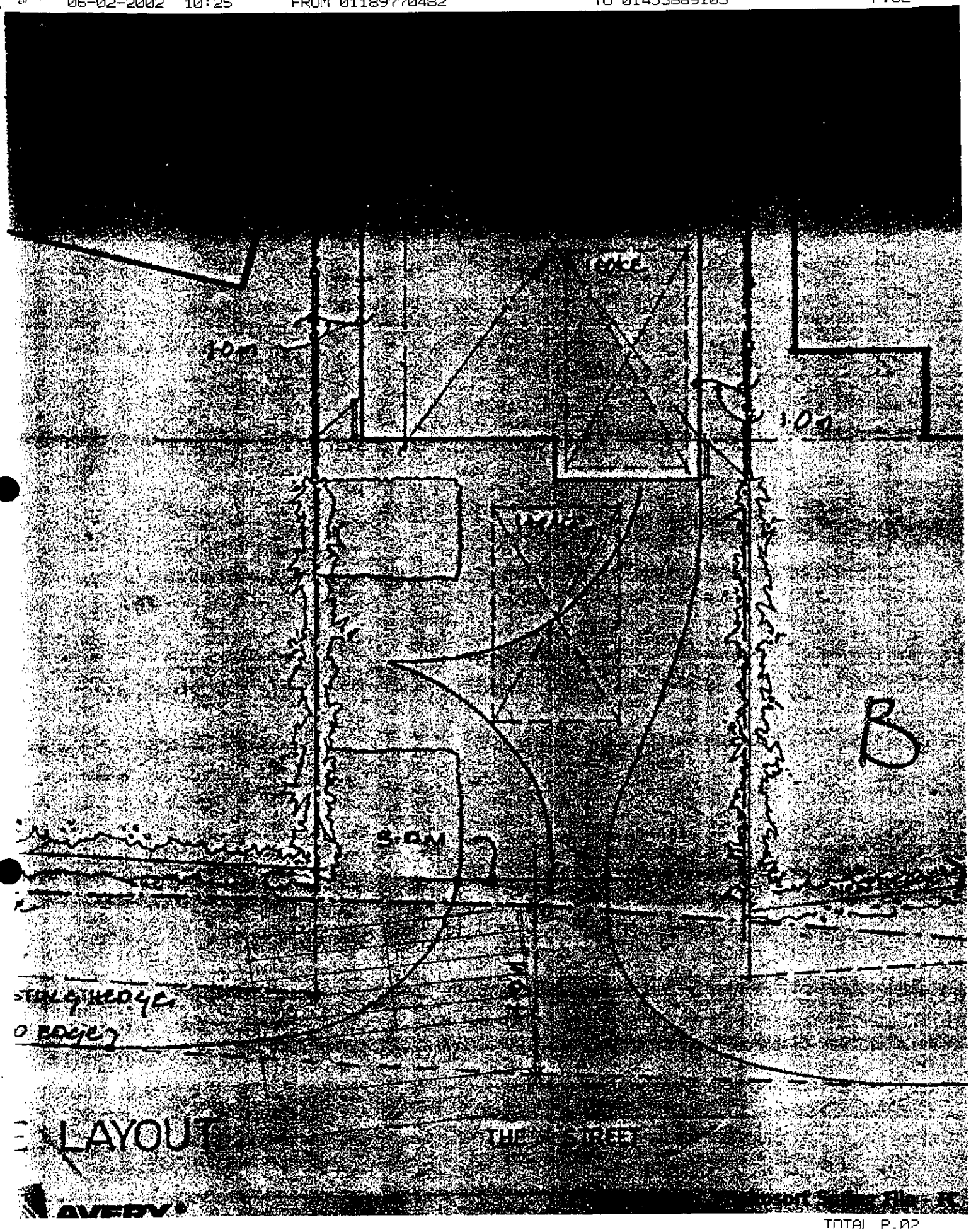
