APPLICATION NO:
F/2002/7920

LOCATION:
10 Portway, Riseley Reading.

APPLICANT:
Mr G Parr C/O R F Hood

PROPOSAL:
Proposed 2 storey side extension to dwelling and single storey front & rear extensions.

EARLIEST DATE FOR DECISION: **07/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2002

CASE OFFICER: **Phillip Taylor**
Obs 13/12/02 SV

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Parr
C/O R F Hood
12 Kirkfell Close
Tilehurst
READING
Berkshire RG31 6QL

Application Number: F/2002/7920

Parish: **SWALLOWFIELD**

Location: **10 Portway, Riseley, Reading**

Proposal: **Proposed 2 storey side extension to dwelling and single storey front & rear extensions.**

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

Reason
1. The proposed two storey side extension would by virtue of its bulk, scale and massing cause an overbearing effect detrimental to the amenity of the neighbouring property 'Jalno', Norton Road. As such the proposal would conflict with Policies LBE1 and LBE2 of the Loddon Area Local Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan and Policy EN1 of the Berkshire Structure Plan.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/12/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Appeal Decision

Site visit made on 3 June 2003

by Penny Davies BSc(Hons) MA MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

10 JUL 2003

Appeal Ref: APP/X0360/A/03/1110390
10 Portway, Riseley, Reading, RG7 1SQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr G Parr against the decision of Wokingham District Council.
- The application (Ref. F/2002/7920), dated 29 October 2002, was refused by notice dated 10 December 2002.
- The development proposed is 2 storey side extension and single storey front/rear extension.

Summary of Decision: The appeal is allowed in part and is dismissed in part as detailed in the Formal Decision below.

Procedural Matters

1. Revised proposals incorporating amendments to the construction specification of the extension have been submitted as part of the appeal proposal and at the site visit the Council confirmed that it had not received these revised details. However as these amendments relate to minor technical details that do not substantially alter the proposals originally submitted for consideration, I intend to determine the appeal on the basis of the plan submitted to me (Drawing No. P./695 / 1A).

2. In their decision, the Council refer to the adjoining property as 'Jalno'. From my site visit, the property was clearly identified as 'Jalna' and I intend to refer to this name for the purposes of this decision.

Main Issue

3. I consider the main issue to be the effect of the proposed development on the living conditions of the occupiers of the neighbouring property 'Jalna', having particular regard to their outlook and the size and proximity of the extension.

Planning Policy

4. The development plan includes the Berkshire Structure Plan 1991-2006 (SP) and the Loddon Area Local Plan (LP). Policy EN1 of the SP aims to protect and enhance the quality of the built environment and amongst other things, requires development to be appropriate in scale, form, impact and siting to its location. LP policies LBE1 and LBE2 seek a high standard of design and aim to resist development that would be inappropriate in terms of its relationship with adjoining sites and buildings. In particular proposals should have regard to siting, scale, form and massing.

5. The emerging Wokingham District Local Plan is at an advanced stage of preparation and I attach substantial weight to it. Criterion A of policy WOS3 requires new development to be integrated into its local context without detriment to the amenities of adjoining land uses and occupiers. Criterion h) of policy WBE1 says that the Council will have regard to the privacy and amenity of the existing environment.

6. My attention has also been drawn to the adopted Supplementary Planning Guidance, Planning Guideline B2. However I have not been informed if it has been subject to public consultation in accordance with paragraph 3.16 of Planning Policy Guidance Note 12 Development Plans, and I therefore attach little weight to it.

Reasons

7. The appeal property is a 2 storey end terrace house situated in a relatively large corner plot at the end of the cul de sac in which it is located. The garden is to the side and rear of the house and there is an existing conservatory on the north side facing the adjacent property 'Jalna'. The two properties are separated by a wooden fence approximately 2m in height and there is a distance of approximately 7.5m from the existing side wall of the house to this boundary. The orientation of 'Jalna' means that its rear elevation faces the side elevation of the appeal site, although the boundary fence and a mature tree in the garden of the appeal site, currently ensures some privacy for its occupiers.

