APPLICATION NO:
F/2001/3549

LOCATION:
Polbathic Kiln Lane, Farley Hill Reading.

APPLICANT:
Mr & Mrs Blackwell C/O Greg Farrell

PROPOSAL:
Proposed single storey side extension to dwelling plus first floor front extension and detached garage.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/05/2001

CASE OFFICER: **George Allpress**

APPROVED

D4

RAILEX
Marbleboard

EASIFILE EP7

1365

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3549

Parish: **SWALLOWFIELD**

Location: **Polbathic, Kiln Lane, Farley Hill, Reading.**

Proposal: **Proposed single storey side extension to dwelling *plus first floor front extension and detached garage.***

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (*General Permitted Development*) *Order* 1995 (*or any Order revoking and re-*enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Condition
8. The garage hereby approved shall not be erected and sited as shown on drawing no. Blackwell:02, but shall be sited so that a minimum distance of 2.0 metres clearance is maintained between each boundary and the nearest point of the garage.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure the character of this Area of Special Landscape Importance is not harmed and the adjacent hedgerow and planting can be maintained.

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 C1, C3 and EN1.
Loddon Area Local Plan Policies LC3, LC4, LC19 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WLL2.

John Mitchell
Development Control Manager
Date: 03/05/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3549	GA
BUILDING CONTROL NUMBER	FP 2001/1947	Martin
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	Polbathi Kiln Lane, Carlyon Hill St Austell PL25	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. + first floor front + detached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Blackwell 02.
ELEVATIONS	Blackwell · 01A	Blackwell · 01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC Note to Martin	DC floor plans do not match elevations. Ground floor side window. Note on plan "no window".	
DATE	Retractive Condition 3	20/6/01

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 23 July 2001
My ref: F/2001/3549
Your ref:

Greg Farrell,
43 Wendover Way,
Tilehurst,
Reading,
Berkshire, RG530 4RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6442
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs,

POLBATHIC, KILN LANE, FARELY HILL – F/2001/33549

I refer to your letter dated 17th July and the accompanying drawings. I am unable to treat the amendments you propose as minor, non-material changes to that which received planning permission as there would be a net increase in the roof height of the ground floor extension.

Should you need to discuss any aspect of this advice in more detail, then please do not hesitate to contact my colleague, George Allpres on the above telephone number.

Yours faithfully,

John Mitchell
Development Control Manager.

Building & Design Consultant

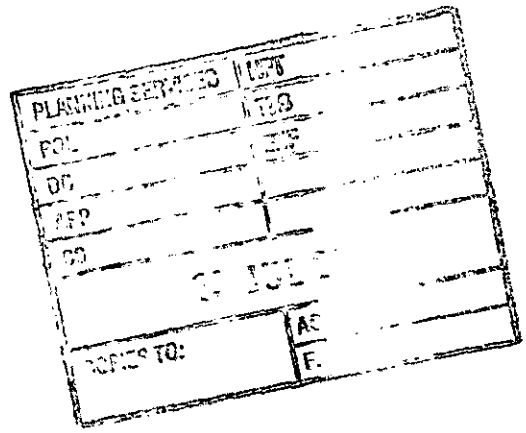
Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO George Allpress



17th July 2001

Your Ref: F/2001/3549

Dear Sir

Re: Polbathic, Kiln Lane, Farley Hill, Reading.

Please find enclosed two copies of revised plans for the above project. My client has requested the alteration of the partially flat roof area over the games room to that of a full pitch. I would be grateful for your observations on this and if you could indicated if this could be considered as an amendment to the original approval.

Hope to hear from you soon.

Yours faithfully

Greg Farrell

Building & Design Consultant

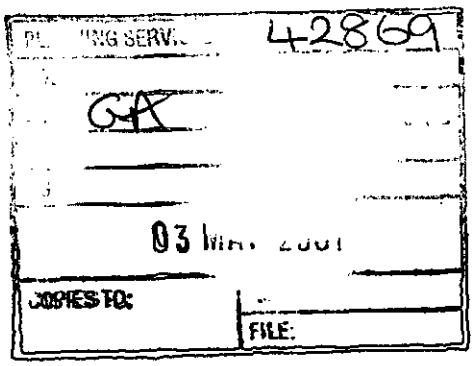
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Berks RG30 4RU

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Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO George Allpress



2nd May 2001

Your Ref: F/2001/3549

3549

Dear Sir

Re: Polbathic, Kiln Lane, Farley Hill, Reading.

