APPLICATION NO:

F/2001/3352

LOCATION:

15 The Mews Farley Castle, Castle Hill, Farley Hill Reading.

APPLICANT:

Mr Ter-Horst C/O Peter H Watkins

PROPOSAL:

Proposed single storey side extension to dwelling and single storey rear conservatory extension.

EARLIEST DATE FOR DECISION: **17/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ter-Horst
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2001/3352

Parish: **SWALLOWFIELD**

Location: **15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading.**

Proposal: **Proposed single storey side extension to dwelling and single storey rear conservatory extension.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 flank wall in the north west elevation of the single storey side extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The shower room window in the north east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. Details of trees and shrubs to be planted to mitigate the loss of those being removed to implement the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. In the interest of the amenity of the surrounding area.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. This permission relates to the application as amended with revised drawing number PW 21027/A submitted to the Local Planning Authority on 30/03/01 showing a reduction in size of the side extension and change of a lean-to roof to a hipped roof and does not approve the proposals as originally submitted.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV2, LBE1, LC2 and LC3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WLL2/3 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.

PLANNING PERMISSION

F
EG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: PAMLION PROPERTIES LTD
C/O NIXON & ASSOCIATES
PO BOX 17
DIDCOT
OXFORDSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1RU

Application No.41755 (F)

Proposal:
CONVERSION OF EXISTING BUILDING INTO 3 SELF CONTAINED DWELLINGS. ERECTION OF 22 DWELLINGS AND ASSOCIATED ESTATE ROADS
FARLEY CASTLE FARLEY HILL SWALLOWFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 This permission is in respect of the application as amended by the revised drawings Nos. 15.9301A, 15.93.02A, 15.93.05B, 15.93.06A, 15.93.07A, 15.93.08A, 15.93.09A, 15.93.10A, 15.93.11A, 15.93.13A, 2410-5A, 2410-6A, 2410-7B, 2410-9A, 2410-10. (957G)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

03 A detailed schedule and also samples of all the materials to be used in the elevations, garden walls and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(953G)

03 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

continued:-

Application 41755 continued

04 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(135)

04 REASON In the interests of visual amenity.(13R)

05 The siting of any site compound, temporary building, storage area and other such activity required for construction work on the site shall be carried out under a scheme to be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(127)

05 REASON In the interests of amenity and road safety.(121R)

06 Full details of any lighting proposed for the site shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of development on the site.

06 REASON To protect the rural character of the area.

07 Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

07 REASON To ensure that the trees, including the roots thereof, are not damaged during building operations.(191R)

08 An additional landscaping scheme in addition to that already approved shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(954G)

08 REASON In order to screen the development, retain the rural character of the area and isolate the new development from the Listed Building. (980G)

09 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species,unless the District Planning Authority gives written consent to any variation.(203)

09 REASON To ensure a satisfactory standard of development which retains the environmental quality and wooded character of the area.

continued/-

Application 41755 continued

10 Notwithstanding the indications on the submitted layout drawing 7410/5A full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof. The walls and fences shall thereafter be retained in their approved positions. Any wall or fencing which is removed or becomes damaged shall be reinstated by another of the same materials, height and construction.(956G)

10 REASON In the interests of visual amenity.(13k)

11 All approved screen walls and screen fences shall be erected concurrently with the development of the site.(240)

11 REASON In the interests of privacy and residential amenity of occupiers of the proposed dwellings.

12 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order)no development shall take place under the terms of Part 1 of Schedule 2 of that Order without the prior written consent of the Local Planning Authority,

12 REASON In order to protect the character and amenities of the locality.

13 Except in so far as permitted by condition 10 above and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no development shall take place under the terms of Part 2 Classes A & B of Schedule 2 of that order without the prior written consent of the Local Planning Authority

13 REASON In order to protect the character and amenities of the locality.

14 Full details of the rainwater goods on all buildings and the flat roofs, glazing conservatories and chimneys on the Listed Building shall be submitted to and approved in writing by the District Planning Authority prior to commencement of development on the site.

14 REASON To retain the character of the Listed Building and in the interests of visual amenity.

15 Prior to their erection on site elevational details of the proposed binstores shall be submitted to and approved in writing by the District Planning Authority.

15 REASON In the interests of visual amenity.(13R)

16 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

continued -

Application 41755 continued

16 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

17 None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.(115)

17 REASON In the interests of amenity.(90R)

18 Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.(116)

18 REASON In the interests of amenity and road safety.(121R)

19 Development shall not begin until surface water balancing works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.(117)

19 REASON In the interests of amenity.(90R)

20 No dwelling/building shall be occupied until the accesses have been widened in accordance with the approved drawing.(960G)

20 REASON In the interests of road safety.(550R)

21 No dwelling shall be occupied until the roads serving it have been provided in accordance with the approved drawings.(961G)

21 REASON In the interests of road safety.(550R)

22 No dwelling shall be occupied until vehicle parking spaces, garages, and turning areas have been provided within the site in accordance with the approved drawing. These shall thereafter be kept available for parking and turning at all times.(962G)

22 REASON To ensure that the development is provided with adequate parking facilities so as to minimise the incidence of roadside parking which would be a danger to other road users.(574R)

23 No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.(963G)

23 REASON In the interests of road safety.(550R)

INFORMATIVES:-

The applicant's attention is drawn to the fact that the trees on the site are the subject of a Tree Preservation Order.(631)

continued.-

Application 41755 continued

You are advised that there is a woodland management plan pertaining to the site.(754)

You are advised that there is a legal agreement pertaining to this site.(958G)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

The developer is required to obtain the consent of the National Rivers Authority (Senior Ground Water Protection Officer, Thames Region, Denton House, Iffley Turn, Oxford OX4 4HU) for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage. (682)

Consent to discharge surface water to a watercourse shall be obtained from the National Rivers Authority, Thames Region, Pollution Control No.2 District, Fobney Mead, Rose Kiln Lane, Reading. RG2 OSF (684)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

The developer is responsible for obtaining easements to connect to and discharge through the private drainage system.(690)

No public foul sewer available.(702)

No public surface water sewer available.(703)

continued.-

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Land drainage is to be provided, prior to the commencement of building operations, to the approval of the Engineer.(711)

The Technical Director (Highways Development Control & Street Works) of the Babtie Group Public Services Division should be contacted at Shire Hall, Shinfield Park, Reading RG2 9XG Tel: 0734-234670 to agree the access construction details before any work is carried out within the highway.(HI2)

Date 22 DEC 1993

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued -

Application 41755 continued

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

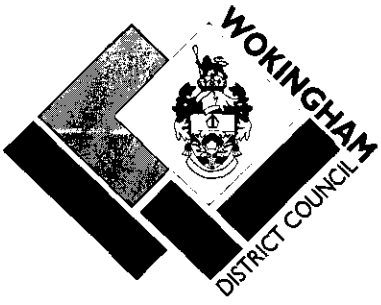
(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Applicationo	Name & Address
F/2001/3352	Mr & Mrs JR Tribe 4 The Mews Farley Castle Farley Hill READING Berkshire RG7 1XD
F/2001/3352	Mr and Mrs PC Finch 3 The Mews Farley Castle Farley Hill READING RG7 1XD
F/2001/3352	Louise And David Walder 5 The Mews Farley Castle Farley Hill READING Berkshire RG7 1XD
F/2001/3352	Mr and Mrs Hynes Keepers Cottage Farley Castle Farley Hill READING Berkshire RG7 1XD
F/2001/3352	Mrs D V Wymeersch Government Office for the South East Bridge House 1 Walnut Tree Close GUILDFORD GU1 4GA
F/2001/3352	Mr & Mrs C O'Connell 7 The Mews Farley Castle READING Berkshire RG7 1XD
F/2001/3352	John and Denise Grimson 47 Watmore Lane Winnersh WOKINGHAM Berkshire RG41 5JS

App approved
Letters sent 18-05-
01



Dated 22nd December 1993

FAIRBURN ESTATES LIMITED
(in administrative receivership)

-and-

PAVILION PROPERTIES LIMITED

-and-

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
Farley Castle, Castle Hill, Swallowfield, Berkshire
(Applications Nos. 41754 (LBC) and 41755 (F))

T.E. Kingswood
Solicitor
Wokingham District
Council
P.O. Box 151
Council Offices
Shute End
Wokingham, Berks.
RG11 1WW
JCRS/400/21/11/25

THIS DEED is made the twenty second day of December One thousand nine hundred and ninety three BETWEEN FAIRBURN ESTATES LIMITED whose registered office is at Bishop Chambers Gitana Street Hanley Stoke-on-Trent ST1 1DT (Company Registration No. 2139218) (hereinafter called "the Company") acting by its Joint Administrative Receivers ROY WELSBY ALLAN GRIFFITHS and MALCOLM BRIAN SHIERSON of Messrs. Grant Thornton of Baron House Albert Square Manchester M2 5HD (hereinafter together called "the Receivers") of the first part and PAMLION PROPERTIES LIMITED whose registered office is at 23/25 Eastcastle Street London W1N 8HE (Company Registration No. 805350) (hereinafter called "the Developer") of the second part and WOKINGHAM DISTRICT COUNCIL whose offices are situate at the Civic Offices Shute End Wokingham RG11 1WH in the County of Berkshire (hereinafter called "the Council") of the third part

WHEREAS:

(i) By Mortgage Debentures dated 22nd August 1988 and 22nd May 1992 made between the Company and The Royal Bank of Scotland plc (hereinafter called "the Bank") the freehold land and premises situate at and known as Farley Castle Castle Hill Swallowfield Berkshire and registered at H.M. Land Registry under Title Number BK 60312 (hereinafter referred to as "the Site") and shown for identification purposes only edged by a thick black line on Plan A annexed hereto were charged by the Company to the Bank upon the terms and subject to the conditions and provisions contained in the said Mortgage Debentures

