SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0296

LOCATION:
Angel Farm Monks Alley Bracknell.

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

PROPOSAL:
Proposed single storey and two storey extensions to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Basia Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Muir
C/O Simon Smith And Michael Brooke Architects
89 Wandsworth Bridge Road
London
SW6 2TD

Application Number: F/2000/0296

Parish: **HURST**

Location: **Angel Farm, Monks Alley, Binfield, Bracknell.**

Proposal: **Proposed single storey and two storey extensions to dwelling.**

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 permission relates to the application as amended by and shall be carried out in accordance with revised plans 1058.4B, 1058.5B, 1058.6B and 1058.7C submitted to the Local Planning Authority on 08.06.00.

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

Condition
4. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on approved plans and shall not be sold, leased or otherwise disposed of separately from the main dwelling.

Condition
5. The area shown on the permitted drawings for vehicle parking, garaging 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. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

John Mitchell
Development Control Manager
Date: 22/08/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

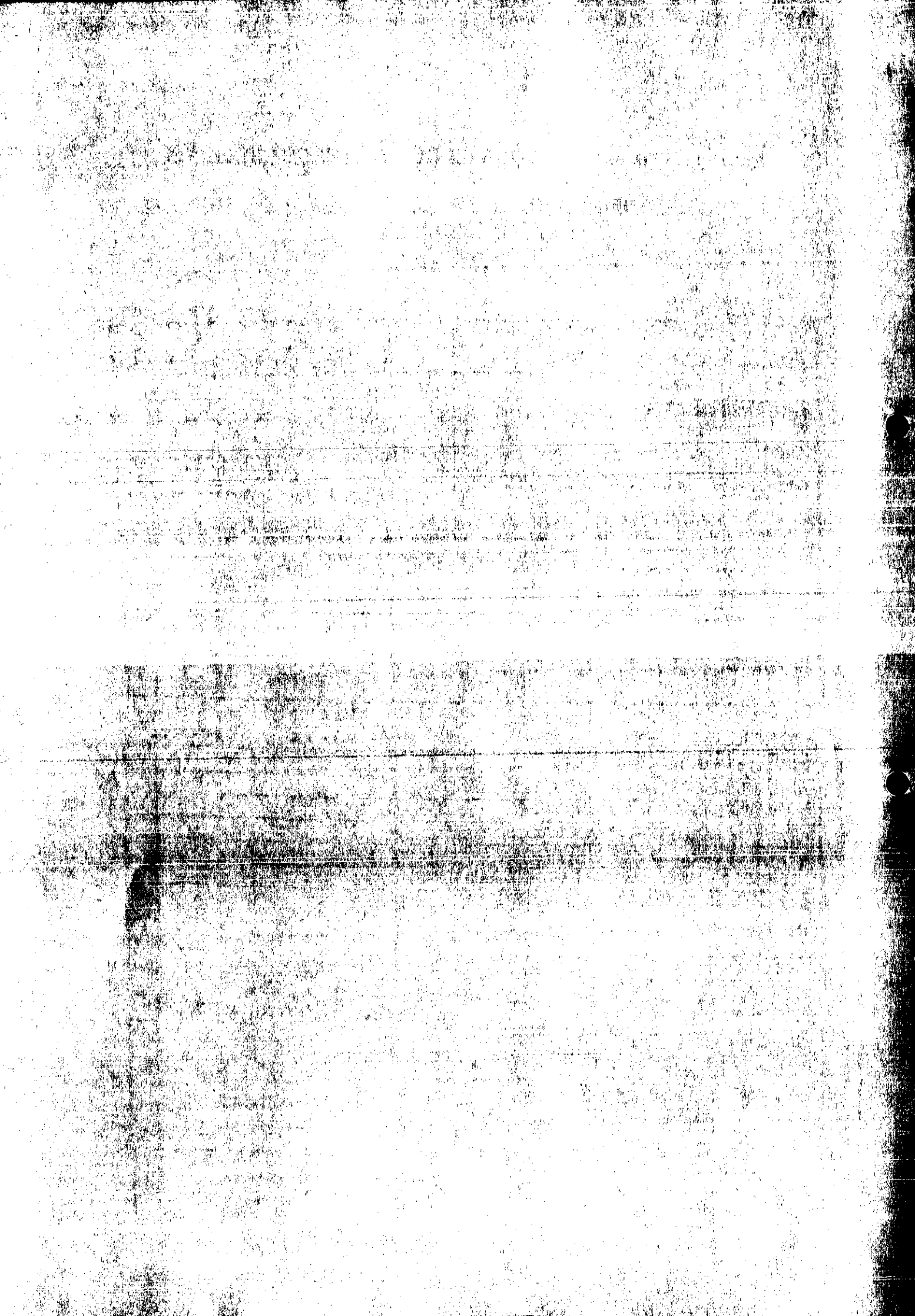
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0296	BP
BUILDING CONTROL NUMBER.	BN 2002 | 1301 Central	
APPLICANT/~~AGENT~~	Mr S. Muir	
ADDRESS OF SITE	Angel Farm. Monks Alley Binfield. HURST.	
DESCRIPTION OF PROPOSED WORK	s/s + 2 storey exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	no plans.	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	4/4/02	

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	



PLANNING PERMISSION

F
JLR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS S MUIR
C/O BRIAN CLAYDEN & ASSOCIATES
4 GRANGE COTTAGES
BROADCOMMON ROAD
HURST BERKS RG10 0RD

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

Application No.38049 (F)

Proposal:
TWO STOREY EXTENSION TO PROVIDE SITTING ROOM DINING ROOM
STUDY WITH 2 BEDROOMS BATHROOM & DRESSING ROOM OVER
SINGLE STOREY REAR EXTENSION TO PROVIDE LINK BETWEEN
EXISTING BUILDINGS
ANGEL FARM ELM GROVE LANE WICKS GREEN ST NICHOLAS HURST

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

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

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

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(11)

02 REASON To ensure that the materials are in keeping with those existing.(8R)

03 The existing single storey outbuilding erected in 1965 shall be demolished prior to the commencement of the development hereby approved.

03 REASON To prevent an overdevelopment of the site in the interests of amenity.

04 The extension hereby permitted shall only be used as domestic accommodation, ancillary to the existing dwelling as such on the site.

continued/-

I HEREBY CERTIFY THAT THE MICROFILM
A COMPLETE AND ACCURATE REPRODUCTI
ORIGINAL DOCUMENT FORMING PART OF

Application 38049 continued

(179)

04 REASON The separate occupation,or other uses, of the extension would be an inappropriate form of development for this area.(175R)

Date 15 NOV 1991 R.F. Wilson
District Planning Officer

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

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

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

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

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

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

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

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

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

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

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

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

Application No. 38049 (F)	Received on 02.07.91	ST NICHOLAS HURST North Team	Listed by Cllr Mrs Drake

Applicant: MR & MRS S MUIR
Location: ANGEL FARM, ELM GROVE LANE, WICKS GREEN, ST NICHOLAS HURST
Proposal: TWO STOREY EXTENSION TO PROVIDE SITTING ROOM, DINING ROOM, STUDY WITH 2 BEDROOMS, BATHROOM AND DRESSING ROOM OVER SINGLE STOREY REAR EXTENSION TO PROVIDE LINK BETWEEN EXISTING BUILDINGS

Introduction and Planning History - The main property comprises an attractive two storey 3 bedroomed detached cottage style dwelling with a range of adjacent outbuildings containing a further 2 bedrooms and other domestic ancillary accommodation together with a detached triple garage all contained within landscaped gardens of about (.4 hectare. The site is located on the north side of Elm Grove Lane which contains a loose scatter of established development in an otherwise predominantly rural area and is close to the district boundary with Bracknell Forest Borough Council.