Please find enclosed four copies of revised plans showing revised landscape details as discussed with Mr Petro. As you will see the existing Leylandii trees extends for a distance of 6.3m thus providing complete cover to the side wall of the garage. In addition of course the rear wall of the garage is also completely screened from the neighbour with existing Leylandii all of which are approximately 5/6 m in height. I have shown some additional planting on the front right hand corner of the garage with Laurels (4m in height) and Rhododendrons (3m in height). This in turn will be fronted with low level Azalea. The side boundary as you are aware is a 2m high close boarded fence and access from the front to the rear garden is required down the side of the proposed extension so it is proposed to provide a pathway finished in pea gravel.

A copy of these plans have also been forwarded to Mr Petro and I trust he will be able to confirm his observations to you on this tomorrow Thursday 3rd May.

In the meantime should you have any queries on any of this please do not hesitate to contact me.

Yours faithfully

Greg Farrell

FILE

WITH COMPLIMENTS

F.A.O George Allpress

Hope the attached is self explanatory.

Best wishes

Rob

ROBERT PETROW ASSOCIATES

LANDSCAPE ARCHITECTS

PRINCIPAL: ROBERT PETROW
NDH. BA (HONS). DIP LA (HONS). MLI

57 LIME GROVE NEW MALDEN SURREY KT3 3TP TEL: 020 8949 0803 FAX: 020 8949 7639

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 4th May 2001

Location:	Polbathic, Kiln Lane, Farley Hill, Reading
Proposal:	Proposed single storey side extension to dwelling plus first floor front extension and detached garage
Application Number:	F/2001/3549

I refer to my comments dated 10th April 2001 with reference to the above planning application.

The applicants agent -Greg Farrell now has spoken to me and we have discussed the landscape objections. A letter dated 2nd May 2001 and revised drawing (Blackwell A) has been produced in response to our discussions and I enclose both for your records.

The proposal to pull the garage away from the boundary and the use of a pad and beam or piled foundation overcomes by objection to the retention of the existing boundary planting in this location.

The applicant has also proposed some additional planting to extend the existing planting screen which is also acceptable.

However, in order to ensure the long term retention of the existing boundary planting the applicant should be required to submit for approval Tree Protection Details in accordance with BS 5837 : 1991 -Trees in Relation to Construction. The protective fencing should be employed along the entire length of the proposals where they abut the adjacent property referred to as "Woodlands" on the plans.

ROBERT PETROW
Consultant Landscape Architect

ENVIRONMENTAL SERVICES HPTL 29-73
POL TLS
DC GA ENF
APP
CS
08 MAY 2001
COPIES TO: ACK:
FILE:

Building &
Design
Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Mr R Petro
57 Lime Grove
New Malden
Surrey KT3 3TP

2nd May 2001

WDC Planning Application No. F/2001/3549

Dear Sir

Re: Polbathic, Kiln Lane, Farley Hill, Reading.

Further to a site visit to the above property please find enclosed copy of revised plans showing amendments as discussed. As I mentioned during our conversation my client has embarked on quite an extensive landscape program for this property particularly around the long entrance driveway and this will be continued round to the face of the new garage. One thing that was not clear on the previous drawing was the presence of Leylandii trees which extends for a distance of 6.3m thus providing complete cover to the side wall of the garage. In addition of course the rear wall of the garage is also completely screened from the neighbour with existing Leylandii all of which are approximately 5/6 m in height. I have shown some additional planting in the form of Laurels (4m in height) and Rhododendrons (3m in height) on the front right hand corner of the garage with for example Sambucus set at 900mm centres, euonymus (compactus) and pieris formosa which collectively will provide additional screening. I have also called up a kerb edge in order to protect the base of the trees. Please also note the garage has now been taken off the boundary with the Leylandii and you will see a note regarding the type of foundations which will be specified on working drawings subject to a successful Planning application. Primarily it is intended to protect the roots of the existing trees by ensuring a trench type of foundation is <u>not used</u> but instead a pad and beam or piled type of foundation. The side boundary as you are aware is a 2m high close boarded fence and access from the front to the rear garden is required down the side of the proposed extension so it is proposed to provide a pathway finished in pea gravel.