(ii) The said Mortgage Debentures contained provisions whereby the Company irrevocably appointed any receiver appointed by

the Bank under the provisions of the said Mortgage Debentures to be the attorney of the Company in the name and on behalf of the Company and as the Company's act and deed to sign or execute all deeds instruments and documents which might be required by the Bank or the Receivers pursuant to or in exercise of any of their powers under the said Mortgage Debentures

(iii) By appointment made on 11th August 1992 the Bank appointed the Receivers pursuant to the power given to the Bank by the said Mortgage Debentures to be the Receivers and Managers of the business of the Company and of all the property and premises (including the Site) comprised in the said Mortgage Debentures

(iv) The Company and the Developer have agreed to enter into this Deed in the manner hereinafter appearing

(v) By an Agreement dated 8th July 1993 the Company acting by the Receivers agreed to sell and the Developer agreed to purchase the Site on and subject to the terms and conditions therein appearing

(vi) The Council are the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 (as amended) hereinafter called "the Act" for the area within which the Site is situated

(vii) By application dated 15th September 1993 an application for planning permission (hereinafter called "Planning Application No. 41755(F)") was submitted to the Council under reference number 41755 by Nixon & Associates of P.O. Box 17 Didcot Oxfordshire OX11 9SE for change of use and for the development of the Site in the manner and for the

purposes as set out in the plans and particulars comprising part of the Planning Application No. 41755(F) and as defined in the First Schedule hereto

(viii) By application dated 15th September 1993 an application (hereinafter called "the Listed Building Application No. 41754 (LBC)") was submitted to the Council under reference number 41754 by Nixon & Associates aforesaid pursuant to Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for Listed Building Consent in respect of the purposes as set out in the plans and particulars comprising part of the Listed Building Consent Application No. 41754 (LBC) and as defined in the First Schedule hereto

(ix) The Council is satisfied that the Listed Building Consent Application No. 41754 (LBC) and Planning Application No. 41755(F) are such as may be approved under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Act subject to the imposition of certain conditions on the notices of approval thereof and the covenants on the part of the Company and the Developer as hereinafter provided

NOW THIS DEED WITNESSETH as follows:

1. This Deed is entered into by the Council in pursuance of Section 106 of the Act and of all other statutory powers them enabling

2. The Council approves the Listed Building Consent Application No. 41754 (LBC) subject to the conditions referred to in the decision notice in respect thereof a copy of which is annexed hereto as Appendix Number 1 (hereinafter called "the Listed Building Consent")

purposes as set out in the plans and particulars comprising part of the Planning Application No. 41755(F) and as defined in the First Schedule hereto

(viii) By application dated 15th September 1993 an application (hereinafter called "the Listed Building Application No. 41754 (LBC)") was submitted to the Council under reference number 41754 by Nixon & Associates aforesaid pursuant to Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for Listed Building Consent in respect of the purposes as set out in the plans and particulars comprising part of the Listed Building Consent Application No. 41754 (LBC) and as defined in the First Schedule hereto

(ix) The Council is satisfied that the Listed Building Consent Application No. 41754 (LBC) and Planning Application No. 41755(F) are such as may be approved under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Act subject to the imposition of certain conditions on the notices of approval thereof and the covenants on the part of the Company and the Developer as hereinafter provided

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1. This Deed is entered into by the Council in pursuance of Section 106 of the Act and of all other statutory powers them enabling

2. The Council approves the Listed Building Consent Application No. 41754 (LBC) subject to the conditions referred to in the decision notice in respect thereof a copy of which is annexed hereto as Appendix Number 1 (hereinafter called "the Listed Building Consent")

3. The Council approves the Planning Application No. 41755(F) subject to the conditions referred to in the decision notice in respect thereof a copy of which is annexed hereto as Appendix Number 2 (hereinafter called "the Planning Permission")

4. The obligations entered into by the Company and the Developer by way of covenants as hereinafter provided are planning obligations for the purposes of Section 106 of the Act and the Council is the local planning authority by whom the provisions of this Deed are intended to be enforceable PROVIDED ALWAYS that such obligations shall come into force only upon the commencement of the Development as hereinafter defined and approved by the Planning Permissions

5. Subject to the provisions of Clause 4 hereof the Company and the Developer hereby covenant with the Council and with the intention of binding the Site and each and every part thereof into whosoever the hands the same may come that the Site shall be subject to the covenants regulating the development and use thereof as are specified in the Second Schedule hereto

6. (a) The expressions "the Company" "the Developer" and "the Council" shall where applicable include their respective successors in title and assigns

(b) The expression the Development shall mean the Listed Building Consent Application and the Planning Application set out in the First Schedule hereto

7. IT IS HEREBY AGREED that the respective covenants and obligations on the part of the Company and the Developer herein contained shall not be such as to render them or any

of them liable for any breach which may occur after they or either of them shall have parted with their respective interests in the Site or the part in respect of which such breach occurs

8. If Listed Building Consent or the Planning Permission (as hereinbefore defined) shall expire before the works of construction and refurbishment authorised thereby shall have been carried out or before the development has begun within the meaning of Sections 91 or 92 and Section 56 of the Act or if the Planning Permission is revoked or otherwise withdrawn or without the consent of the Company and the Developer modified by any statutory procedure then the provisions of this Deed shall forthwith cease and determine and be of no further effect

9. Nothing in this Deed shall be construed as prohibiting or limiting any right to develop any part of the Site in accordance with any planning permission or any planning permissions which may be granted under the Act (here including any statutes amending re-enacting or replacing the same) subsequent to the date of this Deed

10. If any dispute or disagreement shall arise (other than in matters relating to standard and specifications) between the parties hereto or any other party succeeding to and bound by the rights of them or any of them the same shall unless otherwise agreed between the parties to such dispute and save in relation to any dispute or difference on a matter of law be referred at the instance of any of them at any time to some competent person whose appointment shall be agreed upon between the parties or in default of such agreement

(b) that nothing in this Deed shall fetter or restrict the discretion of the Council in the exercise of its respective statutory powers under any enactment or other enabling power for the time being in force

(c) Not at any time hereafter whether under the Town and Country Planning Act 1990 or otherwise shall the Company or the Developer seek to exercise any right or to make any claim for compensation or otherwise by reason of the Deed herein contained

13. This Deed shall be registered in the Register of Local Land Charges

14. The Council will upon the written request of the Company or the Developer at any time after the obligations hereunder have been performed or otherwise discharged issue written confirmation thereof and thereafter forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed

15. The Developer shall pay to the Council on the completion of this Deed the cost of the preparation of this Deed and a copy thereof

16. The Developer and the Council hereby acknowledge and agree with the Receivers (who are a party to this Agreement for the purpose of receiving the benefit if any of this acknowledgement and Agreement) that the Receivers are not themselves executing this Agreement with the intention of accepting any personal liability hereunder and that accordingly their and each of their personal liability under this Agreement or arising directly or indirectly in connection herewith is hereby expressly excluded

IN WITNESS WHEREOF this Agreement has been executed as a Deed the Receivers have set their hands and delivered on the day and year first before written

THE FIRST SCHEDULE

The Development of the Site

Listed Building Consent Application No: 41754 (LBC)	The conversion of existing building into 3 self contained dwellings at Farley Castle Farley Hill Berkshire
Planning Application No. 41755(F)	The change of use of Castle from educational to residential use, conversion of Castle to 3 self-contained apartments, together with construction of 22 dwellings in grounds of Farley Castle Farley Hill Berkshire

THE SECOND SCHEDULE

OBLIGATIONS

(a) Not to occupy or cause or permit to be occupied for the purposes of human habitation any part of the development contained in the Planning Permissions under reference number 41755(F) with the exception of the 3 houses to be accessed off the road Bunces Shaw Farley Hill Berkshire UNLESS the development and works to the listed building known as Farley Castle the subject of Planning Application No. 41755(F) and Listed Building Consent Application No. 41754 (LBC) have

been certified by the Architect appointed by the Developer or by the Council's Building Inspector (as the case may be) as having reached practical completion subject (if such be the case) to any minor defects or outstanding details not preventing such occupation

(b) Not to occupy or cause or permit to be occupied for the purposes of human habitation any of the 3 houses to be accessed off Bunces Shaw Farley Hill Berkshire within the area of the Site shown coloured blue on Plan No. A attached to this Agreement UNLESS the District Planning Officer to the Council for the time being (hereinafter referred to as "the District Planning Officer") has confirmed in writing that the works of restoration to the roof and fenestration to the Listed Building Farley Castle Farley Hill Berkshire have been completed in accordance with the Listed Building Application No. 41754 (LBC)

(c) Within six months of the date hereof submit to and obtain the approval in writing of the Council (hereinafter called "the Approval") to a fully detailed scheme for the woodland management of the areas of the Site shown edged black and hatched black on Plan B attached hereto (hereinafter called "the Woodland Management Scheme") which shall include the following:

(i) detailed phased management proposals for existing trees hedgerows woodlands habitats and ditches and new planting of trees and shrubs

(ii) protection of sites of wildlife habitats against physical damage and pollution from chemicals effluent and herbicides

and shall immediately on receipt of the Approval and at all times thereafter implement and maintain the Woodland Management Scheme to the satisfaction of the District Planning Officer

(d) That prior to the submission and approval of the Woodland Management Scheme no tree the subject of the Wokingham District Council Parish of Swallowfield Tree Preservation Order 437/1988 shall be lopped topped or felled without the prior consent in writing of the District Planning Officer

