EX SYSTEMS LTD
SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
CON/2000/2138

LOCATION:
Angel Farm Monks Alley, Binfield Bracknell.

APPLICANT:
Mr & Mrs Muir C/O Smith & Brooke Architects

PROPOSAL:
Consultation from Bracknell Forest Borough Council on application for one and two storey extensions to dwelling.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
07/09/2000

CASE OFFICER: **Mrs B Polnik**

BRACKNELL FOREST BOROUGH COUNCIL
Time Square, Market Street
Bracknell, Berkshire RG12 1JD
Telephone (01344) 424642 Fax (01344) 351104 DX 33611

MIKE HOLMES
Borough Planning Officer

Town and Country Planning Act 1990
PLANNING PERMISSION

Application Number: **00/00758/FUL**
Decision Date: **13th September 2000**

Simon Smith And Michael Brooke Architects
FAO Michael Brooke
89 Wandsworth Bridge Road
London
SW6 2TD

APPLICANT: Mr & Mrs Muir

DESCRIPTION: Erection of part two storey, part single storey, rear extension and single storey front and rear extensions. Part demolition, part conversion of existing garage to form ancillary living accommodation including construction of pitched roof.

LOCATION: Angel Farm Monks Alley Binfield Bracknell Berkshire RG42 5PA

The Bracknell Forest Borough Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990, **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

01. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following plans: drawing nos. 1058.4; 1058.5; 1058.6; 1058.7
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

INFORMATIVE(S)

01. This permission refers to that part of the development falling within Bracknell Forest Borough.

Borough Planning Officer

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

FILE

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

19 August, 2000

33302

BP

C
APP
CS

COPIES TO:

ACK:
FILE:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/2138

I refer to the above-mentioned Application by Mr. and Mrs. Muir of Angel Farm, Monks Alley, Binfield; consultation from Bracknell Forest Borough Council on application for one and two storey extensions to dwelling.

The Council have no adverse comments to make on the application.

Yours sincerely,

Clerk

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 29 August 2000
My ref: BP/CON/2000/2138
Your ref: 00/00758/OBS

Borough Planning Officer
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

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 Sir

RE: PROPOSED EXTENSIONS TO EXISTING DWELLING AT ANGEL FARM, MONKS ALLEY, BINFIELD

I refer to your consultation dated 3rd August 2000 regarding the above-mentioned planning application.

As you are aware the applicant has been in negotiations with this Authority as the application as originally submitted was considered to be unacceptable in terms of its impact on the rural character of the area.

A revised proposal was received on 8th June 2000, plan numbers 1058.4B, 1058.5B, 1058.6B and 1058.7C, showing a much reduced scheme which was considered to be acceptable, and planning permission (F/2000/0296) was granted on 22nd August 2000. A copy of the relevant decision notice is enclosed for your information. In view of the above this Council does not raise any objections to this proposal.

Please do not hesitate to contact the case officer, Basia Polnik, on direct line (0118) 974 6450, should you have any queries on this matter.

Yours faithfully

JOHN MITCHELL
Development Control Manager

WORK SHEET FOR : Mrs B Polnik

Application Number : CON/2000/2138

Applicant : Mr & Mrs Muir C/O Smith & Brooke Architects.

Location : Angel Farm, Monks Alley, Binfield, Bracknell.
Proposal : Consultation from Bracknell Forest Borough Council on application for one and two storey extensions to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ N/A DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/08/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 07/09/2000. 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 :

Refer to applⁿ no. F/2000/0296

no objection C/A.

Planning Issues :

Application Number: CON/2000/2138

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number CON/2000/2138
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Angel Farm Monks Alley Binfield Bracknell.

APPLICATION NUMBER: CON/2000/2138

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 AUG 2000
Officer: BP	Application No. CON | 2000 | 2138

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(CON) Consultation from Bracknell Forest BC on application for one and two storey extensions to dwelling

Location: Angel Farm, Elm Grove Lane, Monks Alley

Parish: Hurst Ward: .....

Applicant: Mr/Mrs Muir

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
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.....
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.....
.....

