SYSTEMS LTD

APPLICATION NO:
F/2000/1570

LOCATION:
Highbank Canhurst Lane, Knowl Hill Reading.

APPLICANT:
Hamlet Properties C/O SLS Designs

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

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hamlet Properties
C/O SLS Designs
63 Aldebury Road
Maidenhead
Berkshire
SL6 7HJ

Application Number: F/2000/1570

Parish: **WARGRAVE**

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

Proposal: **Proposed two 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. This approved development does not grant planning permission for the double detached garage which has been crossed out and removed from the application.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

Application Number F/2000/1570
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	~~[illegible]~~	SR04	This approved development does not grant planning permission for the double detached Garage which has been crossed out and removed from the application.
3	SC53	SR12	Works.
4	SC23	SR16	Parking & Turning.
	IN08		

John Mitchell
17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Highbank Canhurst Lane Knowl Hill Reading.

APPLICATION NUMBER: F/2000/1570

OFFICER: Nicola Lake

DATE OF SITE VISIT: 15.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Green Belt

3. DESCRIPTION OF SITE/BUILDING

Large 2/5 Detach Dwelling in own Grounds.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1570

Applicant : Hamlet Properties C/O SLS Designs.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		15·6·00

Date of Neighbour Notifications : .....

Date of Site Visit : 15:6:00

Date Registered : 23/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 18/07/2000

Consultation Responses :
Highways - No objection subject to conditions

Environmental Health - No objection

Landscaping - No objection

Woodland - No objection

Planning Issues :
Site Designation - within the Green Belt

1.) Impact upon the amenity of adjacent dwellings

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

Application Number: F/2000/1570

Appraisal :

1.) Impact upon the amenity of the adjacent dwellings

The proposed development is for a two storey side extension and a single storey rear conservatory. The dwelling is located well within the site and the closest dwellings are on the opposite side of the road. Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

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

The proposed development has been amended to reduce the projecting first floor accommodation down to 3.5m from the previously refused 5.1m. The proposed ~~2~~ Double bay detached garage has also been removed from the proposal.

The proposed extensions would represent a 23% increase in floorspace over the original dwelling. As such, the proposed development will have no significant detrimental impact upon the open character and amenity of the Green Belt.

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

(tick appropriate box)

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

Tel: (0118) 974 6481

Date: **06 June 2000**

My ref: F/2000/1570

CONFIDENTIAL

Councillor 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1570
Highbank, Canhurst Lane, Knowl Hill, Reading.
Proposed two 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1570**
Highbank, Canhurst Lane, Knowl Hill, Reading.
Proposed two 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 Etheridge

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

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

Tel: (0118) 974 6481

Date: **06 June 2000**

My ref: F/2000/1570

CONFIDENTIAL

Councillor 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

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Development Control Manager

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Highbank, Canhurst Lane, Knowl Hill, Reading.
Proposed two 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 Browne

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

Received by Wokingham District Council

Application No: F/2000/1570

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

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). 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

FROM: Nicola Lake

DATE: 06 June 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES

POL	HPT
DC	TLS
AP	
CS	

COPIES TO:

Application Number: F/2000/1570

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

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

Applicant: Hamlet Properties C/O SLS Designs.

Your observations are required in respect of this application **by 30/06/2000** .

No objection

SIGNED: _____ DATE: 26/6/2000

Clerk To Wargrave Parish/Town Council.

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 29th June 2000

Location: Highbank, Canhurst Lane, Knowl Hill, Wargrave.

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

Application Number: F/2000/1570

In response to your consultation dated 6th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. It will fit into the site which is very well screened by large mature native trees, none of which should be affected by the proposed development.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PCL
APP
CS
20 JUN 2000
COPIES TO:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/LMW

To: Nicola Lake, Planning

Your Ref: F/2000/1570

Date: 15 June, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY EXTENSION

LOCATION: HIGHBANK, CANHURST LANE, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 June 2000

Application Number: F/2000/1570

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

Parish: WARGRAVE PARISH

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

Applicant:
Hamlet Properties C/O SLS 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 (INSERT : Turning & Parking)
SR:06

INF8.

Signed: _____ **Print name:** Stephanie Knowles

26/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAY 2000	
Officer: NL	Application No. F/2000/1570

Map No. 18 Site 2:00
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

23.MAY2000* 1570

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

Location: HIGH BANK CANHURST LANE

Parish: WARGRAVE Ward: .....

Applicant: HAMLET PROPERTIES
RESUBMISSION 2000/0608 - refused

Fee Received 00-00 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK:
Environmental Health	NA: 250m landfill site consultation
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: (Green Belt)

.....

.....

No pre-apps.