SIGNED as a Deed by FAIRBURN ESTATES LIMITED (in receivership) by [Malcolm Baird Shierson] one of its joint administrative receivers pursuant to powers granted by Clause 7.3 of a Debenture dated 22nd August 1988 and Clause 7.3 of a Debenture dated 22nd May 1992 made by Fairburn Estates Limited in favour of The Royal Bank of Scotland Plc in the presence of:

Fairburn Estates Limited

by

(Witness to the execution by
[ ])

Witness:

Address:

Occupation:

SIGNED as a deed by the said
[Malcolm Brian Sillerson]
on behalf of himself and
[ ]
in the presence of:

Receiver

(witness to the execution by
[ ])

Witness: Christopher Neill

Address: Heron House, Albert Square,
Manchester M2 5HD

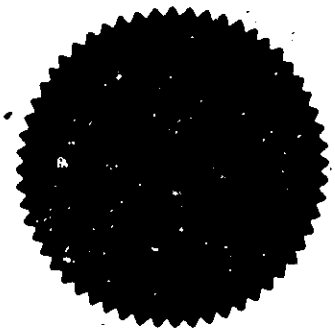
Occupation: Chartered Accountant

EXECUTED (but not delivered)
until the date inserted in)
this Deed) as a Deed by the)
affixing of the COMMON SEAL)
of PAMLION PROPERTIES LIMITED)
in the presence of:)

Director

Secretary

THE COMMON SEAL of WOKINGHAM)
DISTRICT COUNCIL was hereunto)
affixed to this Deed in the)
presence of:)



T. E. Ingram.

An Assistant District Secretary

11789

IAN KEEN Limited

Consultants approved by the Arboricultural Association and Institute of Chartered Foresters

Tel: 01252 850096
Fax: 01252 851702

Redlands Farm,
Redlands Lane,
Ewshot,
Farnham,
Surrey GU10 5AS

MANAGEMENT PROPOSALS

FOR

WOODLAND AREA

AT

FARLEY CASTLE, FARLEY HILL

SWALLOWFIELD, BERKS

Prepared for:

Mr Russell Wooden, Fairbriar Homes Ltd,

Thorney Lane, Iver, Bucks SLO 9HQ

FARLEY CASTLE, FARLEY HILL, SWALLOWFIELD, BERKS

Site Description

The site known as Farley Castle, Farley Hill lies adjacent to and west of Castle Road.

A tarmacadam driveway leads from Castle Road to Farley Castle which stands in roughly the centre of the site.

The castle is to be developed into residential dwellings with proposals for construction of new dwellings to the north of the existing driveway. The remainder, mostly south of the castle and around the perimeter, is to remain as woodland with the incorporation of private gardens.

The woodland is currently unmanaged and consists of scattered mature trees mainly of Oak and Sweet Chestnut with occasional Beech, Lime, Sycamore and Pine. However the dominant woodland feature is the dense shrub layer of Rhododendron and lower storey of Silver Birch to the extent of almost total exclusion of regeneration of the now mature species. Where gaps do appear in the shrub layer the ground flora consists mainly of bramble, bracken and grasses.

The site is situated toward the top of the hill but being surrounded by woodland on most sides, except the north, is relatively sheltered from exposure to strong winds.

Climatic conditions are not restrictive to a wide range of species from temperate regions.

OBJECTS OF MANAGEMENT

1. To conserve the woodland nature of the site.
2. To provide an aesthetic amenity to the locality.
3. To improve and enhance the amenity for the residents of the developed area.
4. To encourage and improve the wildlife habitat.

PRESCRIPTION

1. The basis for recommendations in this plan relates to the information obtainable from site and the discussions between Mr Jago Keen of this company and Mr Neil Etherington of Wokingham District Council ("the Arboricultural Officer").

2. All trees within the woodland area should be retained excepting those trees that are dangerous or those trees that are dead and within falling distance of a road or building (dead trees shall be retained as wildlife habitats within suitable areas).

3. Trees to be removed as a direct result of permissable construction and those to permit acceptable living conditions have been marked on site with a yellow cross and their removal is agreed with the Arboricultural Officer.

4. Some remedial tree surgery will be required to facilitate construction of dwellings and remove hazards presented by some trees in close proximity to the proposed dwellings.

5. Gaps in existing tree cover and areas of Rhododendron and Silver Birch shall be cleared to permit planting of trees to ultimately replace the existing mature tree stock. Species shall be as shown on the planting grid detail, drawing No P1005/2. All plants shall be 45-60cm height and protected by 1.2m high tree shelters. Positioning of these planting grids shall be as indicated on drawing No P1005/1.

6. All newly planted trees will be maintained during the first three years after planting.

7. The hedgerow along the boundary with Castle Road shall be cut to its previously managed height and the sides trimmed to match. The base of the hedgerow shall be cleared to remove all dead and deleterious material and any gaps shall be replanted using a mix of Hawthorn and Blackthorn to fill the hedge with occasional Field Maple to form individual trees within the hedge.

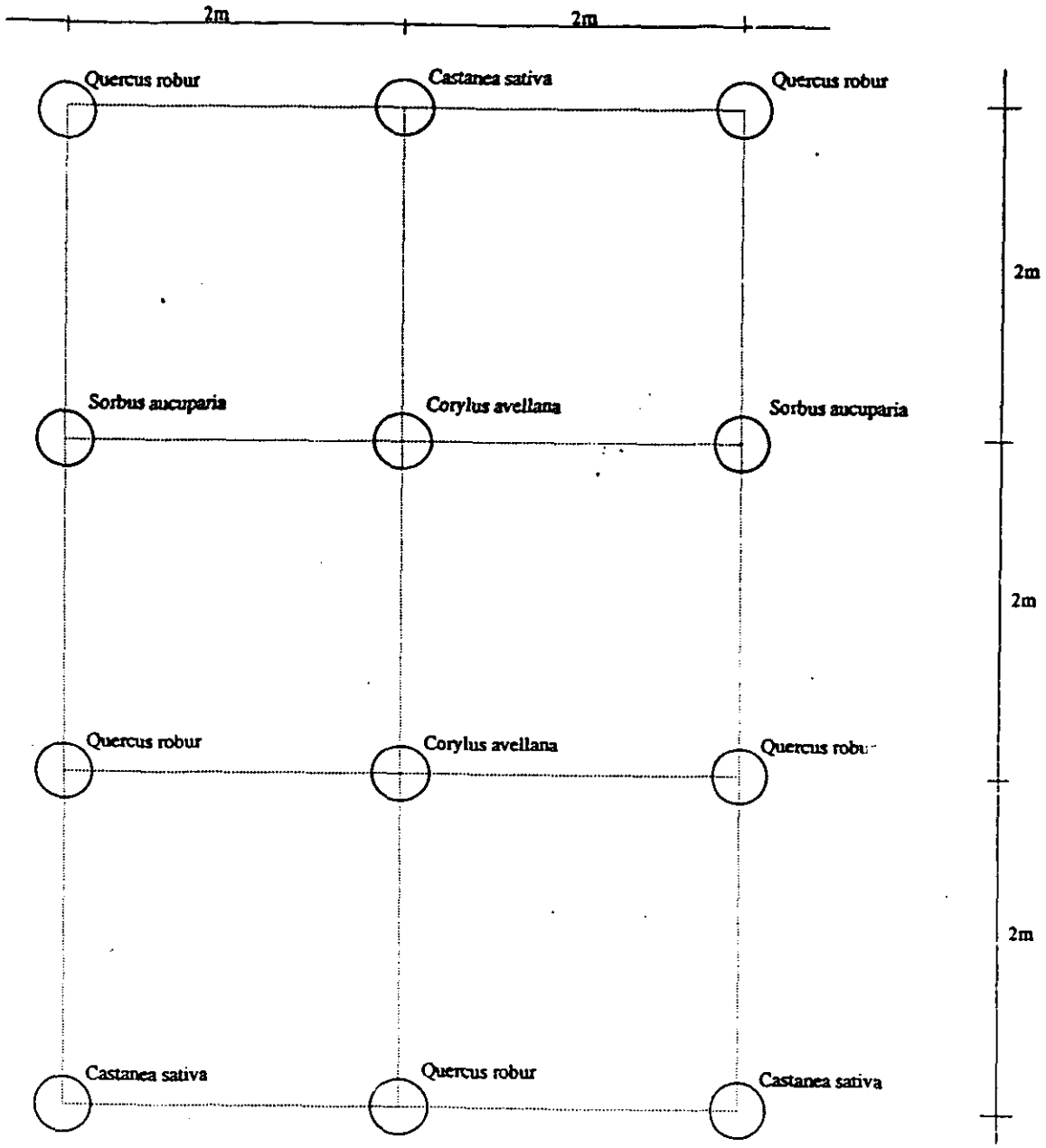
8. The area immediately east of the above hedgerow shall be cleared of all young Sycamore/Ash and that proposals be incorporated within the Landscape Scheme for planting of individual tree specimens.

9. Rhododendron shall be cut back 2m from the chain link fence along the boundary with Castle Road and Bunces Shaw to prevent its further encroachment upon the roads.

10. All the above operations will be completed as part of the development package.

J T KEEN

25th February 1994



KEY TO PLANTING DETAIL

Tree position

All planting to be protected by 1.2m high tree shelter.