~~WILTSHIRE FARM,~~ ANGEL FARM HURST 1.4.86

ADDRESS ELM GROVE LANE PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU. 8371 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/222/65	Mr. R. H. Muir	Additions	30.9.65	App. App.
784/71	"	Garage & Kitchen Extn	5.8.71	App. C/A.
1045/71	"	Treble Garage	30.9.71	App. C/A.
PD/396/72	"	Extn to form Cloakroom	8.6.72	App. N/A.
BR 22825	TRUSTEES OF THE BLUE LAGOON SETTLEMENT	DRAINAGE	7684	APP N/A
38049	MR & MRS S. MUIR	2/ST. EXT OVER 1/ST. EXT.	16.10.91	C/A
		PROVIDE LINK. (DEM. EX. ADD.)		
BRA 11269	"	EXT/ALTS.	25.2.92	APP
F/2000/0296	"	S/st & 2st. extensions		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BP

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Julia Bird (01344) 351136

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 AUG 2000	
COPIES TO:	ACK:
	FILE:

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

3rd August 2000

Our Ref: 00/00758/OBS/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sir/Madam

DESCRIPTION: Erection of part two storey, part single storey, rear extension and single storey front and rear extensions. Part demolition, part conversion of existing garage to form ancillary living accommodation including construction of pitched roof.
(Part only within Bracknell Forest Borough).

LOCATION: Angel Farm Monks Alley Binfield

REFERENCE: 00/00758/OBS

CASE OFFICER: Julia Bird (01344) 351136

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Julia Bird, on direct line (01344) 351136, should you have any queries on this matter.

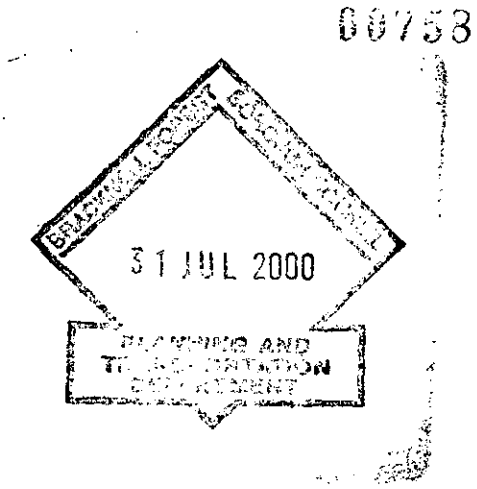
Yours faithfully

For Borough Planning Officer

Enc.

SIMON SMITH AND MICHAEL BROOKE
A R C H I T E C T S
89 WANDSWORTH BRIDGE ROAD LONDON SW6 2TD
Telephone: 020 7610 6006
Facsimile: 020 7610 6016
Email:post@smithbrooke.co.uk

Bracknell Forest Borough Council
Planning Department
Time Square
Market Street
Bracknell
Berks
RG12 1JD



26 July 2000

Dear Sir/Madam

Re: Angel Farm, Monks Alley, Binfield

The scheme you recently approved for the above does not satisfy Wokingham's policies, so we have made amendments. Technically, since the property is also in your borough, we need to reapply with the new scheme. I enclose a fresh application. Please let me know if you have any queries.

Yours faithfully

Michael Brooke

cc Mr & Mrs Muir
Mrs Polnic Wokingham District Council

Encs

PARTNERS
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

BRACKNELL FOREST BOROUGH COUNCIL

BOROUGH PLANNING OFFICER
Time Square, Market Street
BRACKNELL, Berkshire
RG12 1JD
Tel. 01344 424642 Fax. 01344 351104

HOUSEHOLDER PLANNING APPLICATION

PLEASE USE THIS FORM TO MAKE AN APPLICATION FOR AN EXTENSION OR OTHER ALTERATIONS TO YOUR HOME OR OTHER WORK WITHIN YOUR PROPERTY, THAT REQUIRE PLANNING PERMISSION.
PLEASE DO NOT USE IT IF YOU ARE PROPOSING TO CHANGE THE USE OF YOUR PROPERTY, CONVERT IT INTO FLATS, BUILD A NEW HOUSE IN THE GARDEN OR CARRY OUT BUSINESS OPERATIONS.
IF IN DOUBT, YOU ARE WELCOME TO SEEK ADVICE FROM THE BOROUGH COUNCIL PLANNING DEPARTMENT. THE NOTES OVERLEAF WILL ALSO HELP.

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, please answer n/a in the space provided.
Please use a ballpoint pen and press firmly.
Please submit SIX copies of this form and plans to the above address.