8. The rear elevation of 'Jalna' is situated very close to the boundary and in particular the irregular building line means that some of its windows are less than 2m from the fence. Whilst I was unable to access 'Jalna' at the time of my site visit, I noted several windows on its rear elevation. I have been informed that these are habitable room windows which is not challenged by the appellant. 'Jalna' is a bungalow and its single storey height reinforces its subservience to the appeal property.

9. The proposed development involves the construction of a large 2 storey extension to the north side of the house facing 'Jalna'. The existing conservatory would be relocated to the rear and it is also proposed to infill a small area at the rear of the house to create a single storey dining room extension. The 2 storey extension would be about 3.7m wide, and the same height as the rest of the house. Currently there is a gap of about 10m between the rear wall of 'Jalna' and the side wall of the appellant's house. If the proposed side extension were to be built, this gap would be reduced to about 6m.

10. The extension would result in a large blank gable end structure at a height of approximately 7.5m at its highest point, within very close proximity of the rear windows of the adjoining bungalow. The existing outlook for the occupiers of 'Jalna' is already dominated by the appeal property, and should the extension be built there would only be a few metres between them. There are no windows proposed to the side of the extension and I therefore do not consider that the privacy of the occupiers of 'Jalna' would be affected by the proposal. With regard to sunlight and daylight, the rear of the bungalow faces south and given existing obstructions such as the boundary fence, the tree and the existing side wall of the appeal site, I consider that any further loss of light would be minimal. The extension would be constructed in matching brick and tiles and its design would be in keeping with the house and I would agree that is appropriate in this respect. However notwithstanding this, I conclude that the size and proximity of the 2 storey side extension would have an unacceptable overbearing impact on the outlook of the occupiers of 'Jalna' and would be contrary to policy EN1 of the SP, policy LBE2 of the LP and policy WBE1 of the emerging Wokingham District Local Plan.

11. Turning to the single storey rear dining room extension, I note that the Council does not object to this element of the proposal and I have not been informed of any representations from the occupiers of the adjoining property, 11 Portway. I consider that this extension would not affect the living conditions of the occupiers of either that property or the occupiers of 'Jalna'. In my view the dining room extension is severable from the side extension and I therefore intend to allow it but to dismiss the 2 storey side extension for the reasons given above.

Other Considerations

12. Planning Policy Guidance Note 1 'General Policy and Principles' indicates that personal circumstances would seldom outweigh more general planning considerations. I have been informed by the appellant that there is a lack of affordable family housing in the area and whilst I sympathise with his need for additional living space, I do not consider that in this case, his personal circumstances outweigh the detrimental effect that the proposed 2 storey extension would have on the living conditions of the occupiers of 'Jalna'.

Conditions

13. I have considered the Council's list of suggested conditions. The plan and the application form make it clear that the extension would be finished with materials to match the rest of the house. Therefore, in my view, a condition requiring that this be done is unnecessary.

Conclusions

14. I conclude that the 2 storey side extension is unacceptable, and I shall dismiss the part of the appeal that relates to it. The single storey rear extension, on the other hand, is acceptable and I shall grant planning permission for it. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed only in part but otherwise dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal insofar as it relates to the two storey side extension.

16. The appeal is allowed insofar as it relates to the single storey rear dining room extension and I grant planning permission for a single storey rear dining room extension at 10 Portway, Riseley, Reading in accordance with the terms of the application Ref. F/2002/7920 dated 29 October 2002 and the plans submitted therewith (so far as relevant to that part of the development hereby permitted) and subject to the condition that the development hereby permitted shall be begun before the expiration of five years from the date of this decision.