Planting Grid detail

Farley Castle, Farley Hill
Swallowfield, Berkshire

IAN KEEN LIMITED
Redlands Farm
Redlands Lane
Ewshot
Farnham GU10 5AS
0252 850096

Scale: N/A

Date: Feb 94

Drawing No
P1005/2

Evaluated for Planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3352	AT
BUILDING CONTROL NUMBER	FP 2001/1587	Martin
APPLICANT/AGENT	Peter H. Watkins	
ADDRESS OF SITE	15 The Mews Farley Castle, Farley Hill, Reading	
DESCRIPTION OF PROPOSED WORK	S/S Side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 21027	PW 21027 A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	21/5/01	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC	- Smaller side ext (5.35 instead of 6.8 x Set back 2.4 metres)	
DATE	21/5/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	21/5/01		
PLANNING APPLIC. REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3352

Applicant : Mr Ter-Horst C/O Peter H Watkins.

Location : 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading.

Proposal : Proposed single storey side extension to dwelling and single storey rear conservatory extension.

Site Notice Displayed ? :	YES	NO	DATE
	~~✓~~	✓	06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 17/03/2001

Latest Consultation Date/Site Notice Expiry Date : 17/03/2001

This application will have expired on: 09/04/2001. 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 :

Environment Agency: No comments.

Neighbours: ~~5~~ 4 Letters of objection

Swallowfield PC: No Objection.

Landscape: See memo on file.
However (Neil Ettenyton has no objection, conditional approval)

Planning Issues : (Rural Area, AofSLI, Countryside)

1) Impact on neighbours
2) Impact of Area of Special Landscape Importance + Rural Area
3) Landscape

Existing = 62m²
Proposed = 14.28m² ext } 43.88m² 70% increase
= 29.60m² con }
Total 105.88m²

Application Number: F/2001/3352
Appraisal:

No.15, The Mews, Farley Castle is a 2-storey semi-detached house, located in the Countryside and in an Area of Special Landscape Importance but surrounded by other properties in the same development. The proposal is for a single storey side extension and for a single storey rear conservatory extension. It was advised that amendments be made to the single storey side extension in order to overcome the impact on the street scene and public amenity of the area.

The proposed single storey side extension will be located on the northeast elevation of the existing house to form a new kitchen and a cloakroom. It will be 5.35 metres wide and will project 2.1 metres from the side elevation with a 2.6 metre set back from the front elevation of the existing house. To have a hipped pitched roof with an eaves height of 2.6 metres and a ridge height of 3.4 metres.

At house floor level, there will be three new side windows, which may overlook neighbouring properties. It is considered therefore that obscured glass be used so to prevent any overlooking.

The proposed single storey rear conservatory extension will be 8 metres wide and will project 3.6 metres from the rear elevation. To have a glazed lean to pitched roof with an eaves height of 2.6 metres and a ridge height of 3.4 metres, which will match the proposed side extension.

The rear garden is bounded by a 1.85 metre high close-boarded fence and No.15's single storey double detached garage.

1) Impact on neighbouring properties

No.16, to the southwest, 0.8 metres higher, 2-storey semi-detached neighbour, extended to the rear with a single storey conservatory. Main windows at ground floor and at first floor face rear garden. Due to the orientation, difference in level and a 2.5 metre high boundary fence, the proposed single storey rear conservatory extension will not affect the occupants of this property.

No. 7, to the northeast, approximately 1.5 metres lower, 2-storey semi-detached house, main windows at ground floor and at first floor level face the proposed side extension, located 20 metres away from the proposal. The concerns of this neighbour include (see letter and email on file) that they will be overlooked by the three new windows proposed in the side elevation, despite the fact that there are already four existing windows and a glazed door on the flank elevation of No.15. I do not think they will be adversely affected.

No.6, (Keepers Cottage) to the north, approximately 1.5 metres lower, 2-storey detached house, main windows at ground floor and at first floor level face the proposed side extension, located 9 metres away from proposal. The concerns of this neighbour include (see letters on file) that they will be overlooked by the three new windows proposed in the side elevation, despite the revised location and orientation of the windows not directly opposite. I do not think they will be adversely affected.

2) Impact on area of special landscape importance /visual impact.

The roof of the proposed single storey rear conservatory extension may be visible from outside the site especially at the rear of the property, however it would not have a significant impact on the character of the area, therefore considered acceptable.

The proposed single storey side extension will be quite visible from within the development therefore it is important that all the materials match the existing house. The house level at the front and side is approximately 1.5 metres higher than the road level.

The main concerns of the neighbours at Nos. 3,4,5,6 & No. 7 (see letters on file) include the removal of the fencing, the three "Prunus" trees and the shrub borders adjacent to the roadway. The proposed building materials will not match existing. They feel that the open aspect of the development would be compromised which in turn would affect the overall architectural design of Farley Castle and if approved, would set a precedent for further development.

It is considered that the revised design submitted is more in keeping with the existing development, the three proposed side windows appear to match the existing in proportion and in order to retain the architectural character I suggest that samples of the materials to be used are to be submitted for approval prior to building work commences.

3) Landscape

Despite the comments made by the landscape consultant (see memo) our arboricultural officer has no objections to the proposed development proceeding, subject to any trees and shrubs being removed that they be replaced.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/3352
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO12	RO12	External Finishes to ~~Match~~ be agreed,
3.	CO44	RO44	No Windows To Be Inserted "flank wall " in the "north west" elevation of the single storey side extension.
4.	CO45	RO45	Obscure Glazing "shower room window" in the "north east elevation"

delete: It shall be fixed shut, and permanently so retained thereafter.

~~5. CO45 RO45 Obscure Glazing~~
~~"kitchen windows" in the "north-east elevation"~~
~~delete: It shall be fixed shut, and permanently so retained thereafter~~

~~John~~ ~~to~~ include ?

5 ~~6~~. Condition: Details of trees and shrubs to be planted to mitigate the loss of those being removed to implement the proposed development.

~~6~~. Reason: In the interest of the amenity of the surrounding area.

Informatives

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

	NO2		Revised drawings
			drawing nos PW 21027/A
			received 30/03/01 "A reduction in size of the
			side extension + change of a lean to roof to a hipped roof"

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV2 LBE1 LC2 LC3
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS3 WLL2/3 WCC7
~~GREEN BELT LOCAL PLAN POLICIES~~:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EV1
~~MINERALS LOCAL PLAN POLICIES~~:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 2/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 15 The Mews Farley Castle, Castle Hill Farley Hill Reading.

APPLICATION NUMBER: F/2001/3352

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on ornamental tree

2. DESCRIPTION OF SURROUNDINGS 'Residential' - modern semi detached / detached houses, select group of houses accessed via private drive. open plan front gardens with landscaping

3. DESCRIPTION OF SITE/BUILDING 2 storey modern semi detached house, Orange Brick with brown clay tiles + brown guttering, white wooden windows + fascia boards. double garage at side facing to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / in quiet cul-de-sac

5. SITE CONSTRAINTS 3/No

TREES — ~~None~~ Ornamental trees at side of property - may be affected.

ACCESS/PARKING — As existing at front, parking bay + double garage at rear

LEVELS — No. 16 approx 0.8m ~~lower~~ higher than No. 15.

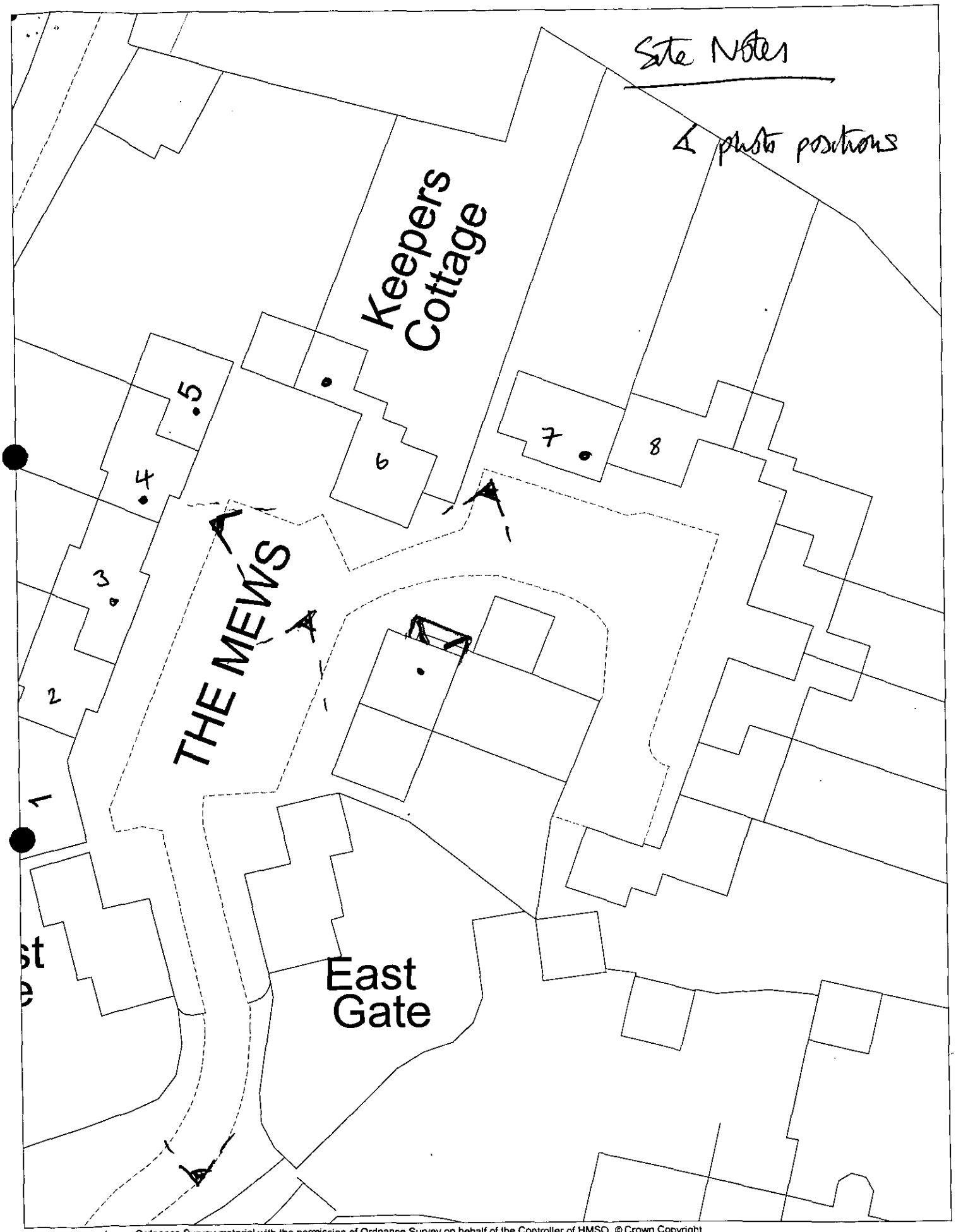
BOUNDARY TREATMENT — No 16. 2.5m. fence trellis on top