For office use only
CONSULTATION COPY 00758

1.	APPLICANT'S NAME	MR & MRS. MUIR
	ADDRESS	ANGEL FARM, MONKS ALLEY BINFIELD BERKS
	POSTCODE	RG42 5PA DAYTIME PHONE
2. If the Applicant has an agent all correspondence will be sent to the agent.	AGENT'S NAME	MICHAEL BROOKE
	ADDRESS	SIMON SMITH AND MICHAEL BROOKE ARCHITECTS 89 WANDSWORTH BRIDGE ROAD LONDON SW6 2TD Tel: 0171 610 6006 Fax: 0171 6106016 e:mail@ssmb.demon.co.uk
	POSTCODE	DAYTIME PHONE
3. Show the site outlined in RED on the plans.	SITE ADDRESS OR LOCATION	ANGEL FARM, MONKS ALLEY, BINFIELD, BERKS RG42 5PA
4. WHAT IS THE APPLICATION FOR? Give brief details, including whether proposal is for single storey or two storey construction.	PROPOSAL	ONE AND TWO STOREY EXTENSION.
5. LIST ALL PLANS AND DRAWINGS SUBMITTED WITH THE APPLICATION. *SEE NOTE 1 OVERLEAF*		1058.48, 58, 68 and 7c 1,2,3 & Elan.
6. WILL THE PROPOSED EXTERNAL MATERIALS (WALLS AND ROOF) MATCH THE EXISTING?	YES/NO	If no, give details of materials to be used.
7. IS THE SITE BOUNDARY TO BE ALTERED?	YES/NO	If yes, give details on the plans.
8. (a) WILL SURFACE WATER DRAINS BE ALTERED?	YES/NO	If yes, give details on the plans.
(b) WILL FOUL WATER DRAINS BE ALTERED?	YES/NO	If yes, give details on the plans.
9. ARE ANY TREES TO BE FELLED?	YES/NO	If yes, give details on the plans.
10. WILL ANY PEDESTRIAN OR VEHICULAR ACCESS BE ALTERED?	YES/NO	If yes, give details on the plans.
11. IS FEE ENCLOSED? (See also separate fees sheet).	YES/NO	If no, give reasons why.

DECLARATION AND CERTIFICATION OF OWNERSHIP

A. *I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.*

B. *I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I understand that if planning permission is granted, the development must be carried out strictly in accordance with the approved plans and that failure to do so could result in enforcement action being taken.*

SIGNED [signature] *ON BEHALF OF* MR & MRS MUIR *DATE* 27/7/00

Note: Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulation Approval. Advice can be obtained from the Borough Council.

31 JUL 2000
PLANNING AND TRANSPORTATION

form HSPLAP.FRM (Computer Services 1991)

Notes to help Applicants

CHECK LIST

To apply, you need:

1. Six Complete copies of this form.
2. Six **location plans** (to show where your house is).
3. Six **detailed plans** (to show the proposed work).
4. The standard fee. (See separate fees notes)

Send all these to the Planning Department at the address shown on the front of this form.

Before you apply:

You are advised to discuss your proposals informally with the department's staff and your neighbours before making your submission. You should also seek professional help if your proposal substantially affects the appearance of your house.

NOTES

1. PLANS

You will need two types of plans:

(a) location plan

To show where your house is situated in relation to the surrounding area. **You must clearly edge the site boundary in red.** The plans should be to a scale of 1:2500 or larger.

(b) detailed plan (with elevations)

To show the proposed work and its relationship to existing buildings. The plan should be to a scale of 1:100 or larger and the main dimensions should be clearly stated. It should include all the information required by the questions overleaf. If the drawings are not adequate to give a true and accurate impression of what is proposed, your application will be returned to you.

2. Ownership

You can use this form only if you have a freehold interest in your house or have an unexpired leasehold interest of at least 7 years.

NOTE: If any part of your proposals overhang or undercut your neighbour's land (e.g. gutters, opening windows, roof overhangs, foundations) you will have to serve notice on your neighbour and confirm to the Borough Planning Officer that you have done so. (Forms are available from the Planning Department).

3. Building Regulations

In most cases, you will also need approval under the building regulations so please contact the Building Control Office at the address overleaf. **A separate fee is payable.**

4. Listed Buildings

If your building is included in the list of Buildings of Special Architectural or Historic Interest or your proposal could affect the setting of such a listed building, you may need **listed building consent** in addition to planning permission. Please check with the Planning Department if you are in doubt.