Information

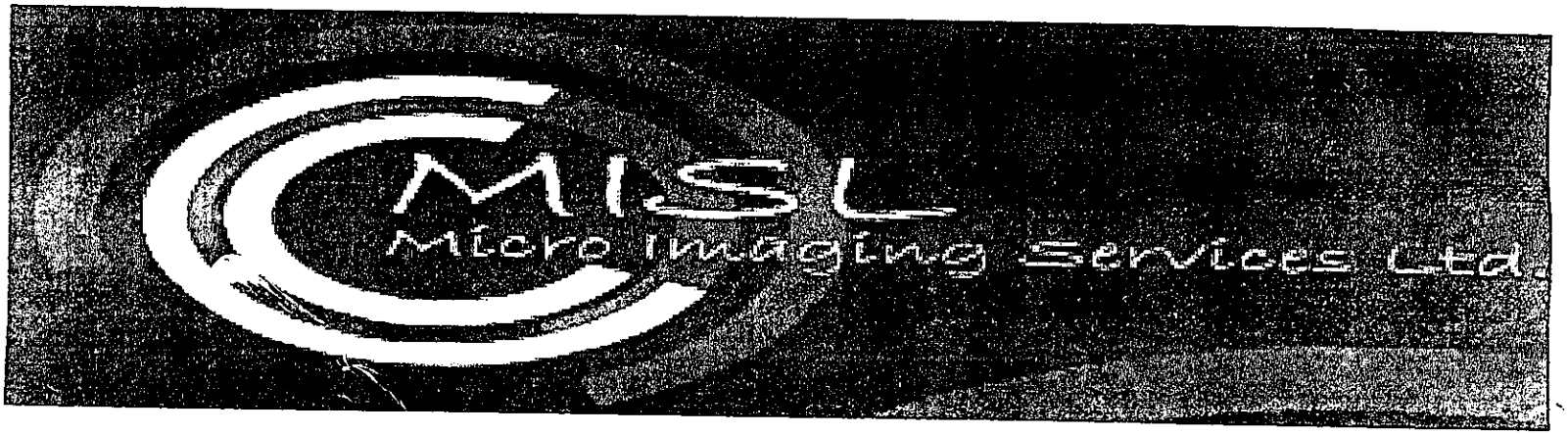
17. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

18. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.



INSPECTOR

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

REFUSED Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7920	PT
BUILDING CONTROL NUMBER	FP 2002/3635	
~~APPLICANT~~/AGENT	Mr R.F. Hood	
ADDRESS OF SITE	10 Portway Riselen SCALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s front + rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/695/1A	P/695/1
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	10/12/02.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/12/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7920

Applicant : Mr G Parr C/O R F Hood.

Location : 10, Portway, Riseley, Reading.
Proposal : Proposed 2 storey side extension to dwelling and single storey front & rear extensions.

Site Notice Displayed ? :	YES	NO	DATE
		✓	19/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/11/02

Date Registered : 01/11/2002

Earliest Date for Decision : 07/12/2002

Latest Consultation Date/Site Notice Expiry Date : 07/12/2002

This application will have expired on: 27/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Swallowfield Parish Council - Effect on Neighbours

x3 Neighbour objections

Planning Issues :

Impact upon Character of the Area

Impact upon Neighbouring Properties

Highways

Policy: LBE1, LBE2
WOS3, WBG1
ENV1

Application Number: F/2002/7920 – 10 Portway, Riseley

Appraisal

The application property is an end of terrace dwelling with a rear conservatory set within the identified settlement.
The application proposes a two storey side extension with single storey front and rear elements. The two storey element would project 3.5m from the side of the dwelling and would incorporate a matching eaves and roof ridge height. Ground-floor elements would project no further forward or rearward of the existing porch and or kitchen respectively. The two storey extension roof would have a full gable with the single story elements covered by mono-pitched roofs.

Impact on Neighbouring Properties

The attached neighbour would only be affected by the single storey rear element and considering the height and projection of this, there is no likely adverse effect.

The Neighbouring property to the North 'Jalno', is a semi detached bungalow. It is positions so that the rear windows face the flank wall of No.10. The gap between the properties is at present 10.0 metres with it potentially being reduced to 6.5m. Currently No.10 has quite an overbearing presence on 'Jalno'. The proposed extension is considered to amplify this effect and reduce direct light to both a bedroom and dining room.