OTHERS — Rear boundary 1.85m fence

— Side boundary 1.85m ~~close~~ cb. fence (rear of garage)

No floor level approx 1.3m higher than street level

* Neighbour has a single storey conservatory at rear. extended by 3.7m same as proposal. of condition materials Conz



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2001
Scale: 1 : 500

FARLEY CASTLE, CASTLE HILL: SWALLOWFIELD

EXTERNAL FINISHES SCHEDULE

FACING BRICKS	Blockley - Cadmium Red (As sample sent under separate cover) All set in natural mortar
ROOF TILES	**TO HOUSES** Redland Downland (As Sample enclosed) Colour: Hawthorn (Ref: 17) **TO CASTLE** Rivened Artificial Slates Colour: Blue/Black (as existing)
JOINERY	Windows, Door Frames, Fascias, Barge Boards GLOSS WHITE Entrance Doors GLOSS BLACK or other colour to be agreed
ROADS	Spray tar and chippings BDC Countryside kerbs.
COURTYARD	Gravel finish contained with S.W. edging Block paving to be BRINDLE Note: Gravel finish will apply to garage forecourts and parking areas. Block paving will be laid to the main vehicle access way across the courtyard.

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

Tel: 0118 974 6441

Date: **21 February 2001**

My ref: F/2001/3352

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/2001/3352
15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory extension.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3352**
15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3352
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)





WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	
Officer: AT	Application No. F/2001/3352

Map No. 96 **Site** 0.94
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY EXTENSION

Location: 15 THE MEWS FARLEY CASTLE, CASTLE HILL?

Parish: SWALLOWFIELD Ward: Swallowfield ✓ 2/2

Applicant: MR TER-HORST

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Note: House numbering is different on GIS (the house in the red site has the address point 14 The Mews)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
(Landscape) Area of Special Landscape Importance ✓ 21/2
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) 250m Landfill ✓ 21/2 Site Cons.

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

HERITAGE BODIES

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

(Rural Area)

OTHERS:

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

NEIGHBOURS:

SN + see map
+ 16 The Mews. ✓ 21/2

Mr & Mrs Paul & Claire Finch
3 The Mews
Farley Castle
Farley Hill
Reading
RG7 1XD
13th April 2001

Tel.No. 0118 976 0500

Mr John Mitchell
Planning Officer
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS 065	
18 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr Mitchell

Re: Planning appl. F/2001/3352 (15 The Mews, Farley Castle).

We are writing with respect to our concerns regarding the revised plans, which have been submitted following our original objection.

As residents living directly opposite the above property we would reiterate, it is particularly relevant to ourselves if alterations are made to the side appearance of such a property. In particular, the area in question has been designed to give an attractive appearance to the cul-de-sac in which we live. This alteration would dramatically change this, and as we understand it, the guidelines put in place by the original developers do not allow any alteration to the front/side appearance of these properties.

Therefore we object to the revised plans being proposed, and request that any permission be put on hold until such time as the residents have had an opportunity to meet with Mr Ter Horst and discuss the situation further. If permission is granted to the plans without the full acceptance of the residence then it will set a president, which may cause problems in future. I am aware that the area we live in is protected and that building should be controlled. I feel therefore that this matter should receive careful consideration to the potential change in environment it could cause.

I trust this outlines our stance on the matter, but please do not hesitate to contact us if you have any further queries.

Yours sincerely,

PAUL AND CLAIRE FINCH

Mr & Mrs Paul & Claire Finch
3 The Mews
Farley Castle
Farley Hill
Reading
RG7 1XD
13th March 2001

Tel.No. 0118 976 0500

Mr Thorley
Planning Officer
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Thorley

Re: Planning appl. F/2001/3352 (15 The Mews, Farley Castle).

We are writing with respect to our concerns regarding the above plans, which have recently come to our attention.

As residents living directly opposite the above property, it is particularly relevant to ourselves if alterations are made to the side appearance of such a property. In particular, the area in question has been designed to give an attractive appearance to the cul-de-sac in which we live. This alteration would dramatically change this, and as we understand it, the guidelines put in place by the original developers do not allow any alteration to the front/side appearance of these properties.

Therefore we object to the plans being proposed, and request that any permission be put on hold until such time as the residents have had an opportunity to meet with Mr Ter Horst and discuss the situation further.

It is also a matter of concern that the orange planning application has only been visible outside the property for a couple of days, allowing very little time for the residents to consider the matter.

I trust this outlines our stance on the matter, but please do not hesitate to contact us if you have any further queries.

Yours sincerely,

Claire Finch

PAUL AND CLAIRE FINCH

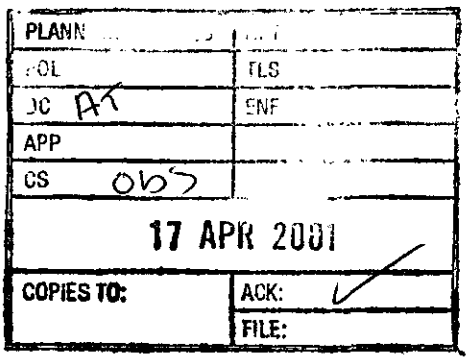
PLANNING SERVICES
POL
DC AT
APP
CS 005
16 MAR 2001
COPIES TO:
ACK:
FILE:

Mr & Mrs. J. R. Tribe
Stuart, Charlotte & Matthew
4 The Mews, Farley Castle, Farley Hill, Reading, Berkshire RG7 1XD, United Kingdom
Tel / Fax No. (44) 0118 9762163 Mobile No. (44) 07767 268177

11th April 2001

Wokingham District Council
Planning Department
Po Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Attn: Mr Andrew Thorley - Planning Officer



Dear Mr Thorley

Re: Planning Application F/2001/3352 (Revised) 15 The Mews, Farley Castle, Farley Hill

Thank you for notifying us of revised plans submitted re the above property in respect of the proposed side extension. Having examined the plans the revised proposal will in our opinion still put the existing building outline out of balance with other adjacent properties which will be in the direct line of sight of our property.

Also our original objections still stand, as the amended plans do nothing in respect as follows:-

Farley Castle housing development is somewhat a unique private development, built by the original developers in a sensitive manner to be pleasing to the eye and the surroundings within. The intentions being that this should continue to be the case for the future with strict covenants put in place and a management company run by the residents to ensure that the general appearance and well being of the estate continues.

The amended plans will still mean the removal of a fence erected by the original developers which is setback from and follows the curve of the adjacent private road. The encroachment on to pleasing landscape laid out by the original developers and whilst not legally communal land has the appearance of communal land as per the desire of the original developers.

A letter of objection is also being sent to the Farley Castle Management Co. Ltd who must also give written approval. As per clause 3.2 in the "Rentcharge Deed & Transfer" the management company decision in such matters is absolute.

As notified before we have no objection to the proposed rear extension whatsoever.

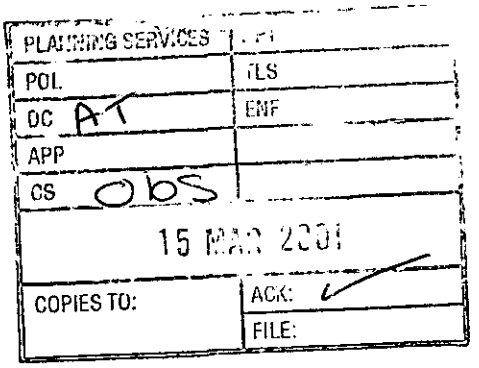
Yours sincerely

J R & S H Tribe

Mr & Mrs. J. R. Tribe
Stuart, Charlotte & Matthew
4 The Mews, Farley Castle, Farley Hill, Reading, Berkshire RG7 1XD, United Kingdom
Tel / Fax No. (44) 0118 9762163 Mobile No. (44) 07767 268177

13th March 2001

Wokingham District Council
Planning Department
Po Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR



Attn: Mr Andrew Thorley - Planning Officer

Dear Mr Thorley

Re: Planning Application F/2001/3352 15 The Mews, Farley Castle, Farley Hill

As existing residents in the direct line of sight of the above property in question we strongly object to the proposed side extension element re the above planning application.

Farley Castle housing development is somewhat a unique private development, built by the original developers in a sensitive manner to be pleasing to the eye and the surroundings within. The intentions being that this should continue to be the case for the future with strict covenants put in place and a management company run by the residents to ensure that the general appearance and well being of the estate continues.

