SOUTHPORT U.K
LONDON OFFICE

X SYSTEMS LTD

APPLICATION NO:
F/2000/0608

LOCATION:
Highbank Canhurst Lane, Knowl Hill Reading.

APPLICANT:
Hamlet Properties C/O S C S Designs

PROPOSAL:
Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Hamlet Properties
C/O S C S Designs
63 Aldebury Road
Maidenhead
Berks
SL6 7HJ

Application Number: F/2000/0608

Parish: **WARGRAVE**

Location: **Highbank, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage**

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 development by reason of its scale, massing and location would have a detrimental impact upon the open character and amenity of the Green Belt. As such, the proposed development is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS3, WGB1 and WGB3 of Wokingham District Local Plan

Head of Planning and Transportation
Date: 02 May 2000

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.*

Received by Wokingham District Council

Application No: F/2000/0608

Proposal:
Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage

Location:
Highbank , Canhurst Lane, Knowl 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to *arrive on or before* 19/03/2000. 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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0608

Applicant : Hamlet Properties C/O S C S Designs.

Location : Highbank, Canhurst Lane, Knowl Hill, Reading.
Proposal : Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage

Site Notice Displayed ? :

YES	NO	DATE
✓		9.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9.3.2000

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

Worgrave - 'No comment'
Highways - No objection subject to conditions

Planning Issues :

Site Designation - within the identified Green Belt.
- within Area of of handscape importance

1.) Impact upon the neighbouring dwellings

2.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2000/0608

Appraisal :

1.) Impact upon the Neighbouring dwellings

The proposed development is for a 2/3 side extension, rear conservatory and a double bay detached garage.

The proposed development is on a dwelling which is located well within its site. There would be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings

2.) Impact upon the character and amenity of the Green Belt.

While the proposed development would only represent a 32% increase in the floorspace of the original dwelling; the proposed massing is largely to the west side of the dwelling. The proposal would increase the width of the house by 5.1m, however the roof would form a pitched roof and form a Gabled end which would increase the width of the property at roof level by 7m. This impact combined with the proposed location of the 6.3m high garage, which has a width of 10.7m would visually significantly increase the level/scale of development on the site to the detriment of the open character and amenity of the Green Belt.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/0608
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its Scale, massing and location would have a detrimental impact upon the open character and amenity of the Green Belt. As such, the proposed development ~~will have~~ is contrary to policy 9. of the Green Belt local plan for Berkshire and Policies 40033. WGB1 and WGB3 of Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: Highbank Canhurst Lane Knowl Hill Reading.

APPLICATION NUMBER: F/2000/0608

OFFICER: Nicola Lake

DATE OF SITE VISIT: 9.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES · on Redaction entrance ·

2. DESCRIPTION OF SURROUNDINGS

Green Belt / rural

3. DESCRIPTION OF SITE/BUILDING

2/3 Detached, dwelling which faces the A4 - Very green site with lots of trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES property is accessed off the A4 although there is an existing access onto Canhurst Lane. Proposal would replace existing sun room - site would project out further on the side. Double garage would also increase the width of development on the site.

To the rear west of the house is a 3 Bay Stable. There are a large number of primroses on the site. Considerable increase in first floor massing.

* check % increase

5. SITE CONSTRAINTS

TREES conifers will need removing.

ACCESS/PARKING

LEVELS site slopes up from A4 and more steeply at the rear of the house.

BOUNDARY TREATMENT

OTHERS

Check with trees.

Highbank.
Carhurst Lane.

Original floorspace.

11.9 x 8.7 x 2 = 207.06m².

Conservatory + Utility

2.3m x 8.7 = 20.01m². Total: 227.07m².

Proposed development.

2/5 out.

4.7m x 5.1m x 2 = 47.94.

2.4m x 3.5 = 8.4

Conserv.

4.1m x 4m = 16.4 Total = 72.74 m².

% increase = $\frac{72.74}{227.07} \times \frac{100}{1}$ = 32.03 %

Tel: (0118) 974 6481

Date: 14 April 2000

My ref: F/2000/0608

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/0608
Highbank , Canhurst Lane, Knowl Hill, Reading.
Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 April 2000.