NEIGHBOURS: S/N (in Canhurst Lane)

- The Little orchard
- Bowsey Cottage
- Canhurst Cottage
- Canhurst Lodge
- Highbank
- The Loose Box
- Bonds Cottage
- Grey Tiles
- Thornwood

} Canhurst Lane

} Canhurst Lane

Briardene, Sandhills, Knowl Hill
The old Devil Inn, Bath Road, Knowl Hill
Springfield Hall, Bath Road, Knowl Hill

23.MAY2000* 1570

ADDRESS HIGH BANK BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8279 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/214/62	Mr J.T. Warner	O/L 6 det. houses	3.12.62	W/A Re
O/203/67	Mrs E.E. Warner	Use part as dog breeding kennels	19.1.68	W/A C
R/309/70	Mr R. Argent	Addit. 1 dble garage with accom. over	14.8.70	APP C
04146	Mr B.R. Spankes	O/L 2 det hses + garages	deleted	
BR 1682	Mr + Mrs Spankes	Erection Timber horsebox	12.11.74	App.
01782	" "	" " "	19.12.74	W/A C
03051	" "	O/app 2 dwellings + garages	27.11.75	N/A
04146	Mr B.R. Spankes	" " "	18.3.76	N/A
11938	"	O/APP GARAGE N/ADS LIVING ACC	13.12.79	N/A Re
29/62 APPEAL	" O/L.	15 HS + GS ON SITE OF	4.11.84	Re
F/2000/0608	Hamlet Properties	2 St/S - S/St/R - Conserv.	2.5.00	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
23.MAY2006* 1570

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	HAMLET PROPERTIES
	Address and postcode	THE ORCHARD DARLINGS LANE PINKNEYS GREEN MAIDENHEAD BERKS
	Phone number	0973 836924
	Agent's Name	S C S DESIGNS
	Address and postcode	63 ALDEBURY RD MAIDENHEAD BERKS SL6 7HJ
	Phone number	01628 674082
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.	HIGHBANK CANHURST LANE, KNOWL HILL READING RG10 9XT
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW 2 STOREY SIDE EXTENSION. SINGLE STOREY CONSERVATORY TO 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. 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.	ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	RESUBMISSION WITHIN 6 MONTHS APPL. Nº F/2000/0608		
	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.