The proposed extension will if built put the existing building outline out of balance with other adjacent properties. Will mean the removal of a fence erected by the original developers which is setback from and follows the curve of the adjacent private road. The encroachment on to pleasing landscape laid out by the original developers and whilst not legally communal land has the appearance of communal land as per the desire of the original developers.

A letter of objection is also being sent to the Farley Castle Management Co. Ltd who must also give written approval. As per clause 3.2 in the "Rentcharge Deed & Transfer" the management company decision in such matters is absolute.

We also respectfully bring to your attention that the orange planning application notice was only put up outside the property a few days ago. We trust you will suspend your decision until your next planning meeting enabling other parties to make due representations.

Yours sincerely

J R & S H Tribe

5 The Mews
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Tel: 0118 976 2177

11th April 2001

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS 065	
17 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr A Thorley
Planning Officer
PO Box 157
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Thorley

Re: *Planning Application F/2001/3352 – 15 The Mews, Farley Castle, Farley Hill*

We are writing in response to Mr Mitchell's letter of 5th April informing us of the new plans submitted for the side extension to number 15 The Mews. Whilst we appreciate that the revised proposal is for a smaller side extension with design details more in keeping with the rest of the development, we would still like to register our objection to the application. Our reasons are as follows:

The proposed side extension would still require significant changes to the landscape – including removal of a fence, tree and borders which currently blend with the rest of the estate and the flow of the roadway. This would detract from the outlook of many of the other houses on the estate and the communal areas.

As the extension is larger that the current fenced off area, it would still be in direct line of sight from our family room, kitchen and two principal bedrooms. Although starting further back from the front of the house, we believe that proposal extends too far from the house and so would detract from the proportions of one of the most visible houses in The Mews.

Over the five year life of the Farley Castle development, there have been no alterations to the front of any of the properties. We, and most of our neighbours, selected our house because of the well-designed layout of the site and the prospect that it would all remain as originally constructed. To allow the proposed side extension to number 15 would set a precedent toward alterations to other properties compromising the appearance of the development as a whole.

Thank you in advance for your consideration of our concerns.

Yours sincerely

Louise and David Walder

5 The Mews
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Tel: 0118 976 2177

14th March 2001

PLANNING SERVICES | PT
POL | TLS
DC AT | ENF
APP |
CS Obs |
15 MAR 2001
COPIES TO: | ACK: ✓
FILE:

Mr A Thorley
Planning Officer
PO Box 157
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Thorley

Re: Planning Application F/2001/3352 – 15 The Mews, Farley Castle, Farley Hill

We are writing to object to the proposed side extension to the above property. We would also like to register that we have no issues with the proposed conservatory to the rear of the house.

Number 15, is in the centre of the Farley Castle development, overlooked by around half of the twenty houses in the Mews and surrounded by the communal roadway and landscaped areas. The proposed side extension is comparatively large and would require significant changes to the landscape – including removal of a fence and borders which currently blend with the rest of the estate and the flow of the roadway. This would detract from the outlook of many of the other houses on the estate and the communal areas.

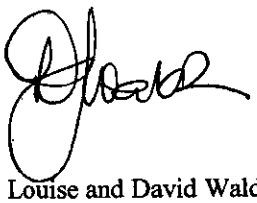
The proposed side extension would be in direct line of sight from our family room, kitchen and two principal bedrooms (see attached photo taken from our front door). We are at home most of the time, so would constantly be overlooked by a building out of keeping with the original design. Specifically the proposed extension is too large and has incongruous details, eg: in the roof line. Furthermore, the bricks used on the site were specially made for the site and are no longer available so it would be very difficult to blend the extension into the existing brickwork.



The Farley Castle development has now been complete for some five years, and in line with the restrictive covenants in place, there have been no alterations to the front of any of the properties to date. We, and most of our neighbours, selected our house because of the well-designed layout of the site and the prospect that it would all remain as originally constructed. To allow the proposed side extension to number 15 would set a precedent toward intrusive alterations to other properties destroying the aesthetics of the development and thus devaluing all our properties.

Thank you in advance for your consideration of our concerns.

Yours sincerely



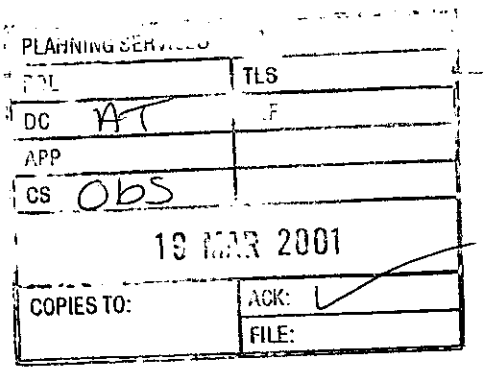
Louise and David Walder

15 March 2001

Keepers Cottage
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Your Ref:- Andrew Thorley
F/2001/3352

Mr J Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Mitchell,

Re: Planning Application F/2001/3352
15 the Mews, Farley Castle, Farley Hill, Reading.

With reference to the above application we would like to make the following objections:-

i) The proposed side extension projects beyond the existing fence line by approximately 1 metre.
ii) The proposed side extension has windows, which will directly overlook the sitting room of our property, which will affect both the light and aspect.
iii) The existing open aspect of the development would be compromised by the proposed extension affecting the architectural design of Farley Castle.
iv) The windows in the extension are proposed to be constructed of UPVC, which does not match the specification of materials and finishes agreed by Wokingham District Council for the site.

Yours sincerely,

Mr & Mrs Martin Hynes

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 15 March 2001 08:17
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3352
Correspondent_FullName: Mrs Hynes
Correspondent_StreetAddress: Keepers Cottage
Correspondent_Address2: Farley Castle Farley Hill
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1XD
Correspondent_Telephone: 0118 9762065
Correspondent_Email: jaine.hynes@uk.ngrid.com

Obj

PLANNING SERVICES | HPT
POL | TLS
DC AT | SDF
APP
CS Obs
COPIES TO: | ACK: | FILE:

Comments:

15 March 2001 Keepers Cottage
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Your Ref:- Andrew Thorley
F/2001/3352

Mr J Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

DC AT
CS Obs
ACK:
FILE:

Dear Mr Mitchell,

Re: Planning Application F/2001/3352
15 the Mews, Farley Castle, Farley Hill, Reading.

With reference to the above application we would like to make the following objections:-

i) The proposed side extension projects beyond the existing fence line by approximately 1 metre.
ii) The proposed side extension has windows, which will directly overlook the sitting room of our property, which will affect both the light and aspect.
iii) The existing open aspect of the development would be compromised by the proposed extension affecting the architectural design of Farley Castle.
iv) The windows in the extension are proposed to be constructed of UPVC, which does not match the specification of materials and finishes agreed by Wokingham District Council for the site.

Yours sincerely,

Mr & Mrs Martin Hynes



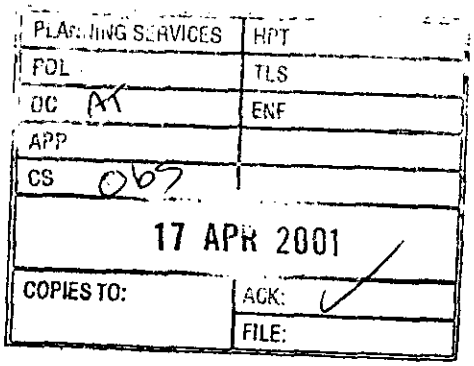
Carol Hurst

From: Ian Jordan
Sent: 14 April 2001 17:35
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Saturday, April 14, 2001 6:01:40 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/3352
Correspondent_FullName: Mr & Mrs Hynes
Correspondent_StreetAddress: Keepers Cottage, Farley Castle
Correspondent_Address2: Farley Hill
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1XD
Correspondent_Telephone: 0118 9762065
Correspondent_Email: martin.hynes@landg.com



Comments:

13 April 2001

Keepers Cottage
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Tel / Fax: 0118 9762065

Your ref:- F/2001/3352

Mr J Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO BOX 147
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell,

Re: Planning Application F/2001/3352
15 The Mews, Farley Castle, Farley Hill, Reading.

Further to your letter 5 April 2001, our comments with regards to the above planning application remain as stated in our letter of 15 March 2001.

We object strongly to the granting of planning permission even in light of the revised plans.

Yours sincerely,

Mr & Mrs Hynes

Andrew Thorley

From: Chris O'Connell [cp_jocon@emirates.net.ae]
Sent: 18 April 2001 12:40
To: andrew.thorley@wokingham.gov.uk
Subject: Re planning application 15 The Mews

7, The Mews
Farley Castle
Farley Hill
Berks
RG7 1XD

18th April 2001

Dear Mr Thorley,

Re Planning application 15 The Mews, Farley Hill, Berks.

Further to our conversation we would like to object to the proposed extension at the above property. The new plans still mean that the property will come out beyond the fence and there will be 3 windows overlooking our property - we chose the property because there were no other houses overlooking us and also because of the pleasing exteriors of all the houses. Such a change would alter the original design which attracted us in the first place. There have been no changes made to the front of any of the properties and hopefully by not allowing a precedent, the character will be retained.