Since 1965 two small additions to the main house have been permitted together with the triple garage and a large single storey addition to the range of outbuildings. The application has been listed by Councillor Mrs Drake who has expressed concern about the possible conflict with rural policies.

The Proposal - seeks full permission to demolish the large single storey addition to the outbuildings erected in 1965 comprising a bedroom, workroom and store and to erect a two storey extension to the north elevation of the dwelling with a part two storey and part single storey link to the original outbuildings to be retained and thus embracing that accommodation within the main dwelling. With the removal of the later extension and the altered use of the remaining outbuilding accommodation, the property would remain with 5 bedrooms as existing. The elevational treatment is designed specifically to fully reflect and complement the design and character of the original house.

Consultations - The Architect's Panel express no objection to the design and recommend approval subject to the planning considerations relating to the size of the extension.
The Engineer has no observations and any other responses from consultees will be reported verbally to the Committee.

Appraisal - The property is located within a predominantly rural area with a scatter of mainly established contemporary dwellings nearby adjoined largely by land in agricultural use beyond the established formal curtilages. The site falls just outside the existing developed parts of Binfield parish and displays the character of an attractive and mature residential backwater within an otherwise largely rural landscape. Within this context, the property and its range of original outbuildings sits quite naturally in the established landscape whereas the later extension to the outbuildings with its high and dominating roof profile and indeed the triple garage appear very much as alien features in comparison with the elevations of the original buildings.

In policy terms, the proposal should be considered against the policies for extensions to established dwellings in rural areas as stated within EN1 of the Structure Plan and LC19 of the Deposit Draft of the Loddon Area Local Plan.

The proposals envisage the demolition of the 1965 addition to the outbuildings which together with the two small additions to the main house amounted in total to about 58 sq metres of accommodation or a 29% increase over what appears to have been the original accommodation. The further extension now proposed, after allowing for the demolition, would produce a total cumulative extension figure of about 64% over the original. The detached garage has not been included in these calculations.

In purely numeric terms, this could not be considered as a minor extension in terms of the relevant policies. However, the view is taken that the visual improvements to the property represented by these proposals would, in this case, merit support by the District Planning Authority. The loss of the less than elegant modern extension with its dominating roof and removal of a flat roofed

I HEREBY CERTIFY THAT THE MICROFILM IM
A COMPLETE AND ACCURATE REPRODUCTION O
ORIGINAL DOCUMENT FORMING PART OF THE
KEPT BY WOKINGHAM D.C.
IN THE ORDINARY COURSE OF BUSINESS.
Todays Date: 31.8.97 Name: D.Green

portion of a previous extension to the main building, all to be replaced with a totally sympathetic design of extension encompassing the original and attractive outbuildings would result in a considerable visual improvement to the traditional character of this property. The development would not have any discernable detrimental impact on either the setting of the property or the rural surrounds. It is thus concluded that the quality of the proposed extension is such that the development would not, on balance, conflict with the aims and objectives of Policy LC19.

Recommendation - GRANT planning permission subject to conditions, amongst others, relating to standard time and use of matching materials.