Impact on the character of the area

The proposed extension takes design cues from the existing dwelling so it does no look out of character in the close. No.10 is positioned at the end of the close and would therefore have low impact on the streetscene.

Highway

The property has a garage with two driveway parking spaces in front of it. this is considered adequate for a 4 bedroom house.

√ Refuse

Application Number F/2002/7920
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The proposed two storey side extension
			would by virtue of its bulk, scale & massing
			cause an overbearing effect detrimental
			to the amenity of the neighbouring
			property 'Jalna', Norton Road. As such
			the proposal would conflict with policy
			LBE1, LBE2 of the LACP, policies WOS3 of
			WBE1 of the WDLP and Policy ENV1 of
			the BSP.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. Dowdeswell
(Development Control Manager)

Date: 10/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 10 Portway Riseley Reading. APPLICATION NUMBER: F/2002/7920	OFFICER: Phillip Taylor DATE OF SITE VISIT: 19/11/02

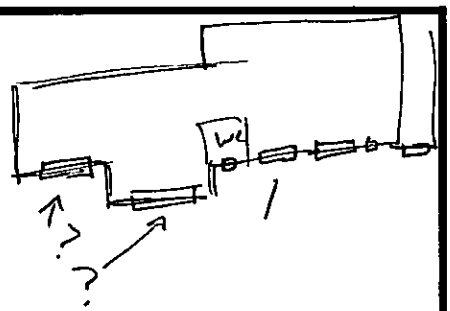
1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS 1d sett

3. DESCRIPTION OF SITE/BUILDING end of terrace
conservatory @ side
garden to the side of dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES 'Jalno' bungalow to North.
range of windows facing..
s/s properties toward WID

5. SITE CONSTRAINTS — impact on Jalno



TREES 9-10m conifer to West
Screen site

ACCESS/PARKING x 3

LEVELS flat

BOUNDARY TREATMENT 1.6m wall / 1.7m fence

OTHERS

No 10 stepped forward of No 11/12 no terrace either

- overlooking presence
- overlooking presence

Application Number : F/2002/7920	**Map No :** 111
Case Officer : PT	**Site Area :** 0.04
Valid Date : 1.11.02	**Received Date: 01/11/2002**

Level : Delegated Application

Description : Proposed 2 storey side extension to dwelling and single storey front & rear extensions.

Location : 10, Portway, Riseley, Reading.

Parish : SW **Ward : SWA** 13.11.02 73

Applicant : Mr G Parr C/O R F Hood.

Fee Required: £~~0~~ 110 **Fee Received: £~~0~~ 110** (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	S. elevation should show other side of dining extension.	13.11.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 13.11.02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N + see map.

.....

.....

No pre-apps

Private.

REF. F/2002/7920.

"JALNA"
NORTON ROAD
RISELEY
READING
BERKSHIRE

To Mr Phillip Taylor.

I should like to draw your attention to a covenant regarding the named property.

H M Land Registry.
TITLE. NO BK. 204417

Yours faithfully
J. C Smee (M-S)

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7920. (Case Officer:Phillip Taylor)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
DC	
APP	
CS	

26 NOV 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7920

YOUR NAME: MRS. J. C. SMEE.

YOUR ADDRESS: (if these details are incorrect please amend)
JALNA NORTON ROAD
RISELEY
READING
RG7 1SH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
my main concern to my objection is very much lack of privacy. I have a 11' patio window - door and two x 8' windows. my only privacy is my bathroom. During daylight hours the kitchen needs artificial lighting. any new building would overshadow my property. at the moment it's ensure my retirement is reasonably comfortable. I have to use blinds at windows as it is a deterrant against onlookers. also at the front of the bungalow I have three 3x8' windows! PTO.

Continue over the page if more room required

I have lived here thirty six years, I should think that should take consideration.

Fire, In the event of fire access should be a main priority.

OBS

APPLICATION Nº F/2002/7920
Number 10 The Portway Risley.