Yours sincerely,

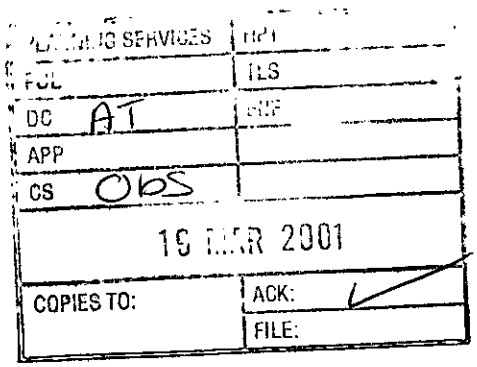
Jill and Chris O'Connell

7 The Mews
Farley Castle
Farley Hill
Reading
Berkshire
RG7 1XD

Tel: 0118 976 2182

14th March 2001

Mr A Thorley
Planning Officer
PO Box 157
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Thorley

Re: Planning Application F/2001/3352 – 15 The Mews, Farley Castle, Farley Hill

We are writing to record our objection to the above planning application for the extension of 15 The Mews, Farley Castle. The proposed side extension would have kitchen and cloakrooms directly overlooking the front of our property and due to the higher elevation will also overlook our master bedroom.

We also believe the extension will not be in keeping with the award winning design of the development and will impose on the spacious surroundings in front of our property.

May we add that we have **no objections** to the erection of a conservatory at the rear of the property.

Yours sincerely

J O'Connell

Mr & Mrs C O'Connell

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Andrew Thorley DATE: 11th April 2001

Location:	15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading
Proposal:	Proposed single storey side extension to dwelling and single storey rear conservatory extension
Application Number:	F/2001/3352

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

The above site lies adjacent to an Area Tree Preservation Order (TPO 437/1998) but outside of its boundary . However, the site does contains a number of trees which are not shown on the applicants drawing PW 21027.

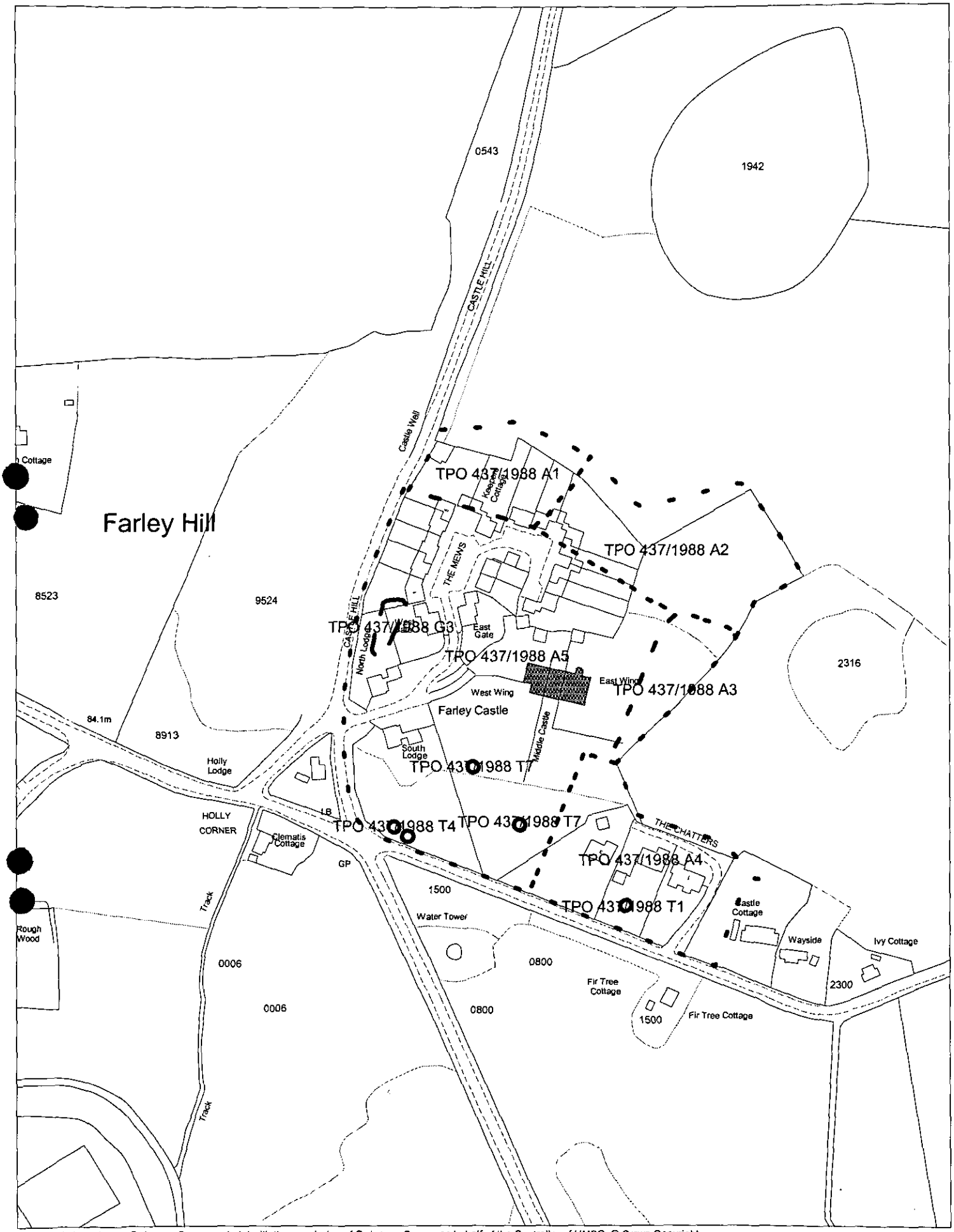
Of particular concern is that 3 No Prunus trees which were probably planted as part of the development landscape proposals exist in front of the garage. I am of the opinion that these would require removal to accommodate the side extension. These young trees are visible from surrounding properties and contribute to the landscape setting of the development. A mature Robina tree is growing within the rear garden of the property which would be adversely affected by the conservatory construction and the drainage runs shown as a dotted line. I therefore recommend that the application is **refused**.

Should the applicant resubmit the proposals with the existing trees accurately plotted on the drawings and can demonstrate that the trees can be retained in accordance with BS 5837 : 1991 - Trees in Relation to Construction I maybe able to withdraw my objection. However, the proposals may require considerable refinement to be acceptable.

ROBERT PETROW
Consultant Landscape Architect

In view of the fact that the trees are not suitable for including in a Tree Preservation Order I have no objection to planning permission being granted subject to a condition that new tree and shrub planting is carried out. Neil Ethergt 1/5/01

Neil Ethergton our Arboricultural Officer is quite happy for proposal to proceed despite the ~~app~~ above comments. 27/04/01



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Development Control Section, Environmental Services, Wokingham District Council.

18 April 2001

Scale: 1 : 2500

23/2/01 aB

To:
Landscape

- AREA OF SPECIAL LANDSCAPE IMPORTANCE

DELEGATED

From: Andrew Thorley

Date: 21 February 2001

Application Number: F/2001/3352

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension..

5

Site Address:
15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading. Swallowfield

Applicant:
Mr Ter-Horst C/O Peter H Watkins.

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

---

3 New trees - could be retained.
Plot on Robina in rear garden.

refused unless demonstrate new trees can be retained
only just see Robina over fence?

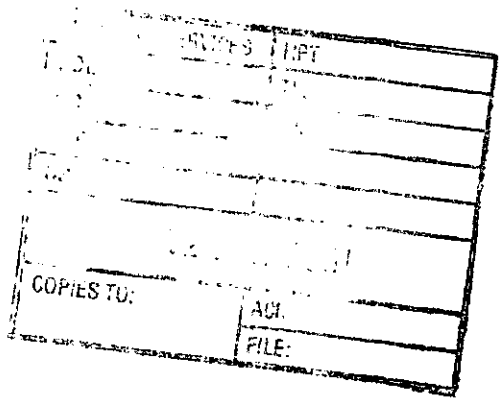
SWALLOWFIELD PARISH COUNCIL

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/2001/3352 – Revised drawings PW21027A
Location: 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension
Case Officer: Andrew Thorley

The Parish Council did not object to the original proposal, and considers that this revision is an improvement on the original application.

The Parish Council therefore continues its original stance, and does not object to this application.

Yours sincerely,

C Adams

Celia Adams, Clerk

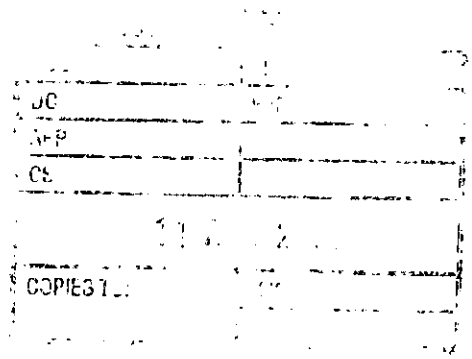
SWALLOWFIELD PARISH COUNCIL

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/2001/3352 – Revised drawings PW21027A
Location: 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension
Case Officer: Andrew Thorley

The Parish Council did not object to the original proposal, and considers that this revision is an improvement on the original application.

The Parish Council therefore continues its original stance, and does not object to this application.

Yours sincerely,

Celia Adams, Clerk

11.Apr. 2001 10:21 SWALLOWFIELD PARISH COUNCIL No.1094 P. 3/4
SWALLOWFIELD P C

Date: 05 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3352

Location: 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Reading.

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension.

Applicant: Mr Ter-Horst C/O Peter H Watkins.

Case Officer: Andrew Thorley

The new plans show the following: A reduction in size of the side extension (set back of 2.4m from front elevation of house) and change of the lean to roof to a hipped roof. Drawing no PW21027 A.

Comments are required by 15/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

REF. F/2001/3352

ATTN. ANDREW THOLLEY

AMENDED PLANS AS DISCUSSED.

THE WINDOWS CAN NOT BE ANY DEEPER AS THEY ARE OVER KITCHEN UNITS. (AS EXISTING REAR)

REGARDS Pete Watt

(RING ONE)

1970

REVISED PLANS F/2001 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3352 (Planaps) / (Ludhouse) Date Rec. 30/07/01

Location: 8, The Mews, Castle Hill, Farley Hill.