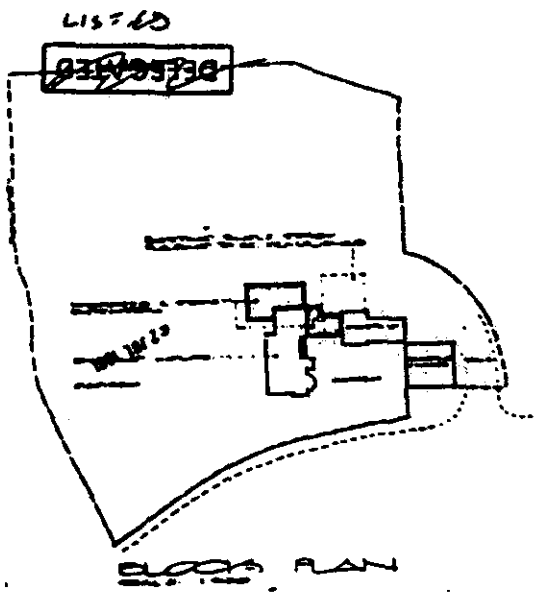
JLR/SB
3.10.91

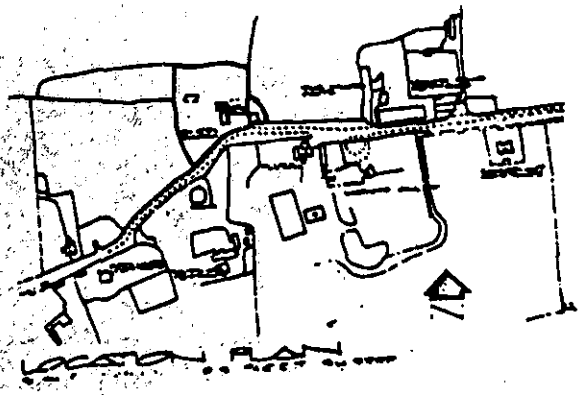
AGREED AS PUT



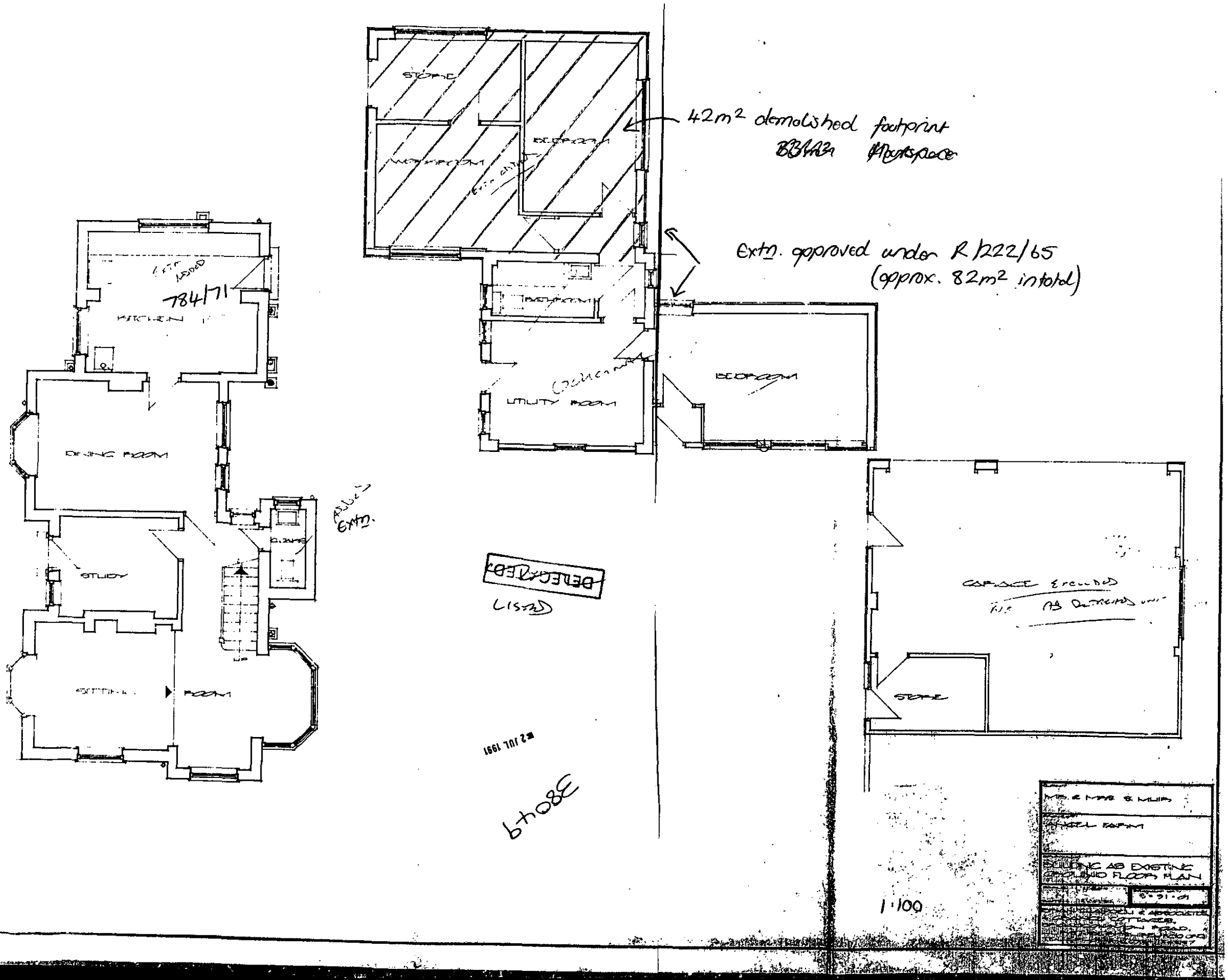








I HEREBY CERTIFY THAT THE MICROFILM I A COMPLETE AND ACCURATE REPRODUCTION ORIGINAL DOCUMENT FORMING PART OF THE



STORE
BEDROOM
WORKROOM
42m² demolished footprint
Extn. approved under R/222/65
(approx. 82m² in total)
BATHROOM
UTILITY ROOM
BEDROOM
784/71
KITCHEN
DINING ROOM
STUDY
SITTING ROOM
Extn.
DELEGATED
LISTED
2 JUL 1991
380479
CARAGE EXCLUDED
STORE
1:100
MR. & MRS. S. MUIR
ANGEL FARM
BUILDING AS EXISTING
GROUND FLOOR PLAN

A[illegible] FARM - 38049

CALCULATION OF FLOOR SIZE

EXTG GROUND FLOOR (ORIGINAL COTTAGE) = 118.82 □ms
GROUND FLOOR (INCL ACCDN IN O/BLDG, built under R/222/65

1)

EXTG FIRST FLOOR (ORIGINAL COTTAGE) = 64.39 □ms
FIRST FLOOR

TOTAL ORIGINAL = 183.2 □ms

EXTG GROUND FLOOR (AS EXTENDED TO DATE) = 53.67 □ms

2)

EXTG FIRST FLOOR (AS EXTENDED TO DATE) = NIL

TOTAL EXTENSION = 37 □ms

PROPOSED
PROP GROUND FLOOR (INCL LINK) = 64.3 □ms
~~[illegible]~~
under 38049

3)

PROP FIRST FLOOR = 59.8 □ms.

TOTAL PROPOSED = 118 □ms

TOTAL MINUS DEMO OF S/S EXTN (AT 42.195 □ms) = 75.8 □ms

% INCREASE ON ORIGINAL (2 OVER 1) = 29%

% INCREASE 3 OVER 1 LESS DEMO = 41%

TOTAL INCREASE OF 3 OVER 1+2 = 32%

~~INCREASE 3 OVER 2 (ACTUAL [illegible] DEMO)~~

AS INCREASE OVER 1 = 32

TOTAL % INCREASE OF NEW OVER OLD AS IS 64 [illegible]

I HEREBY CERTIFY THAT THE MICROFILM IMAG
A COMPLETE AND ACCURATE REPRODUCTION OF

GROUND FLOOR

5.0 x 2.4 12

5.2 x 3.55 = 18.46

6.05 x 6.35 = 38.42

2.4 x 0.5 1.2

2.8 x 1.3 = 3.64

0.5 x 1.6 = 0.8

0.5 x 1.4 0.7

O/BLDG

4.4 x 5.2 = 22.88

1ST FLOOR (EXTG)

4.95 x 2.6 = 12.87

4.5 x 3.5 = 15.075

5.65 x 6.45 = 36.442

TOTAL = 64.39 Bms

COTTAGE EXTNS FINE

5.0 x 1.7 = ~~1.15~~ 8.5

1.15 x 2.6 = 2.99

5.9 x 7.15 = 42.185 (Demo)

TOTAL 53.67 Bms

FIRST FLOOR (NEW)