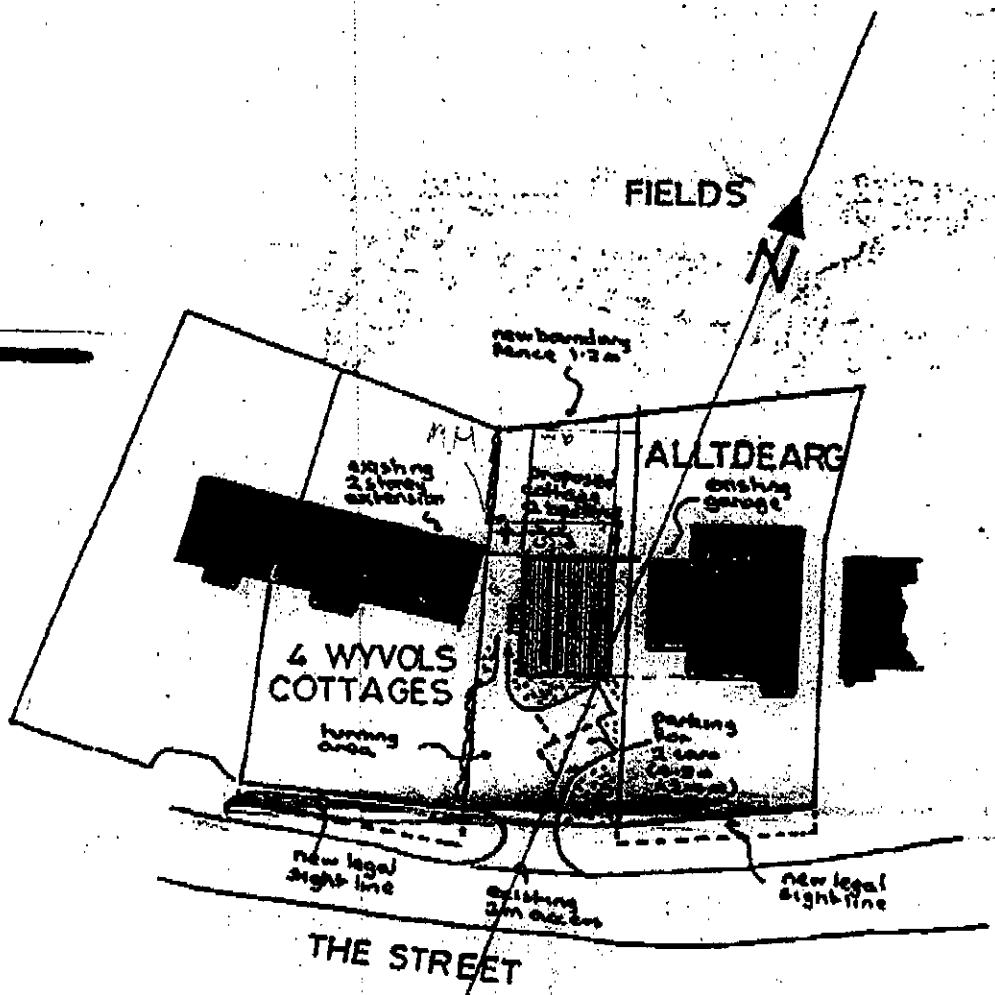
	FILE:



TOTAL P.02

TURNING SPACE F/2001/3725



block plan 1:500

A.

PLANNING SERVICES:	HPT
PCL	TLS
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APP	
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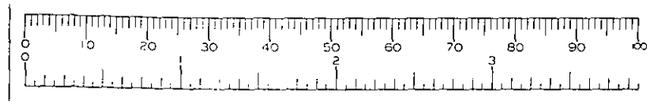
	FILE:

TURNING SPACE. 96/63695/F & F/2001/3937



SIGHT LINES

4 WYVOLES

THE STREET.

SIGHT LINES

FLOOD PLAIN

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
PP	

11 FEB 2002

COPIES TO:	ACK:
	FILE:

LAND ADJOINING 4 WYVOLES COTTAGES
THE STREET SWALLOWFIELD.

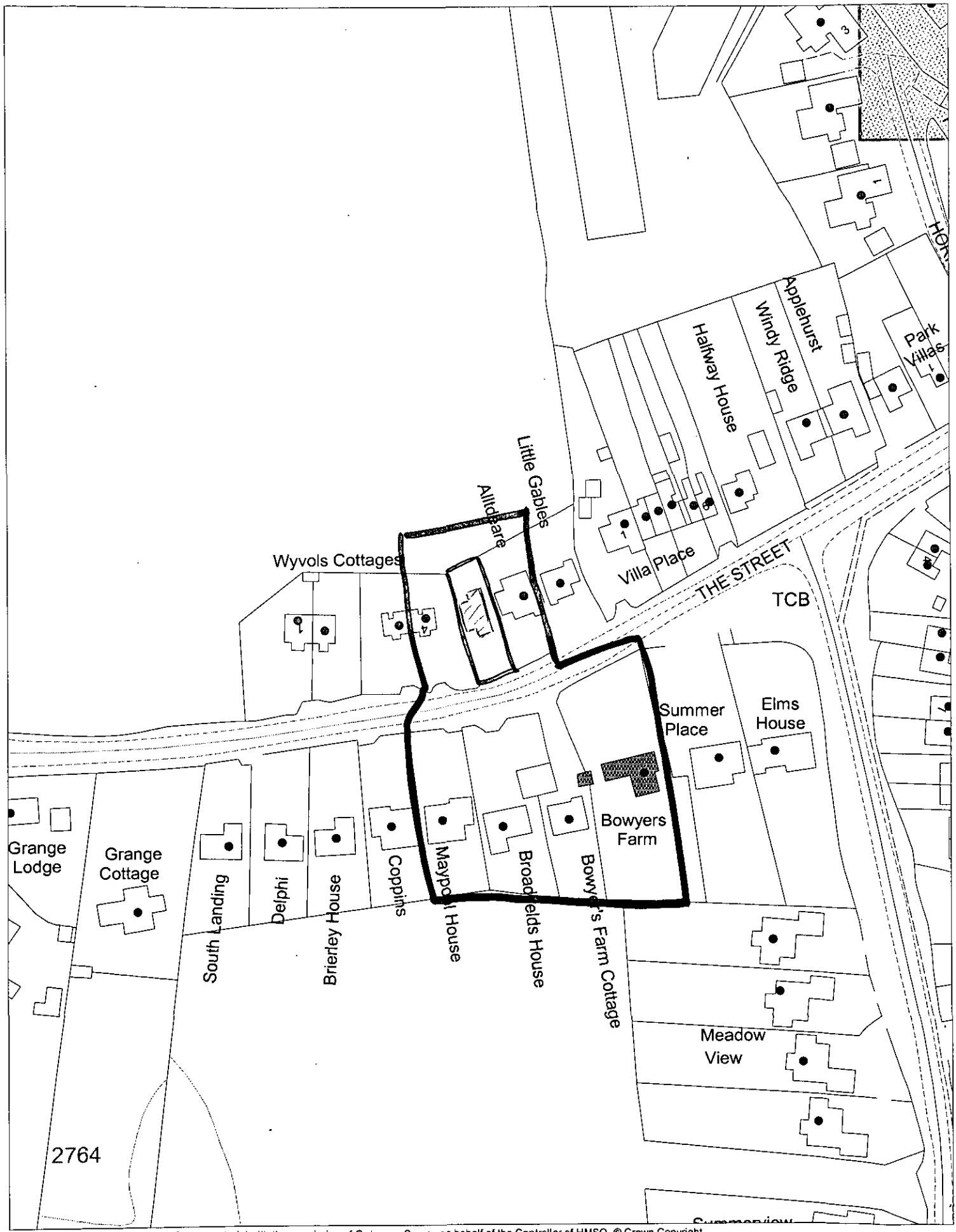
2324 SK100. JULY 2001.

SCALE 1:500.