Continued....

Should you have any queries please do not hesitate to contact me and I would also be grateful if you could contact George Allpress to perhaps conditioning any items that you may feel are outstanding.

Thank you for your help in this matter.

Yours faithfully

Greg Farrell

Applicationo	Name & Address
F/2001/3549	John & Pru Drysdale Woodland House Kiln Lane Farley Hill RG7 1XE

App approved
Letter sent 18-05-01

Received by Wokingham District Council

Application No: F/2001/3549

Proposal:
Proposed single storey side extension to dwelling plus first floor front extension and detached garage.

Location:
Polbathic, Kiln Lane, Farley Hill, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

21 March 2001

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

Tel: 0118 974 6442

Date: **21 March 2001**

My ref: F/2001/3549

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/3549
Polbathic, Kiln Lane, Farley Hill, Reading.
Proposed single storey side extension to dwelling plus first floor front extension and detached garage.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3549**
Polbathic, Kiln Lane, Farley Hill, Reading.
Proposed single storey side extension to dwelling plus first floor front extension and detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3549

Applicant: Mr & Mrs Blackwell C/O Greg Farrell

Location: Polbathic, Kiln Lane, Farley Hill, Reading.

Proposal: Proposed single storey side extension to dwelling plus first floor front extension and detached garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		27/03/01

Date of Neighbour Notifications: 21/03/01

Date of Site Visit: 12/04/01

Date Registered: 09/03/2001

Earliest Date for Decision: 14/04/2001

Latest Consultation Date/Site Notice Expiry Date: 14/04/2001
18/04/01 (GA)

This application will have expired on: 04/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend approval subject to appropriate conditions.

Consultant Landscape Architect - recommends refusal as the impact on the existing hedge and boundary vegetation would be such that the vegetation could not be successfully retained. Adding the objection could be withdrawn if scheme was pulled in away from boundary.

Swallowfield Parish Council - The Parish Council considers that the proposed extension, whilst large, is in keeping with the existing dwelling, and will not detract from the visual amenity of the area.

The occupant of Woodlands House (adjacent to the north east) writes commenting: despite the large plots on which the houses are situated, they are in close proximity and privacy should therefore be maintained; no windows are proposed in the elevation facing them and a condition ensuring none are installed in the future should be enforced; it is important that the

shrub screening is retained on the boundary where the garage is proposed; and the games room should be restricted to a single storey structure.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are the effect on the character of a rural area, impact to neighbour amenity, provision of off street parking.

The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy, LC3 LC4, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WOS3, WLL2.

Application Number: F/2001/3549

Appraisal:

The application property is a detached house which is accessed by private unmade road and lies outside of a settlement boundary and within an area designated by the Local Plan as an 'Area of Special Landscape Importance'.

The application proposes a first floor addition over the site of the existing garage and two single storey extensions: one at the rear and one at the side of the house between it and the proposed rear extension.

The existing floor area is around 204 sq.m. The proposed extensions would have a floor area of approximately 86.4 sq.m. Equalling a total increase of about 42.5%.

The planning records indicate planning permission as having been granted for a porch and conservatory in the 1970's. The application therefore proposes the first solid and significant extension of this dwelling.

The Local Plan policies within the ASLI's are to ensure the open countryside character of the area is not harmed and to resist development that would adversely impact on its character (WOS3, WLL2, LC4).

The application proposes a substantial enlargement of this property and would involve the use of the existing garage for habitable purposes. However, the application site is within a very secluded location, well screened by surrounding vegetation and the dwelling is only visible from its immediate vicinity. It is one of a small group of dwellings. The proposed extensions are considered acceptable in terms of the floor area increase and their design to be in keeping with the character of the house.