9.25 x 5.4 = 49.95

3.65 x 2.7 = 9.85

TOTAL NEW = 59.8 Bms

236.9

PROP. GROUND FLOOR

6.0 x 4.15 = 24.9

4.85 x 3.95 = 19.16

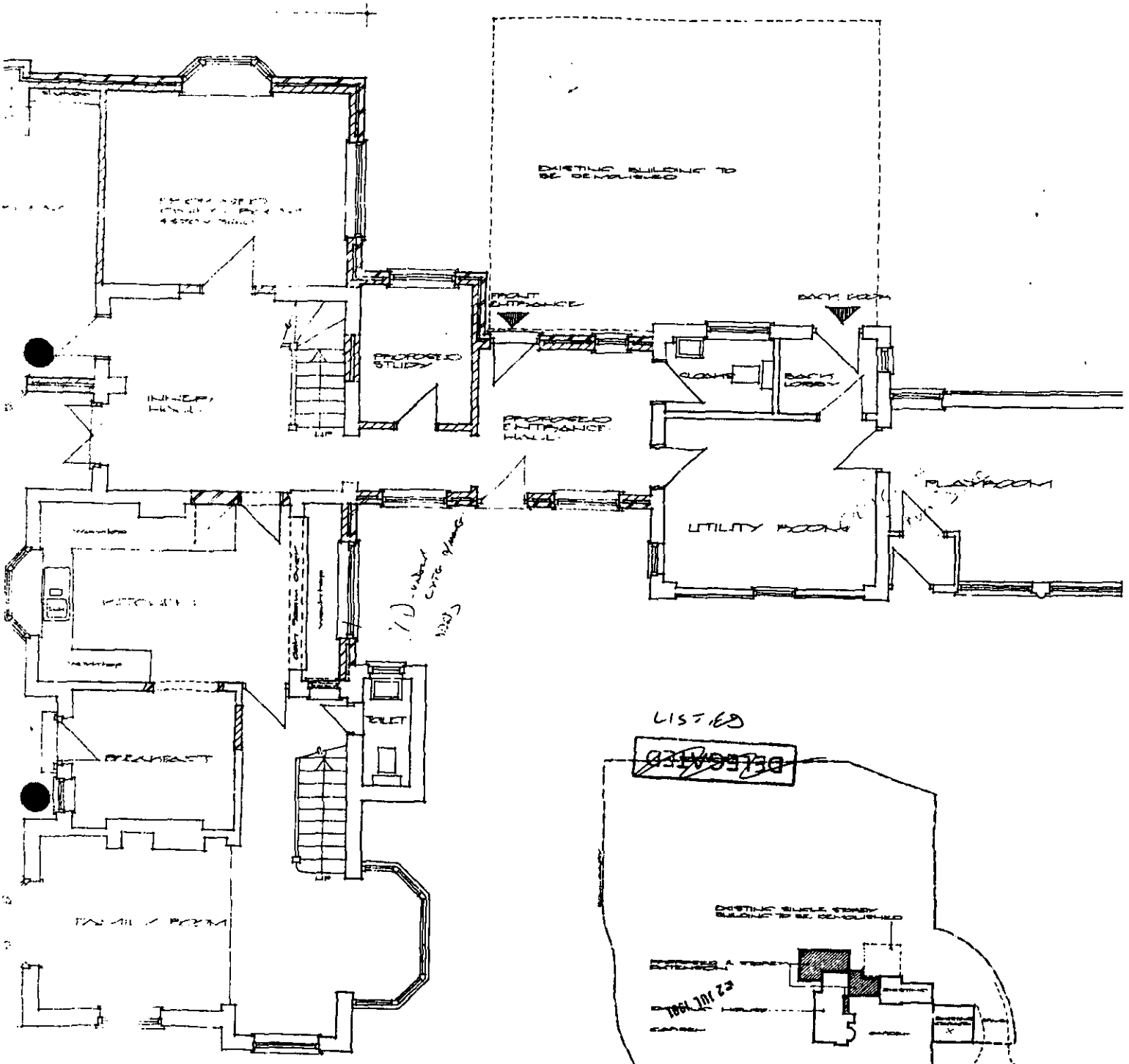
LINK

5.45 x 3.25 = 17.71

2.3 x 1.1 = 2.53

TOTAL = 64.3

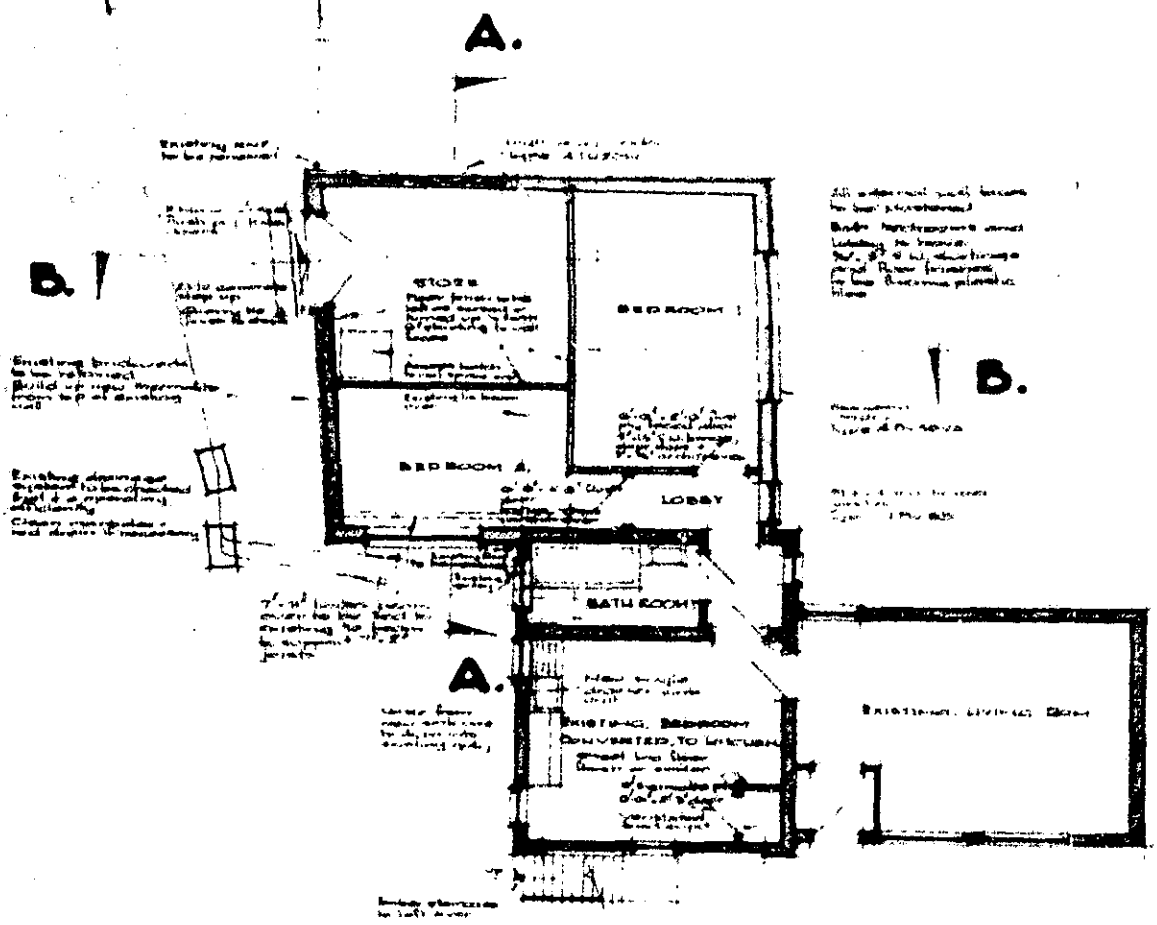
ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IS A COMPLETE AND ACCURATE REPRODUCTION OF ORIGINAL DOCUMENT FORMING PART OF THE RECORDS KEPT BY WOKINGHAM D.C. IN THE ORDINARY COURSE OF BUSINESS.
Today's Date: 13/8/17 Name: D. Goggins