Parish Swallowfield

Applicant: Mr. Ter-Host.

Description of attached plans Shows a reduction in size of the side extension (a set back of 2.4m from front elevation of house) and the change of one lean to roof to a hipped roof.

Drawing No's: PW 21027 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Nos 3, 4, 5, Keepers Cottage and No 7, The Mews.

Date for Responses 10days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 05.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 26 March, 2001
My ref. AJT/MLT/F/2001/3352
Your ref.

Mr. P.Watkins
48, Broomfield Road,
Tilehurst,
RG30 6AL.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. P. Watkins,

RE: PROPOSED SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR CONSERVATORY EXTENSION – 15, THE MEWS, CASTLE HILL, FARLEY HILL.

I write regarding the above planning application and subsequent telephone conversation with Mr.Thorley on the 23rd March 2001.

Whilst some form of single storey side extension maybe acceptable, the current application is considered to have an impact on the street scene and public amenity of the area. Therefore, I am writing to suggest that you reduce the side extension by removing the cloakroom back to behind the fence line, a reduction of approximately 2.6 metres from the front elevation. of the original.

Furthermore in order to help retain the distinct character and overall design of the estate, I also suggest that you change the lean to roof to a hipped roof and change the landscaped windows to portrait windows as seen on the two properties either side of the main entrance.

I should be grateful if you would submit revised plans showing this; otherwise if I do not hear from you within the next 10 days, I shall assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Andrew Thorley, on the above telephone number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

06/04/2001
received revised plans.

c.c. Mr. Ter-Horst, 15, The Mews, Castle Hill, Farley Hill, Reading, RG7 1XD.

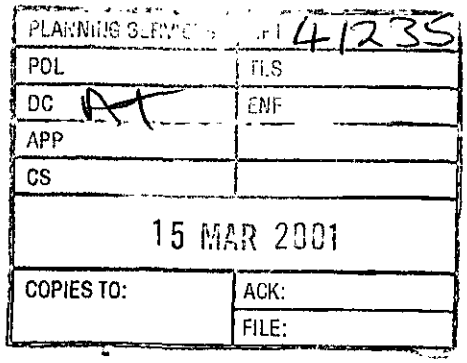
File: 15.The Mews,Castle Hill,Farley Hill.

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

14/03/2001

FAXED AND POSTED



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

Dear Sirs,

Application Number: F/2001/3352
Location: 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension
Case Officer: Andrew Thorley

The Parish Council considers that this proposal is compatible with the design of the existing dwelling, and will not detract from the overall appearance of the buildings in the immediate 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

14/03/2001

FAXED AND POSTED

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

PLANNING SERVICES	HPT 41217
TOL	TLS
DC	ENF
APP	
CS	
15 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Sirs,

Application Number: F/2001/3352
Location: 15 The Mews, Farley Castle, Castle Hill, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory extension
Case Officer: Andrew Thorley

The Parish Council considers that this proposal is compatible with the design of the existing dwelling, and will not detract from the overall appearance of the buildings in the immediate area.

The Parish Council therefore has no objection to this proposal.

Yours sincerely,

C Adams

Celia Adams, Clerk

14.Mar. 2001 11:51 SWALLOWFIELD PARISH COUNCIL No.1060 P. 1/1
SWALLOWFIELD P C

Our ref: SP\2001\003233\001
Your ref: F/20013352

Date: 5th March 2001

ENVIRONMENT AGENCY

40852

AT
APP
CS
08 MAR 2001
COPIES TO:
ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Fao: Andrew Thorley

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO DWELLING & SINGLE STOREY REAR CONSERVATORY EXTENSION AT 15 THE MEWS, FARLEY CASTLE, CASTLE HILL, FARLEY HILL, READING

Thank you for your letter dated 21st February 2001, which was received on 23rd February 2001. You are asked to quote the following reference in any correspondence: SU76NE/1/9.

There are no comments on this proposal from the Environment Agency - Thames Region.

If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Max Ross
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Environmental Services

For office use only.
Application number: 12.FEB.2001* 3352

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. TEL-HOLST 15 THE MEWS FARLEY CASTLE FARLEY HILL SILVER MS TEL-HOLST 976 2070 976 2234
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 942366
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.	15 THE MEWS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTN & REAR - CONSERVATORY
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.	CLAY TILES & BRICK TO MATCH GLASS & TIMBER
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓ f 95-00	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. TER-HORST

Date 9-2-2001

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

1933

ADDRESS 7-16 The Mews, Farley Castle Castle Hill PARISH Swallowfield

PLOT No. Farley Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
32263	FAIRBURN ESTATES	RES. DEV.	19.1.89	Re
33284	"	"	6.7.89	W/ISS C
39616	W/DR			
39773				
41755	PAVILION DEVS.	TERR. HOUSES & GARAGES	22.12.93	CA
43391	FAIRBRIAR HOMES	" AMENDMENTS	23.12.94	C
EP94/3042	"	"	20.12.94	CLAPP
97/66644/F	MR & MRS YEARWOOD No.8	CONSERVATORY	5.2.98	C
98/67198/F	MR & MRS C.O'CONNELL No.7	S/St. Ht. & CONSERVATORY	17.4.98	C
99/70517/F	Mr. M.P. Taylor No.16	S/St/R - Conserv.	19.11.99	C

MINISTRY DECISION

SPECIAL ORDERS 43391 - LA SIGNED - 23.12.94

PD Enq - 16 - Mr. Stacey - 10/8/99

Received by Wokingham District Council

Application No: F/2001/3352

Proposal:
Proposed single storey side extension to dwelling and single storey rear conservatory extension.

Location:
15 The Mews, Farley Castle, Castle Hill, 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

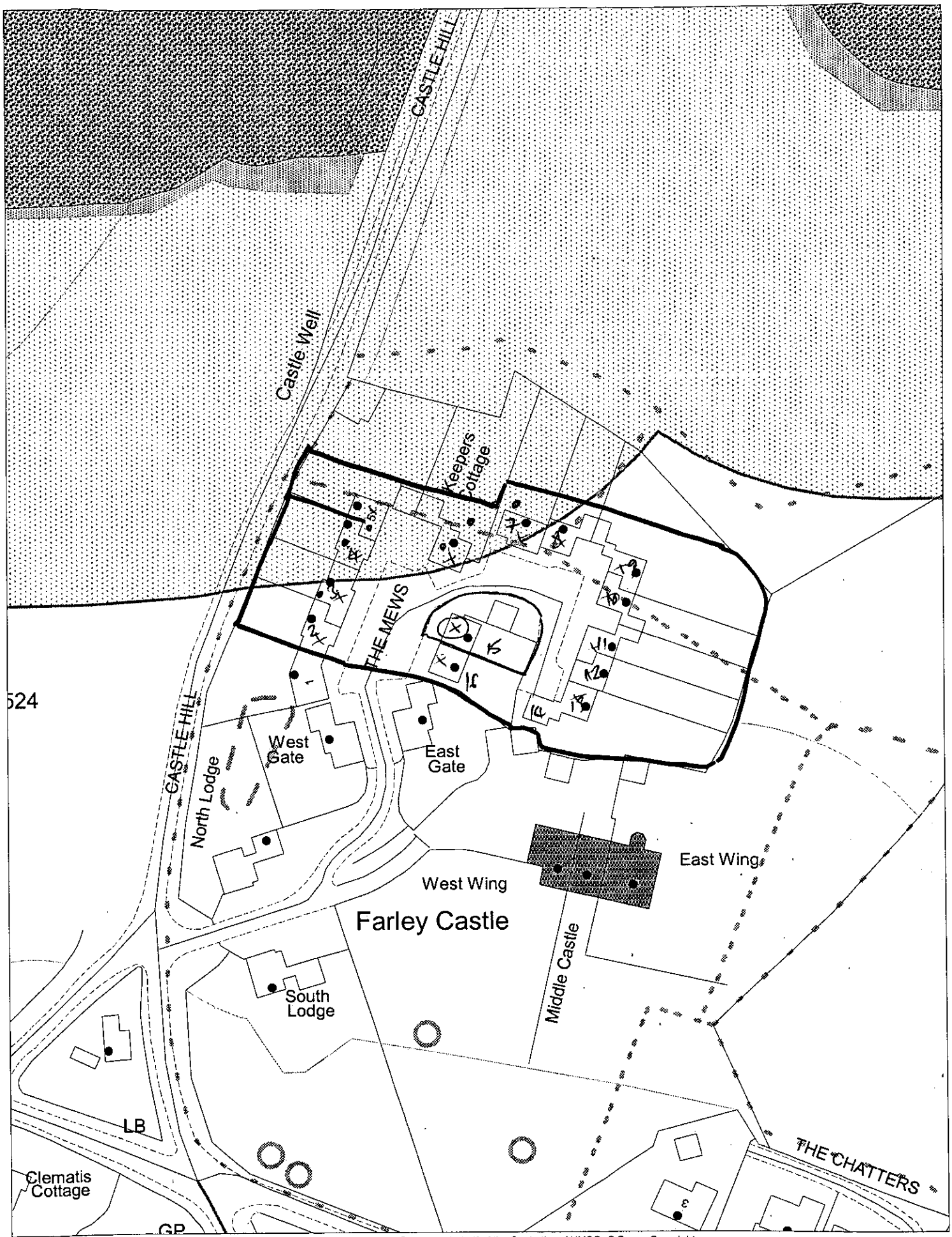
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/03/2001. 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 February 2001



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2001

Scale: 1 : 1250

N W E S