The impact on the surrounding landscape is considered minimal.

The proposed garage is of a barn like appearance, open fronted with timber post and timber clad sides and considered appropriate in this location.

The application proposal is therefore considered to comply with Local Plan policies which aim to ensure the open countryside character of the area is not harmed.

In terms of amenity, the two storey extension would be kept away from the shared boundary by a minimum of 3.0 metres and would therefore not be overbearing on the boundary.

The single storey extensions are in close proximity to the boundary, but not of a scale that would detract from the neighbour's amenity. Any additional extensions would require planning permission and would be judged on their merits.

There is sufficient separation to ensure no adverse impact in terms of daylight or sunlight.

No flank windows are proposed and the orientation of the new front and rear windows is such that direct overlooking would not result. Therefore no material loss of privacy.

A condition can be attached to ensure no flank windows are inserted in the future.

There is no hedge in close proximity to the side extensions. A new close boarded timber fence has been erected along the boundary adjacent the site of the proposed side and rear extensions.

There is a Leyandi, conifer hedge along the boundary beyond the front most point of the house. There is a line of deciduous shrubs beyond the conifer hedge and though more sparse along the front curtilage.

The existing planting would go some way to screen the proposed garage. The structure is in any event barn like in its appearance and visually appropriate to a rural location. The applicant is in any event agreeable to a condition requiring protection of the hedge, and or planting to replace it and a condition requiring the garage is sited a sufficient distance off the boundary to ensure a hedge can be maintained.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3549

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6	C150	R150	LANDSCAPING DETAILS (AMENDED IF DETAILS SUBMITTED)
7	C151	R151	LANDSCAPING PLANTING TO BE CARRIED OUT
			Non standard condition
8			The garage hereby approved shall not be erected and sited as shown on drawing no.Blackwell:02, but shall be sited so that a minimum distance of 2.0 metres clearance is maintained between each boundary and the nearest point of the garage.
			To ensure the character of this Area of Special Landscape Importance is not harmed and the adjacent hedgerow and planting can be maintained.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy C1, C3, and EN1: Policy, LC3 LC4, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WOS3, WLL2,.

Dan Mason

3/5/01

RECORD OF SITE VISIT

SITE ADDRESS: Polbathic, Kiln Lane, Farley Hill, Reading.

APPLICATION NUMBER: F/2001/3549

OFFICER: George Allpress

DATE OF SITE VISIT: 12/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS *Group of residential properties set in* woodland in an Area of Special Landscape Importance.

3. DESCRIPTION OF SITE/BUILDING Large detached modern single family *dwelling.*

4. RELATIONSHIP TO ADJOINING PROPERTIES Woodlands to the north east, Vevayse to the south - no other dwellings within immediate vicinity of the proposed extensions.

5. SITE CONSTRAINTS

TREES	No trees within the vicinity of the extensions - hedge within vicinity of garage.
ACCESS/PARKING	Garage with ample parking for several cars.
LEVELS	Marginal fall to north east.
BOUNDARY TREATMENT	*Timber fencing and hedging with trees on front boundary.*
OTHERS	Area of Special Landscape Importance.

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO George Allpress

PLANNING SERVICES RPT 42718

PDL	TLS
DC GA	ENF
APP	
CS	

30 APR 2001

COPIES TO:	ACK:
	FILE:

27th April 2001

Your Ref: F/2001/3549

Dear Sir

Re: Polbathic, Kiln Lane, Farley Hill, Reading.

Further to our recent conversation on the above project I confirm that I have contacted Mr Pethro regarding his objection to the proposal but unfortunately he had no recollection whatsoever and requested that I forward him an additional set of drawings in order to jog his memory. This has now been done however I have only been able to leave messages on his answerphone as of this morning. I did discuss however that my client had already started to do landscaping works to the driveway and had embarked on a £12,000 project to introduce new shrubs and bushes to his driveway and also around where the new garage is proposed.

I hope that we will be able to make contact on this matter and I will call you on Monday to discuss how best to proceed. I regret the delay and hope we can find out shortly the precise problem that Mr Pethro has.