GND FLOOR PLAN

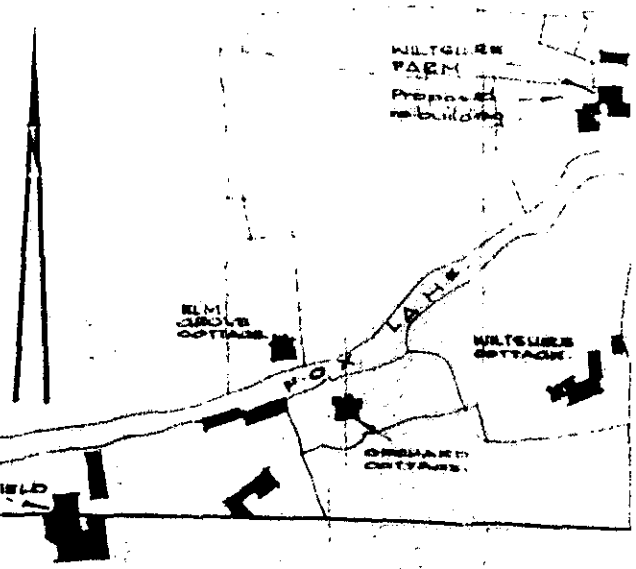
BLOCK PLAN

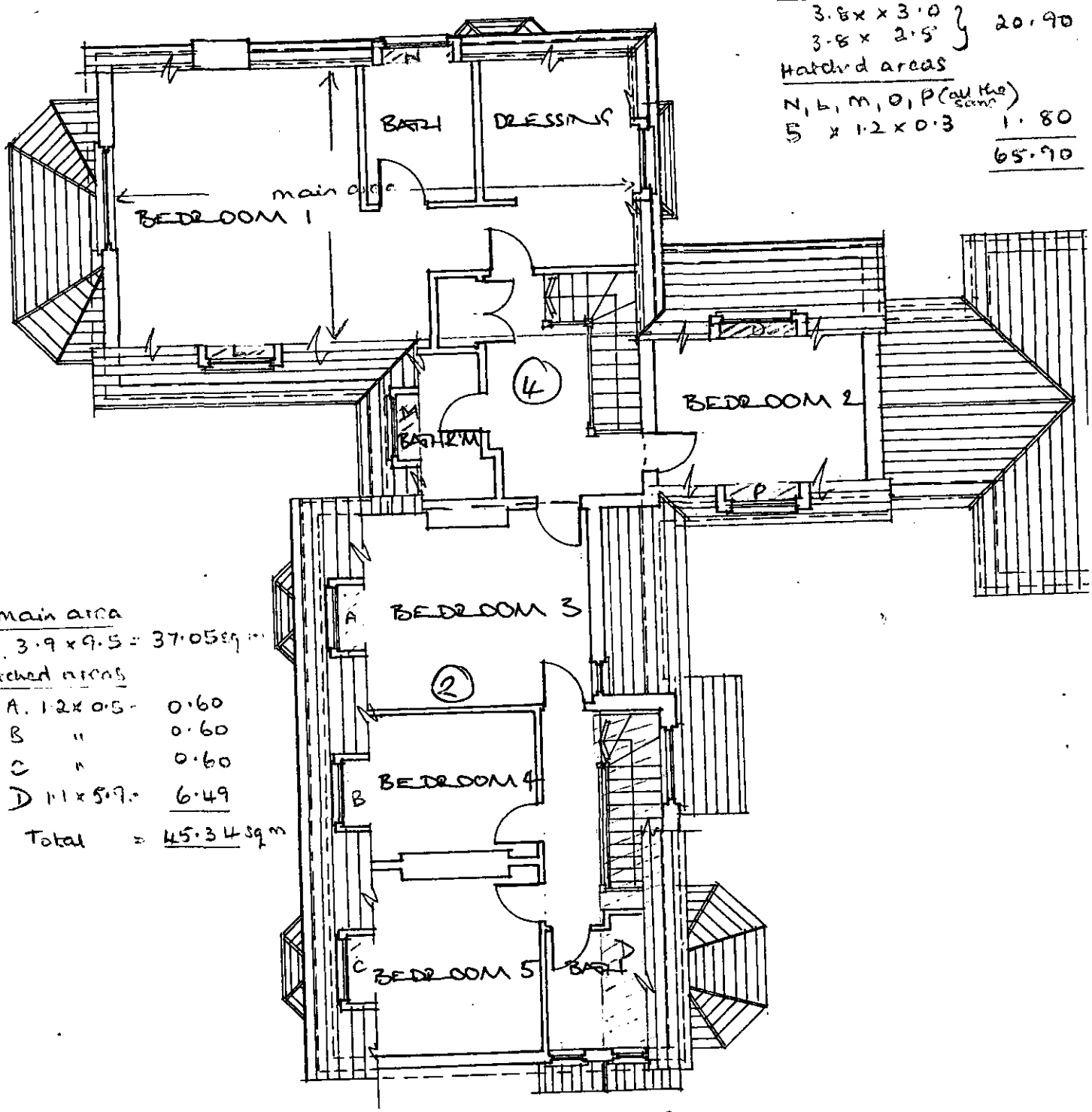
3



GROUND FLOOR PLAN.

R/222/65





FIRST FLOOR (1:100)

④ main area

9.0 × 4.8 = 43.20

Bathroom + B/R 2

3.6 × 3.0 }
3.6 × 2.5 } 20.90

Hatched areas

N, L, M, O, P (all the same)

5 × 1.2 × 0.3 1.80

65.90

② main area

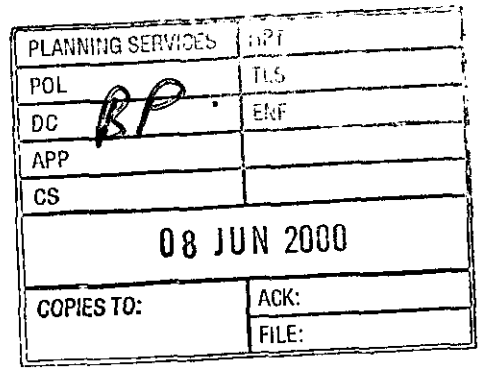
3.9 × 9.5 = 37.05 sq m

Hatched areas

A	1.2 × 0.5 =	0.60
B	"	0.60
C	"	0.60
D	1.1 × 5.9 =	6.49
Total	=	45.34 sq m

SIM
89
Tel:

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



Ms B Polnic
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Ref: F/2000/0296

7 June 2000

Dear Ms Polnic

Re: Angel Farm, Monks Alley, Binfield

You have been in discussion with Mr Muir and he has asked me to submit the enclosed amended drawings 1058.4B, 5B, 6B and 7C, showing a much less ambitious scheme. I hope that this can be considered for approval and do let me know if you have any queries.