PT OBJECTION to application Nº 10 Portway

21 NOV 2002
2c/u

BMathews
8 Portway
Oldham Road
Risley Berks
RG7 1SQ

- The rear of the Portway development was for local Low Cost Housing Two, ~~-~~ three ~~Bedroom~~ houses, Terraced units of 3/3/and 4. units.
A maximum Development was built ~~for~~ in the area developed.

Frontage cannot be walled,

- No dividing walls to front can be walled, as there are NO Pavements. Deeds say NO off road parking allowed.

ONE Garage per house, units 6+7 11+12 have space to park off main tarmac area. units 10/9/8 have only main area in front of Garages marked 10/9/8. More than one car and access path to front door is lost. FRONTAGE SHOULD NOT BE USED FOR PARKING.

the Rord Portway is a densely designed area, of well matched units, 2 & 3 Bedroom Houses. Maximum Road width with maximum (or minimum) grass frontage. NO FOOT PATHS. Any unbalance of overall design will be a nightmare in design and Quality of life for residents

B Matravers
8 Portway
Tilehurst Berks
Reading
RG7 1SQ

- 10 Ten's Garage is not used for vehicles but as a store building for business. at the moment.

NO orange application signs have been shown as yet!
NOVEMBER 19th NOV 02

OR ARE VISABLE.
PLANNING APPLICATION ERECTED
20th NOV 02. PTO

Delivery/Collection
address GORTEC
HARDWOOD FLOORING

10 PORTWAY
ODIHAM RD
RISELEY BERKS

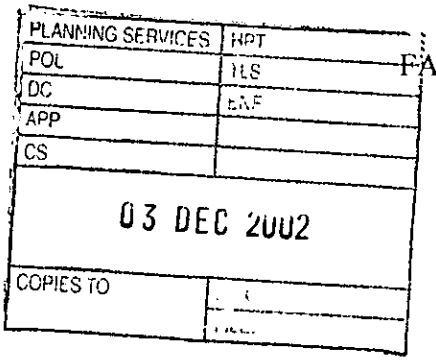
RG7 1SQ

It's just to densly situated for a Bussmess To be run from Portway.

SWALLOWFIELD PARISH COUNCIL

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

27th November 2002
FAXED AND POSTED



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

Dear Sirs,

Application Number: F/2002/7920
Location: 10, Portway, Riseley, Swallowfield Parish
Proposal: Proposed 2 storey side extension to dwelling and single storey front and rear extensions
Case Officer: Philip Taylor

The Parish Council notes that the existing dwelling is situated on a corner plot of sufficient size for the proposed extension, and consequently the proposed extension to the dwelling will not look out of place within Portway.

In addition the Parish Council considers that the design of the proposed extensions to be in keeping with both the existing dwelling, and Portway in general.

However the Parish Council is concerned that the effect of the extension is such that it will 'loom' over the back of the low bungalow, 'Jalno' which is situated in Norton Road.

Yours faithfully,

Mrs. C. Adams, Clerk

Organisation_Name	Building_Name	address1	Old_Postcode
	WESTBOURNE HOUSE	WESTBOURNE HOUSEBASINGSTOKE ROADREADIN	RG7 1QS
		10PORTWAYREADING	RG7 1SQ
		11PORTWAYREADING	RG7 1SQ
		12PORTWAYREADING	RG7 1SQ
		6PORTWAYREADING	RG7 1SQ
		7PORTWAYREADING	RG7 1SQ
		8PORTWAYREADING	RG7 1SQ
		9PORTWAYREADING	RG7 1SQ
	HOBBITTS	HOBBITTSNORTON ROADREADING	RG7 1SH
	JALNA	JALNANORTON ROADREADING	RG7 1SH

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

Tel: (0118) 974 6442

Date: 13 November 2002

My ref: F/2002/7920

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/7920
10, Portway, Riseley, Reading.
Proposed 2 storey side extension to dwelling and single storey front & rear extensions.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7920**
10, Portway, Riseley, Reading.
Proposed 2 storey side extension to dwelling and single storey front & rear extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Beatty

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

Received by Wokingham District Council

Application No: F/2002/7920

Proposal:
Proposed 2 storey side extension to dwelling and single storey front & rear extensions.