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

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

10.JAN.2002 5502



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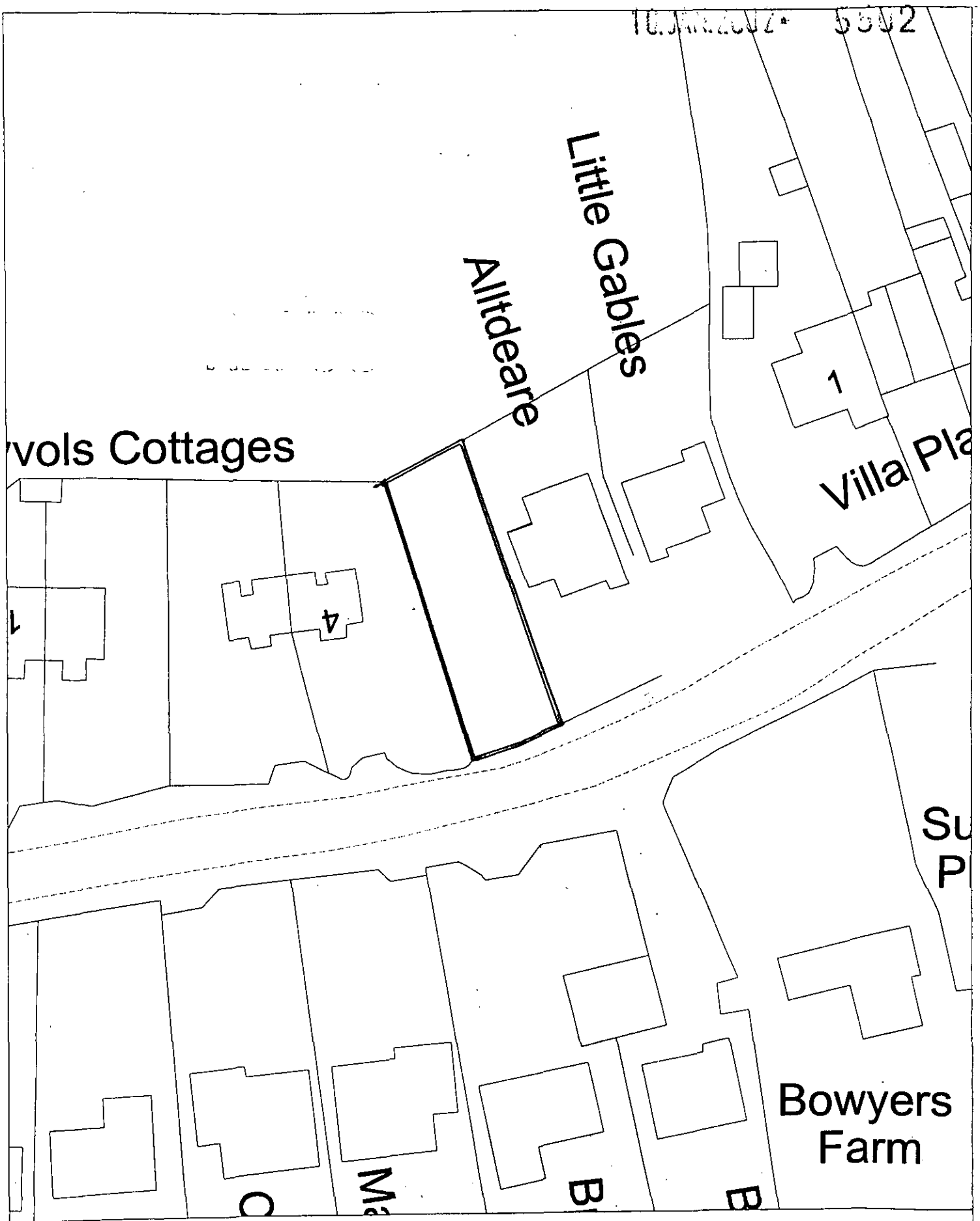
Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001