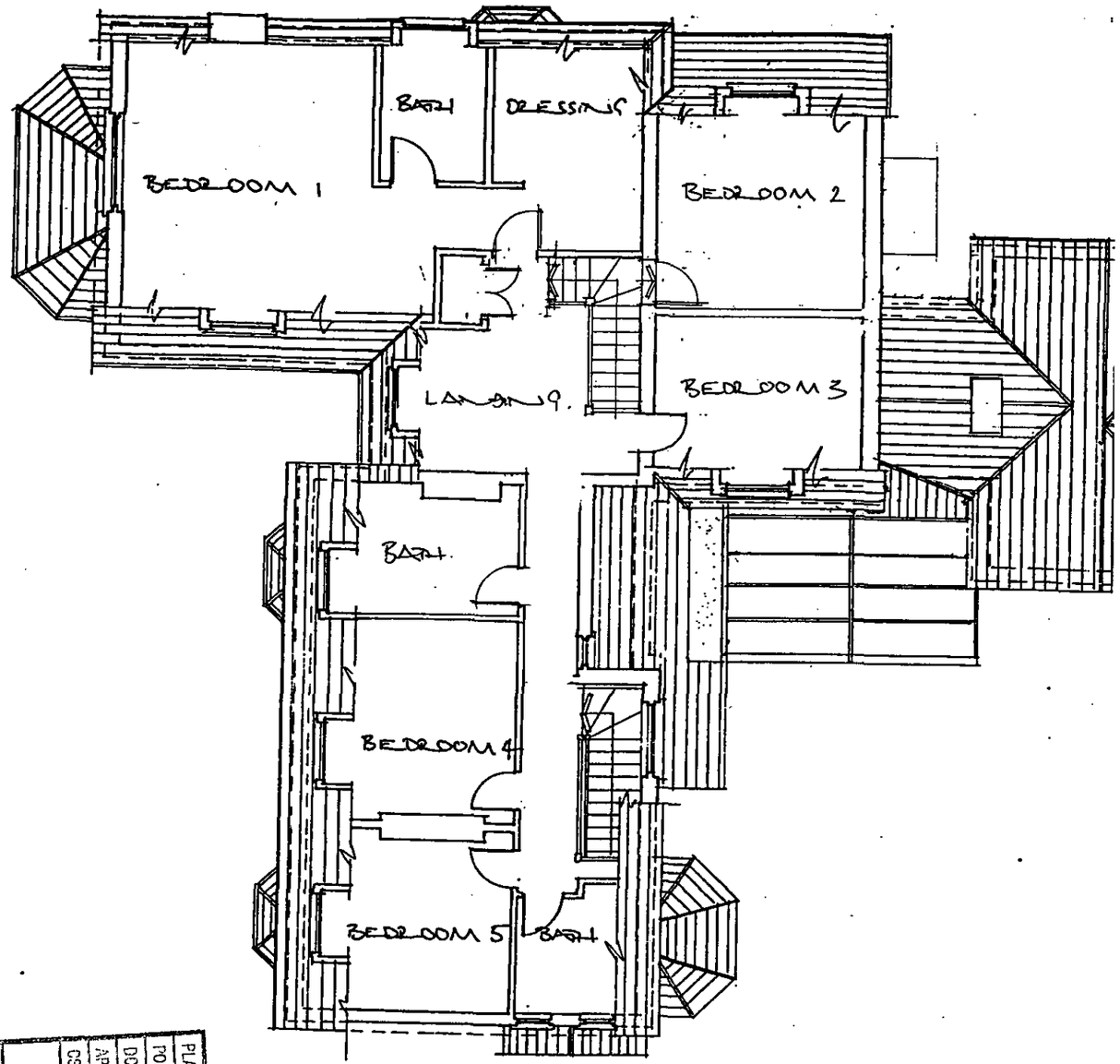
Yours sincerely

Michael Brooke

cc Mr & Mrs Muir

Encs

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



FIRST FLOOR (1:100)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

COPIES TO:

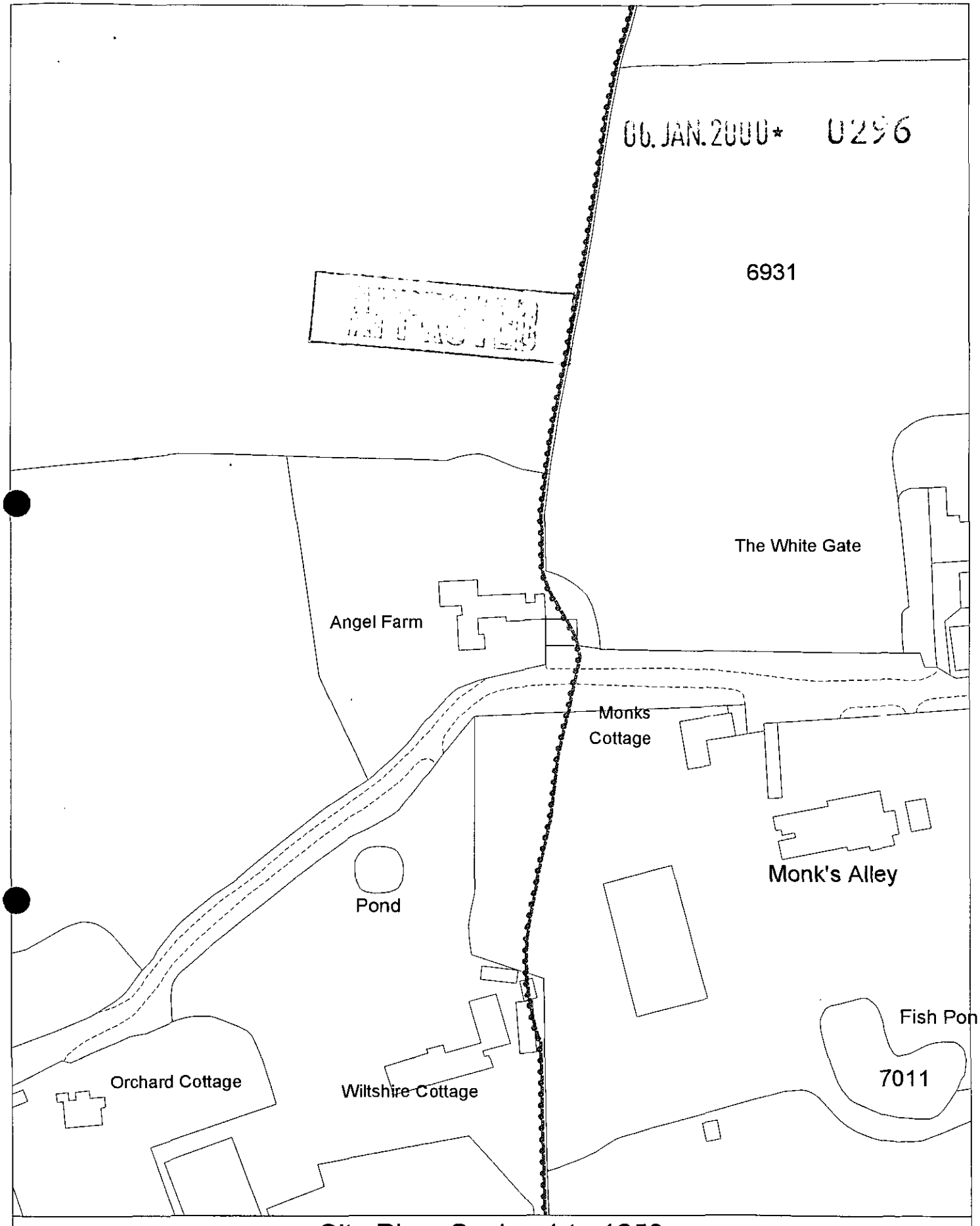
ACK:

FILE:

08 JUN 2000

Revision B 6/
Revision A 1/

SIMON SM
89 WANDS
Tel: 0171 61

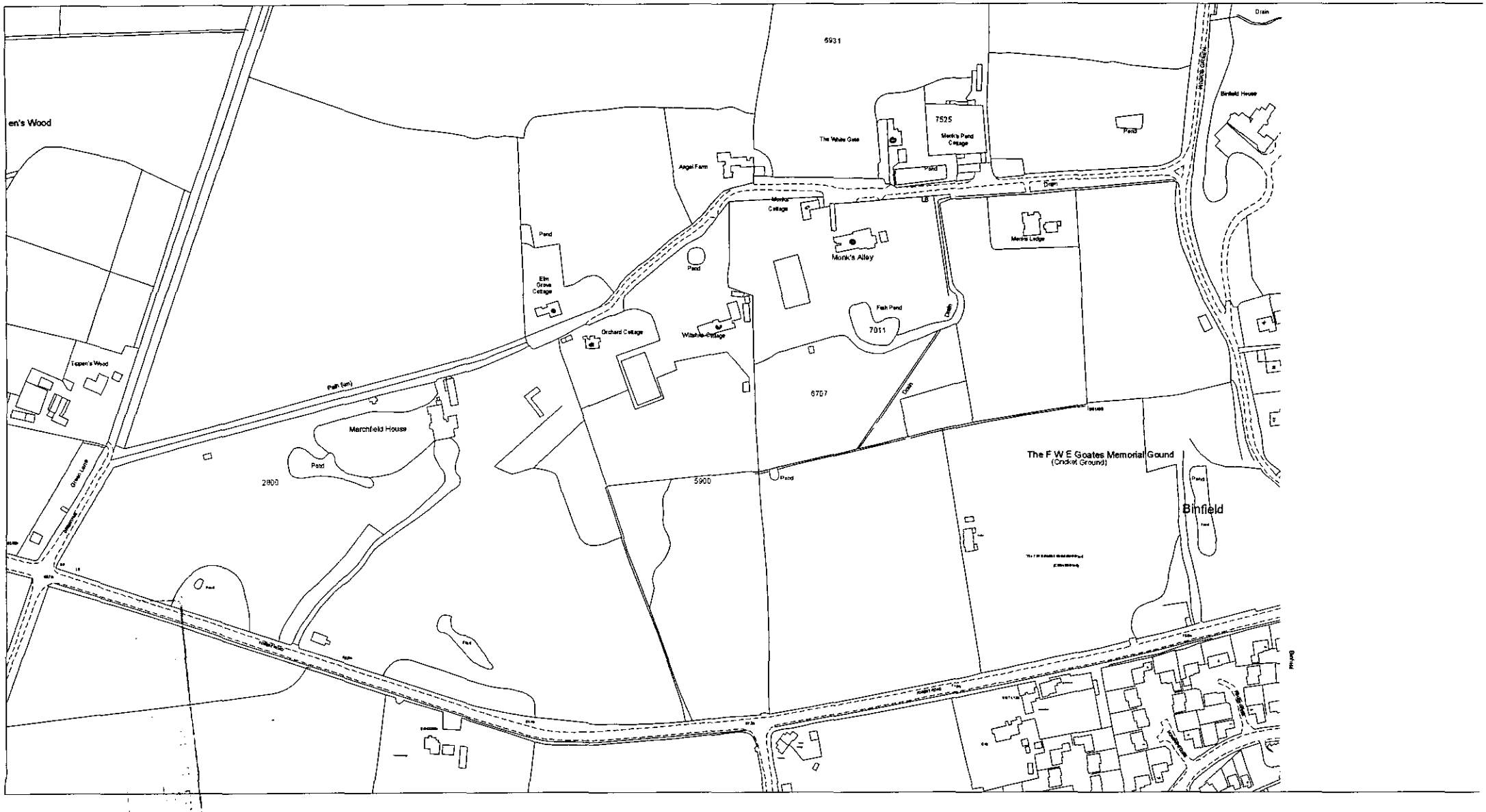


Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

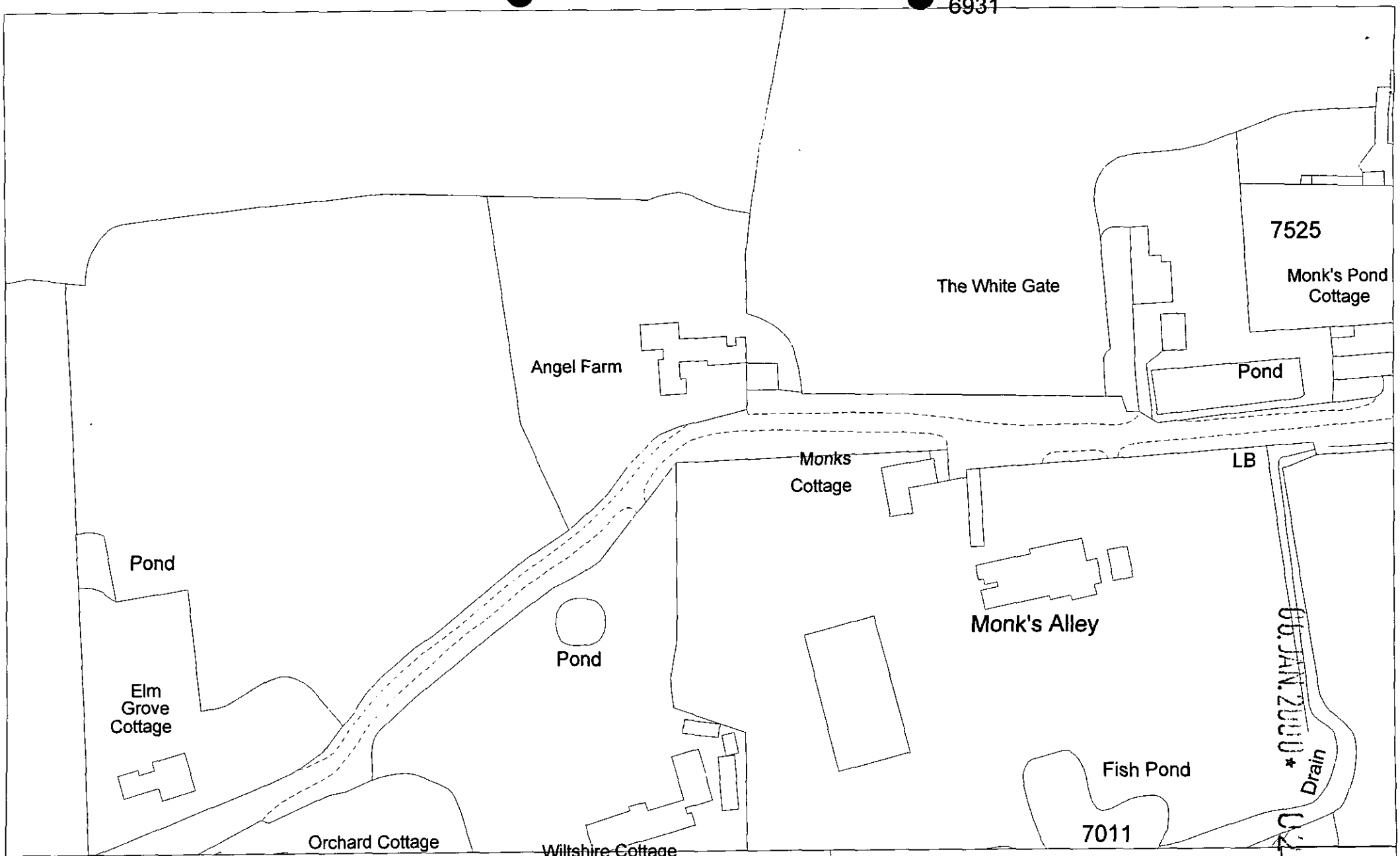
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 10 December 1999

N
W E
S



en's Wood
Tippen's Wood
Green Lane
Path (um)
Marchfield House
Pond
2800
Pond
Elm Grove Cottage
Orchard Cottage
Wiltshire Cottage
Angel Farm
Pond
Monks Cottage
Monk's Alley
Fish Pond
7011
6707
5900
Pond
The White Gate
Monk's Pond Cottage
7525
Pond
Drain
Monks Lodge
Drain
Drain
Pond
Binfield House
Drain
The F W E Goates Memorial Gound
(Cricket Ground)
Pond
Binfield