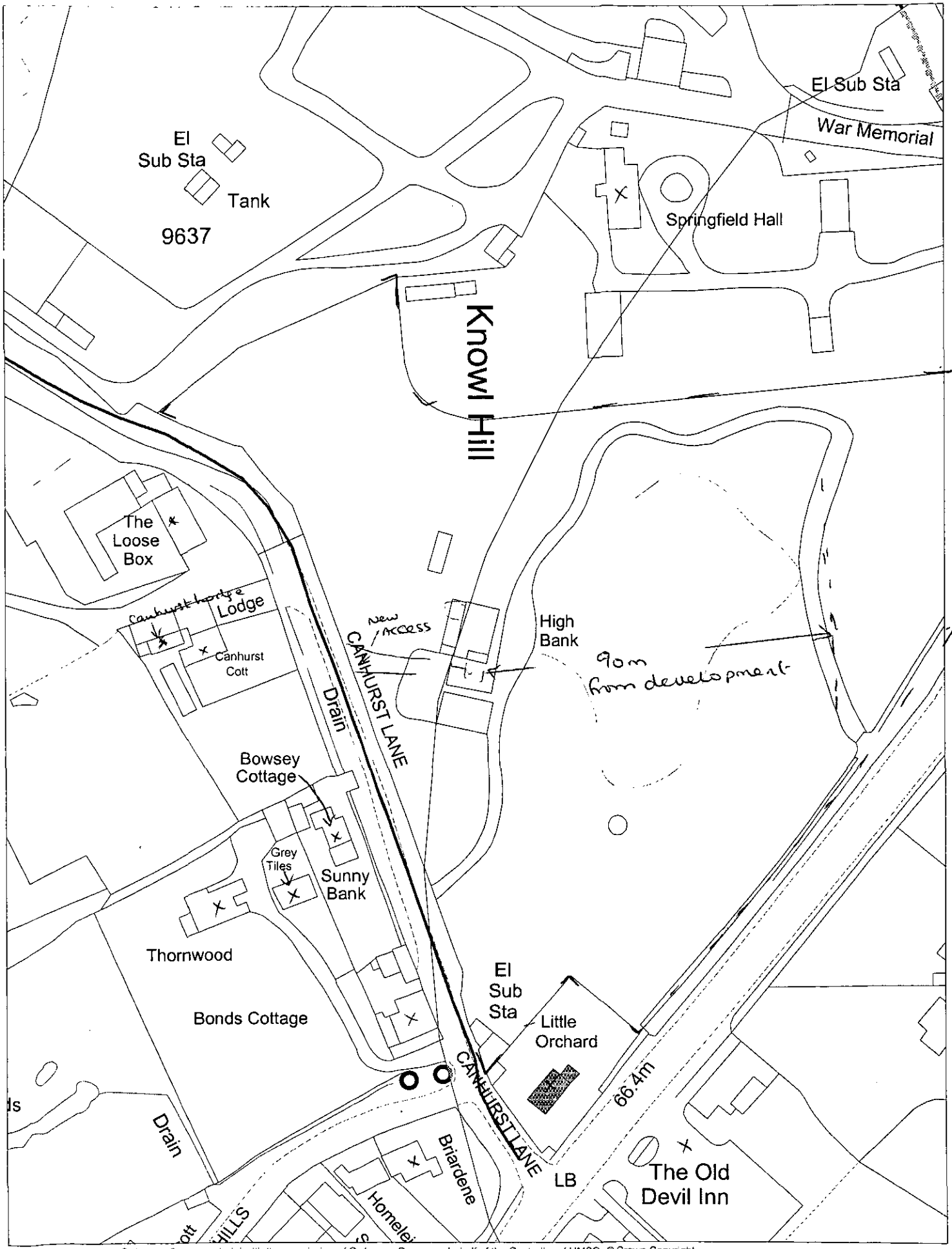
Your signature: SCSH

on behalf of HAMLET PROPERTIES

Date 15/5/2000

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

23.MAY2000* 1570



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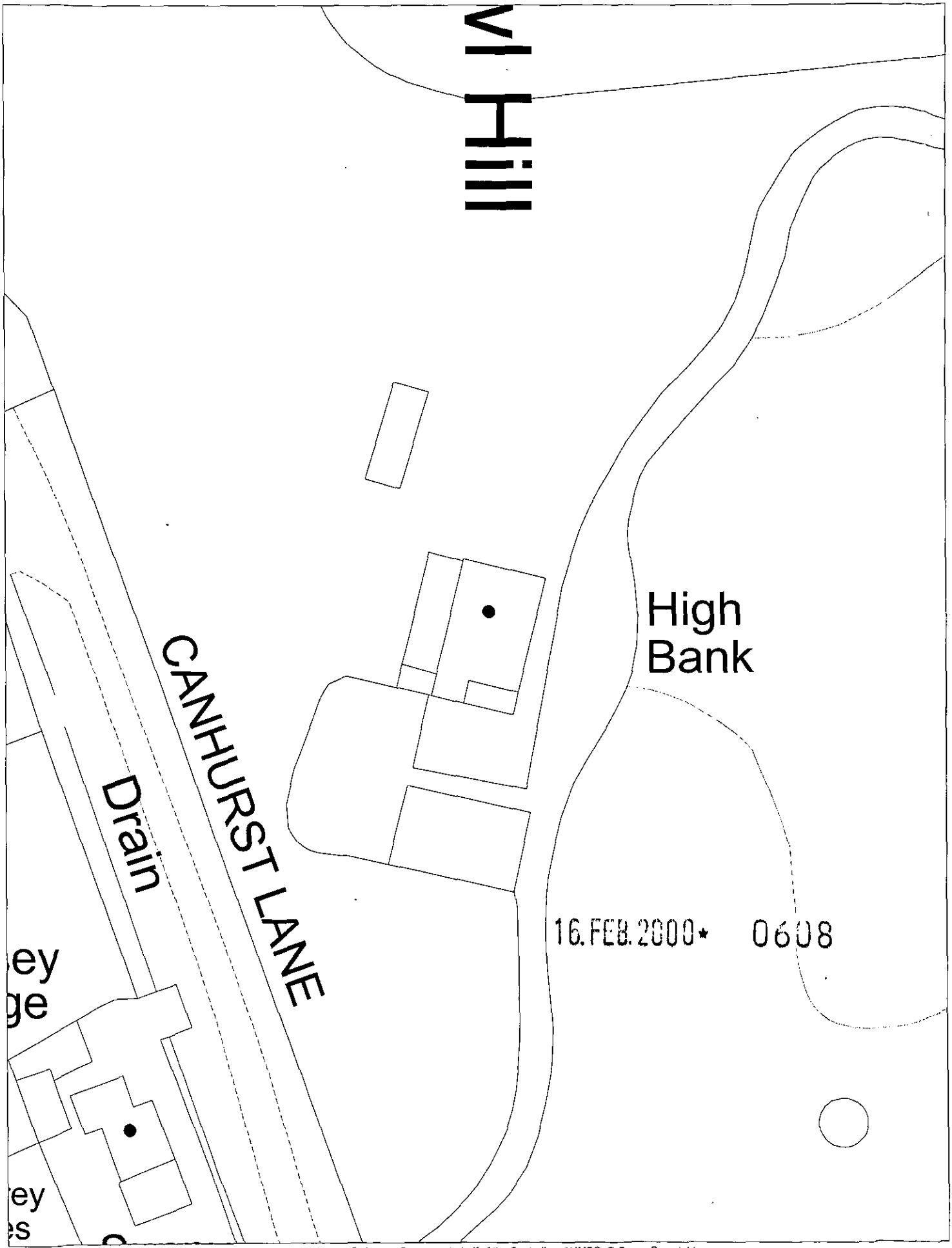
Development Control Section, Environmental Services, Wokingham District Council.
30 May 2000 Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2000

Scale: 1 : 500

N
W E
S