Scale: 1 : 1250

N W E S



EXISTING Site Plan, Scale: 1 to 500

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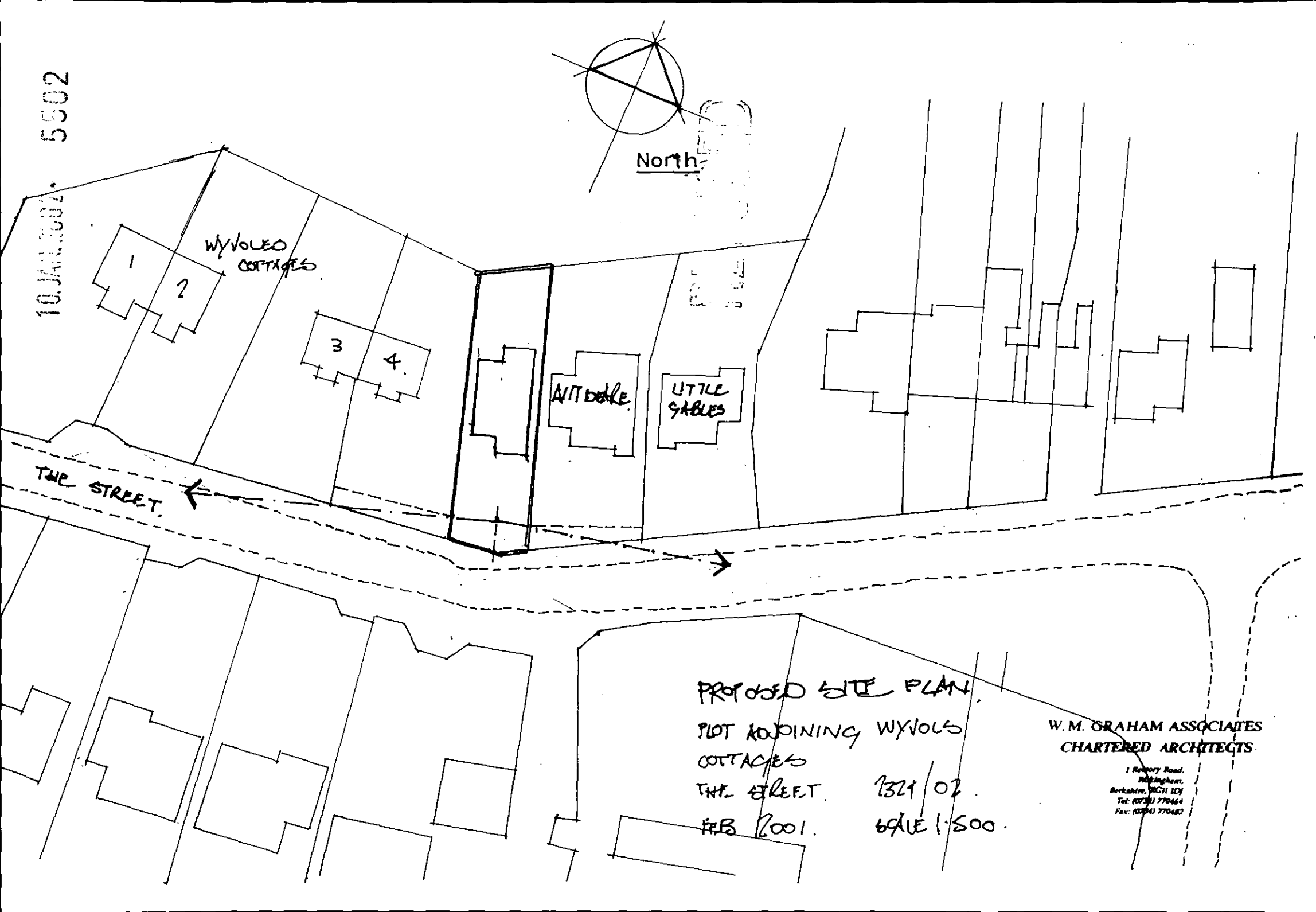
Date: 9 March 2001


10 JAN 2002 5502
North
WYVOLED COTTAGES
1
2
3
4
THE STREET
LITTLE GABLES
PROPOSED SITE PLAN.
PLOT ADJOINING WYVOLS COTTAGES
THE STREET.
1321/02.
FEB 2001.
SCALE 1:500.
W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS



Site Plan, Scale: 1 to 2500

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Date: 9 March 2001

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W E
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