Location:
10, Portway, Riseley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7920 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

13 November 2002

Environmental Services

For office use only.
Application number:

01.NOV.2002 7920
01 NOV 2002

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.

WOKINGHAM DISTRICT COUNCIL

7920

1	Your name Address and postcode Phone number	MR. G. PARR 10, PORTWAY, RISELEY, RG7 1SQ 01189889883
2	Agent's Name Address and postcode Phone number	R. F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL 01189425277
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.	10, PORTWAY, RISELEY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 2 STOREY SIDE EXTN AND SINGLE STOREY FRONT/REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED/BROWN BRICK TO MATCH EXSTG. RED TILE " " "	
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: 4
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.	£110.00p.	
	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.

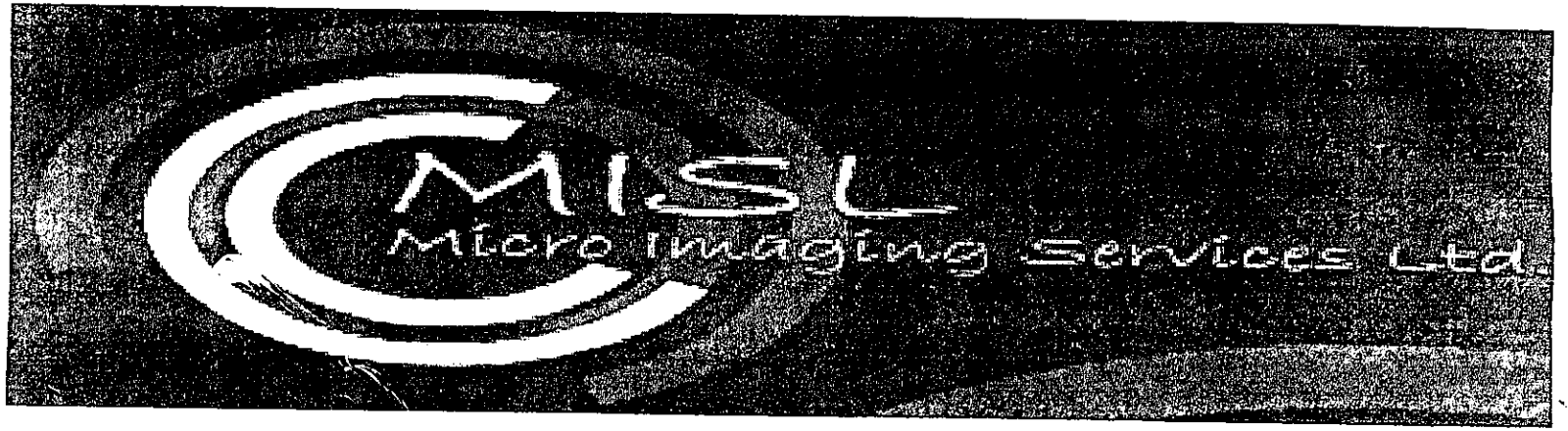
Your signature: A Hood

on behalf of G. PARR.

Date 30.10.02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 10 PORT WAY PARISH SWALLOWFIELD

PLOT No. 9 ORD. SHEET No. SU 7263 (III)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16598	PERSIMMON HOMES LTD	TERRACE HOUSE	17·12·81	N/A C/A
BR 18489	"	"	29·7·82	~~REF~~ APP N/A
40515	MR. M. HILL	2/St. Ext.	1·3·93	Refd
41258	"	"	20·7·93	Refd
98/67584/F	Mr. A.B. Towers	S/St/R - Conserv.	29.6.98	C/A
F/2002/7920	Mr G Parr.	2/St side ext + S/St Fr + Rear ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS - PO Eng - S/St/R - Conserv. - Mr. A. Towers - 23/4/98

DRAINAGE

091074