Yours faithfully

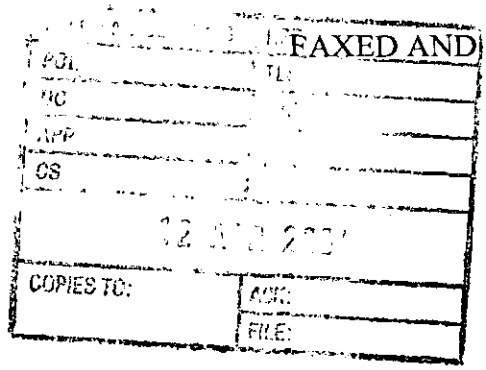
Greg Farrell

SWALLOWFIELD PARISH COUNCIL

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

11/04/2001

FAXED AND POSTED



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

Dear Sirs,

Application Number: F/2001/3549
Location: Polbathic, Kiln Lane, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling plus first floor front extension and detached garage
Case Officer: George Allpress

The Parish Council considers that the proposed extension, whilst large, is in keeping with the existing dwelling, and will not detract from the visual amenity of the area.

The Parish Council therefore has no objection to this proposal.

Yours sincerely,

C Adams

Celia Adams, Clerk

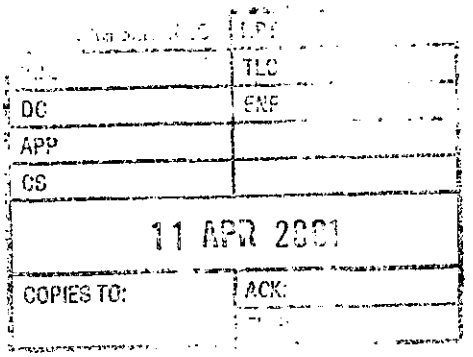
SWALLOWFIELD PARISH COUNCIL

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

11/04/2001

FAXED AND POSTED

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



Dear Sirs,

Application Number: F/2001/3549
Location: Polbathic, Kiln Lane, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling plus first floor front extension and detached garage
Case Officer: George Allpress

The Parish Council considers that the proposed extension, whilst large, is in keeping with the existing dwelling, and will not detract from the visual amenity of the area.

The Parish Council therefore has no objection to this proposal.

Yours sincerely,

C Adams

Celia Adams, Clerk

11.Apr. 2001 10:21 SWALLOWFIELD PARISH COUNCIL No.1094 P. 4/4
SWALLOWFIELD P C

Recd AM 10.4.01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 10th April 2001

Location:	Polbathic, Kiln Lane, Farley Hill, Reading
Proposal:	Proposed single storey side extension to dwelling plus first floor front extension and detached garage
Application Number:	F/2001/3549

In response to your consultation dated 21st March 2001 for the above application, the tree and landscape comments are as follows:

I am concerned that the proposed garage and side extensions would have an unacceptable impact on the existing hedge and boundary vegetation. In both instances the new built form would nearly abut the existing boundary and the requirement to construct foundations and allow for working space would mean that the boundary vegetation could not be successfully retained. I therefore recommend that the Planning Application is **refused**.

Should the applicant be able to submit a scheme which pulls the development away from the boundary to a distance which accords with BS 5837 : 1991 - Trees in Relation to Construction then I would be able to withdraw my objection.

ROBERT PETROW
Consultant Landscape Architect

R-614

(RP)

To:
Neil Etherington
Senior Arboricultural Officer

23 MAR 2001

From: George Allpress

Date: 21 March 2001

Application Number: F/2001/3549

Proposal: Proposed single storey side extension to dwelling plus first floor front extension and detached garage..