5. Permitted Development

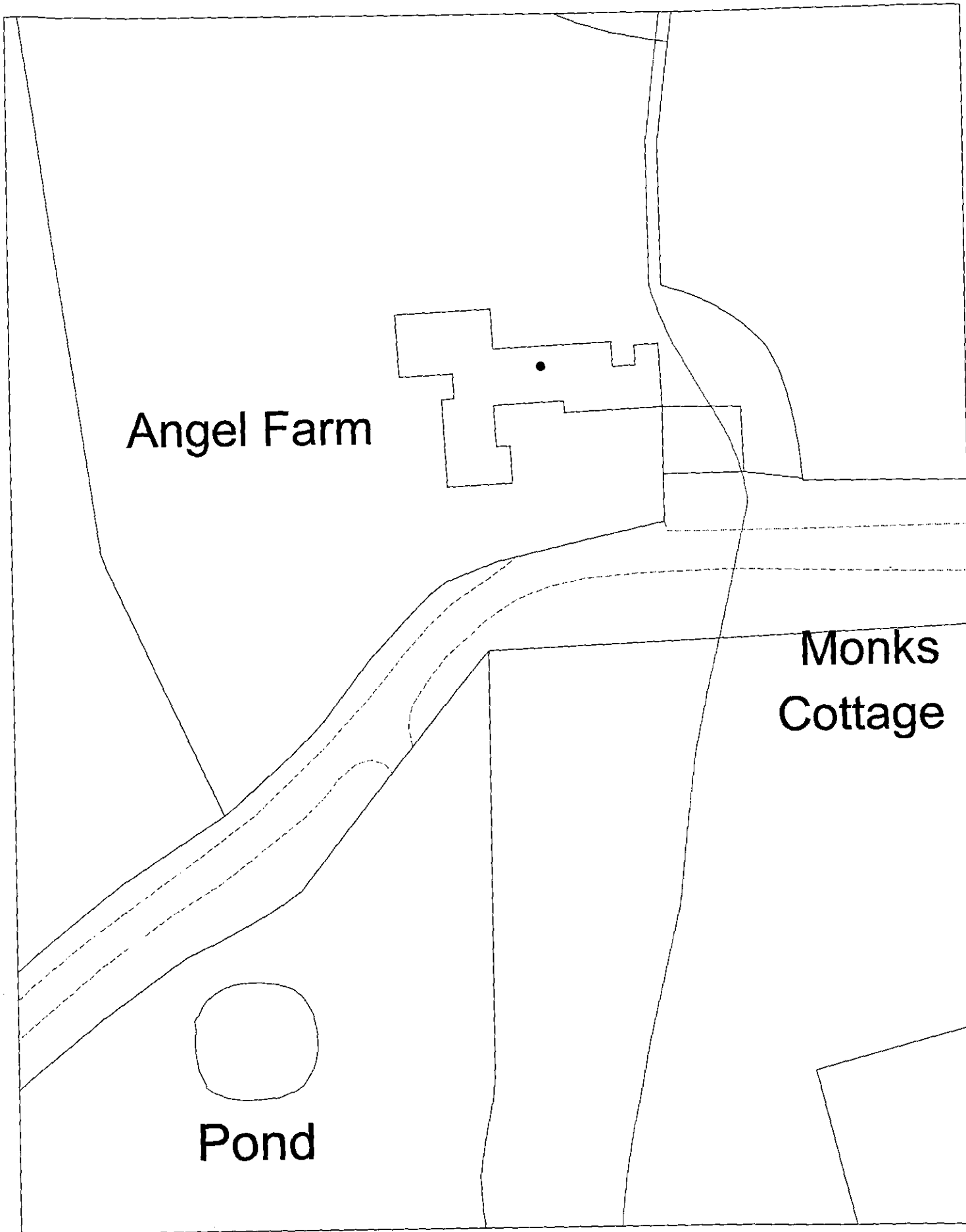
Some small house extensions do not require a planning application. If in doubt, please contact the Planning Department who will be happy to advise you. (An explanatory leaflet is available)

6. What Happens to the Application?

- It will first be checked to see if it is complete, and if it is, it will be registered, and an acknowledgement sent to you or your agent, if you have one, together with a notice which we ask you to display on the site.
- Consultations will be carried out with public and other bodies, such as the highway Authority, Parish Council's etc.
- The application will be considered in relation to the Council's planning policies, the past history of decisions on that site or in the locality, and the affect that the proposal may have on neighbouring properties.
- The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.
- The application will then be considered by the Borough Planning Officer who in many cases will be able to approve it. If the application is in any way controversial it will be referred to the Development Committee, which is made up of Borough Councillors, for a decision.
- A decision in most cases will be issued within 8 weeks, but more complicated cases may take longer. If the application is refused you have the right of appeal to the Secretary of State for the Environment. Details of how to do this will be given with the Notice of Refusal.

BRACKNELL
Planning

form: HSPLBK.FRM (Computer Services 1991)



Site Plan, Scale: 1 to 500

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Date: 10 August 2000

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