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0608**
Highbank , Canhurst Lane, Knowl Hill, Reading.
Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 14 April 2000

My ref: F/2000/0608

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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
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Dear Councillor

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Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage.

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~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward
Head of Planning and Transportation

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0608
SITE:	Highbank, Canhurst Lane, Knowl Hill, Reading
PROPOSAL:	Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage.
COMMENTS:	No comment

Norman Raybone.

Name: Raybone
Clerk: Wargrave Parish Council

Date: 9 March, 2000

Comments required by	**19/03/2000**
Fax:	974 6484

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 24 February 2000

Application Number: F/2000/0608

Proposal: Proposed two storey side extension to dwelling single storey rear extension to form conservatory and erection of detached garage.

Site Address:
Highbank , Canhurst Lane, Knowl Hill, Reading.

Applicant:
Hamlet Properties C/O S C S Designs.

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

✓ below as applicable;

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

Sc 23 - Parking, Garaging & Turning (SR06)

Signed: N.S.T **Print name:** N Trotter

2-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 FEB 2000
Officer: NL	Application No. F 2000 0608.

Map No. 18.. Site 200.00.

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO TO DWELLING SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AND ERECTION OF DETACHED GARAGE

Location: HIGHBANK CANHURST LANE BATH ROAD

Parish: WARGRAVE Ward: Wargrave ✓ 24/02/00

Applicant: HAMLET PROPERTIES

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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24/02/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

Little orchard, Canhurst lane.
Bowsey Cottage, "
Canhurst Cottage, "
Canhurst Lodge, "

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

16.FEB.2000* 0608

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	HAMLET PROPERTIES
	ADDRESS	THE ORCHARD
		DARLINGS LANE, PINKNEYS GREEN
		MAIDENHEAD, BERKS
	POST CODE	Tel. No. 0973 836524
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	S C S DESIGNS
	ADDRESS	63 ALDEBURY RD
		MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 7HJ Tel. No 01628 674082
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	HIGHBANK
		CANHURST LANE, KNOWL HILL
		READING RG10 9XT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW DETACHED GARAGE. NEW 2 STOREY SIDE EXTENSION AND
		SINGLE STOREY CONSERVATORY AT REAR OF DWELLING.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / ~~NO~~

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL TO MATCH EXISTING SEE DRAWING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:- 16.FEB.2000* 0608

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served
MR C.SPARK.	18 ALMOND CLOSE WOKINGHAM BERKSHIRE RG41 4UU	11/2/2000

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF HAMLET PROPERTIES.

DATE 15/2/2000

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* HIGHBANK, CANHURST LANE, KNOWL HILL, READING RG10 9XT

I give notice that *(b)* HAMLET PROPERTIES

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* CONSTRUCT NEW GARAGE AND CARRY OUT 2 STOREY SIDE EXT^N + NEW CONSERVATORY TO REAR OF DWELLING.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157 SHUTE END, WOKINGHAM, BERKS RG40 1WR

by *(f)* 8/3/2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** ~~"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.~~

Signed S C Smith

† On behalf of HAMLET PROPERTIES

Date 15/2/2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

16.FEB.2000* 0608

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

ADDRESS HIGH BANK BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8279 (K

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/214/62	Mr J.T. Warner	O/L 6 det. houses	3.12.62	W/A Re/
0/203/67	Mrs E.E. Warner	Use part as dog breeding kennels	19.1.68	W/A C/P
R/309/70	Mr R. Argent	Addit & dble garage with assoc. over	14.8.70	APP C/
04146	Mr B.R. Spaukes	O/L 2 det hses & garages	deferred	
BR 1682	Mr & Mrs Spaukes	Erection Timber horsebox	12.11.74	App. N/
01782	" "	" " "	19.12.74	W/A C/
03051	" "	O/app 2 dwellings & garages	27.11.75	N/A Re
04146	Mr B.R. Spaukes	" " "	18.3.76	N/A Re
11938	"	O/APP GARAGE W/ADS LIVING ACC	13.12.79	N/A RE
29/62 APPEAL	" O/L.	15 HS & GS ON SITE OF	4.11.84	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16.FEB.2000* 0608