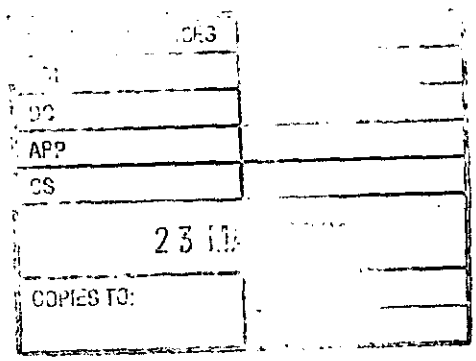
Site Address:
Polbathic, Kiln Lane, Farley Hill, Reading. Swallowfield

3

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

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

NO TPO



Woodland House, Kiln Lane,
Farley Hill. RG7 1XE
Tel: 0118 9761792

OBS

DD GA	TLS
APP	ENF
CS OVS	
03 APR 2001	
COPIES TO:	ACK:
	FILE:

Mr George Allpress
Planning Department
Wokingham District Council
Shute End, PO Box 157
Wokingham
RG40 1WR

2 April, 2001

Dear Mr Allpress,

Planning application: f/2001/3549 – Mr Ian Blacklaw, Polbathic, Farley Hill

Thank you for notifying us of the above application.

Having viewed the plans and following our telephone conversation today, I have outlined our comments below:

- Any proposed extension should be in character with what is essentially, a rural area. Polbathic and our own home (Woodland House) sit on large plots , more than one acre in our own case, at the edge of dense woodland. Yet despite this, our homes are situated closely together, approximately within 35 feet, at the nearest point. It is important that a sense of privacy and rural amenity is maintained, particularly as Polbathic is in a steeply elevated position in relation to our house, where the bulk of the side extension is proposed.

- We note that no windows are planned on the side elevation overlooking our house. This is very important, as any window on this side would directly overlook into our house and garden, significantly reducing our amenity. We request a condition of planning is that no windows could be installed now, nor as permitted development in the future, in the side elevation facing our boundary.

- The site of the proposed garage is currently screened by shrubs planted in Polbathic's garden. This site is close to our house, on a steep elevation which we look at directly from our sitting room window. To maintain the character of the location and maintain our amenity, it is important that the screening is retained between the site of the proposed garage and our boundary.

- The proposed games room should be restricted to a single storey structure as planned and we request that a condition of planning approval is that there could be not be a second storey constructed above now nor as part of future permitted development.

I would appreciate it if you came into our garden to view the site from the perspective of our house when you make your site visit. Please feel free to come into our garden even if no-one is at home. I believe this would be valuable, not least, as the plans submitted give the impression that there is a much greater distance between Polbathic and Woodland House and of course they do not give any sense of gradients on the site.

Please telephone me if you have any questions about these comments.

Please acknowledge receipt.

Yours sincerely,

John and Pru Drysdale

HIG[redacted]YS CONSULTATION SHEET

From: George Allpress **Date:** 21 March 2001

Application Number: F/2001/3549

Proposal: Proposed single storey side extension to dwelling plus first floor front extension and detached garage.

Parish: SWALLOWFIELD PARISH

Site Address:
Polbathic, Kiln Lane, Farley Hill, Reading.

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

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

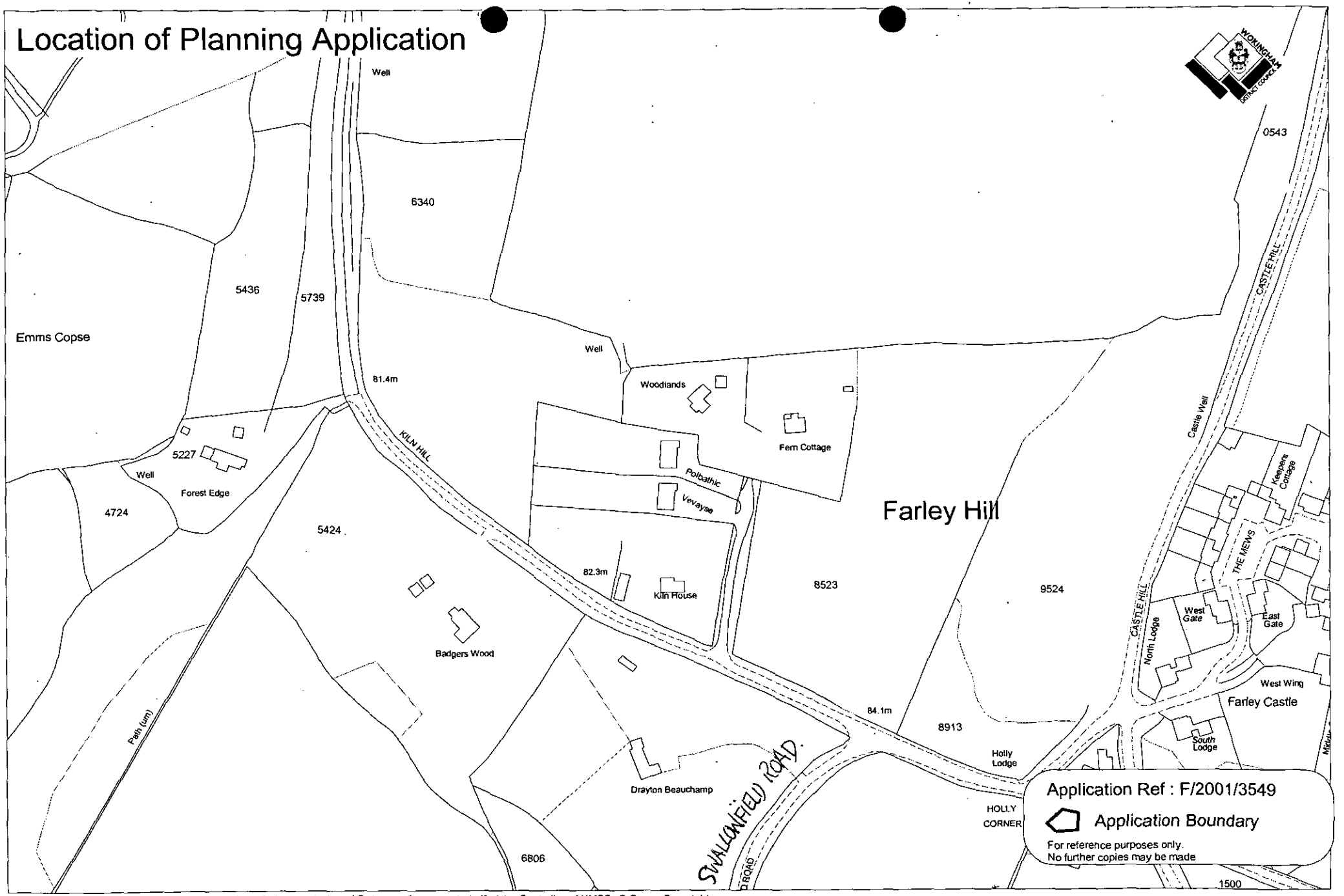
✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 26/03/01

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

9 April 2001

Scale: 1 : 2500

N W E S

G-1A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3549 relates.

Address of site POLBATHIC, KILN LANE, FARLEY HILL

READING, RG7 1XE

Signed [signature]

Date 27/03/01

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

96

Start date: 09 MAR 2001	Map No. 86 Site 0.25
Officer: GA | Application No. F/2001/3549	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: SINGLE

(F.) PROPOSED ~~ERS~~ STORET SIDE EXTENSION TO DWELLING PLUS FIRST FLOOR FRONT EXTENSION AND DETACHED GARAGE

Location: POLBATHIC KILN LANE, FARLEY HILL

Parish: SWALLOWFIELD Ward: Swallowfield 21.3.01 B

Applicant: MR/MRS BLACKWELL

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	On side Elevation 1st windows shown, but plans shows window	phoned agent	
6	Floor plans	No window to be on side elevation		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.013. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

..... as are apps .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS Polbathic Farley Hill. PARISH Swallowfield

PLOT No. 9/253/63 - Mr. P.S. Smith - Demo of cottages & erect 2 Det. Dwellings ORD. SHEET No. 31/10/63 c/A

BUILDER 9/64 - Mr. Bowyer - 2 Det. houses - 23/1/64 - c/A.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 185	Mr. A.D. Fletcher	Erect porch, conservatory	18.2.74	App —
00199	" "	Erect porch, sunroom	14.3.74	N/A c/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 08MAR2001 3549

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS BLACKWELL POLBATHIC KILN LANE FARLEY HILL
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	SIDE EXTENSION & DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES (EXTENSION) TIMBER & TILES (GARAGE) TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

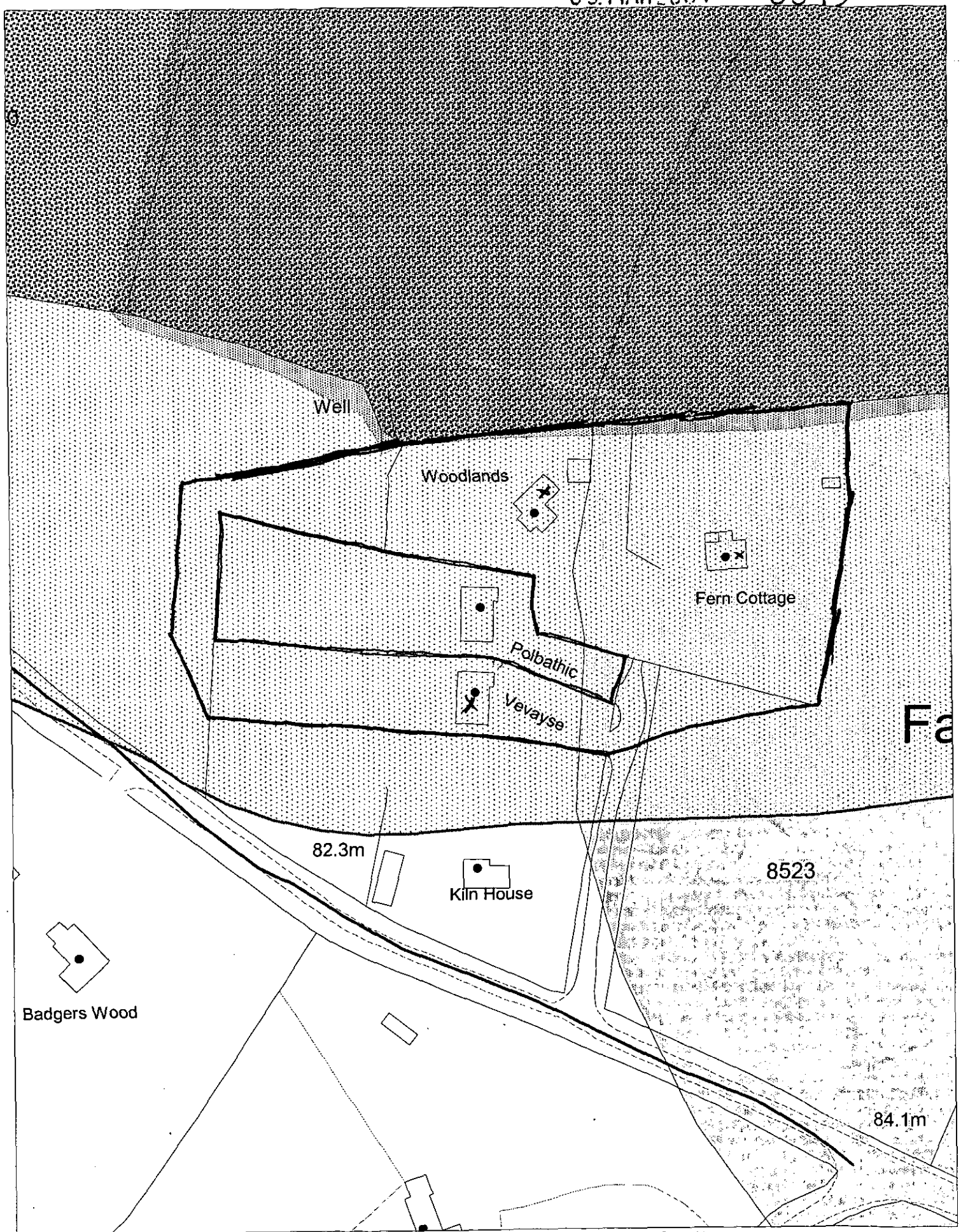
None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of MR & MRS BLACKWELL

Date 7/3/01

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

09 MAR 2001 3549



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Development Control Section, Environmental Services, Wokingham District Council.
12 March 2001

Scale: 1 : 1250

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