6931



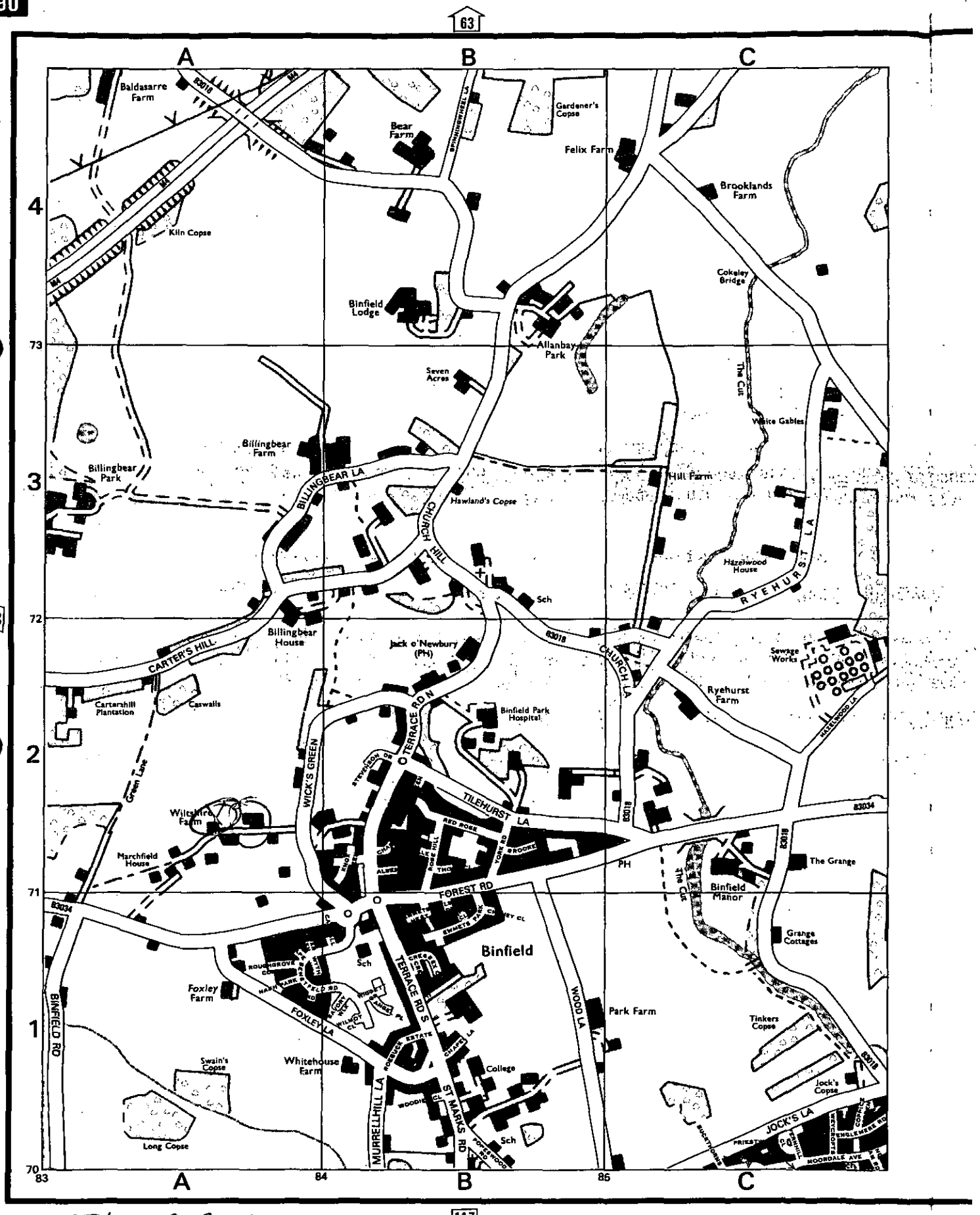
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

Site Plan

Scale: 1 to 1250

Date: 8 December 1999

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134



1976 5789-1991

Application Number F/2000/0296
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC04	SR04	permission ... revised plans 1058.4B, 1058.5B, ... 1058.6B and 1058.7C received 8.6.00
3.	SC53	SR12	work
4.	SC14	~~SR13~~	'extension' 'approved plans'.' and shall not be sold, leased or otherwise disposed of seperately from the main dwelling'
5.	SC23	SR06	parking, garaging and turning

RECORD OF SITE VISIT

SITE ADDRESS: Angel Farm Monks Alley Bracknell.

APPLICATION NUMBER: F/2000/0296

OFFICER: Basia Polnik

DATE OF SITE VISIT: 31.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on gate post

2. DESCRIPTION OF SURROUNDINGS

On boundary with Bracknell Forest. Access from Binfield Scatter of residential properties along Monks Alley. Located in a rural area outside settlement boundary. Open fields to north and west.

3. DESCRIPTION OF SITE/BUILDING

2 storey brick built dwellings with numerous extensions currently 5 bedroomed.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES	None effected
ACCESS/PARKING	access as existing from east. Monks Alley is also a bridleway - unmade beyond Angel Farm
LEVELS	Ground levels drop to front of house ie. to the west. Existing garage approx. 0.5m higher than ground level of original dwelling.
BOUNDARY TREATMENT	Boundary with Monks Alley 1m brick wall with trellis above.
OTHERS	

WORK SHEET FOR : Basia Polnik

Application Number : F/2000/0296

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

Location : Angel Farm Monks Alley Binfield.
Proposal : Proposed single storey and two storey extensions to dwelling. and demolition of existing garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 31.1.2000

Date Registered : 06/01/2000

Earliest Date for Decision : ~~**10/02/2000**~~ 8.8.00

Latest Consultation Date/Site Notice Expiry Date : ~~**10/02/2000**~~ 8.8.00

Application Expiry Date: 02/03/2000

Consultation Responses :

- Highways - no objection subject to condition re: retention of parking, garaging and turning and studio above garage being ancillary.
- Parish Council - object to the size of extension and concern over accommodation over garage being a separate residential unit
- Bracknell Borough Council - need to be satisfied that substantial size of extension does not detract from rural character of area and in keeping with general scale and character of property.

Planning Issues :

BSP / WOLP / LALP : Rural Area C2 / WCC1 / LTV2
Extensions to existing dwellings in rural areas WCC7 / LC19

A. Impact on visual amenity / rural character of area

B. Impact on amenities of neighbouring occupiers

C. Highway issues

PROPOSAL:

Ground floor and first floor extensions to provide an additional 2 bedrooms, bathroom, boxroom on 1st floor and enlarged accommodation on ground floor (approx. total 120m² of additional floorspace) together with additional self contained accommodation over garage (approx 30m²).

Part of garage (refer to site plan) falls within Bracknell Forest Borough Council - appln submitted to neighbouring LPA for determination

as originally submitted now superseded by plans received 8.00 refer to below.

RELEVANT PLANNING HISTORY

Numerous extensions in past

R/222/65 Extension (ground floor) containing 2 bedrooms separate building to main dwelling

784/71 Garage and Kitchen extn.

1045/71 Triple garage

38049 Demolition of part of existing extn. (permitted under R/222/65) and erection of part 2 storey and single storey extns. linking outbuilding to main dwelling.

REVISED PROPOSAL (received 8.00)

Revised proposal is for the demolition of the existing flat roofed garage and erection of S/S extension to provide ancillary accommodation for nanny etc., laundry room, WC and garden room and small first floor extn. to provide additional bedroom

existing garage to be demolished 8×6.7	53.6m²	
proposed S/S rear extn and side	85.27 m²	115.55
garden room	17.87 m²	
first floor	12.41 m²	
	61.95m² net.	

Resubmission of appln. not required due to change in procedures 17.7.00 enabling re-advertisement by neighbour notification letter.

Application Number: F/2000/0296

Appraisal :

A. IMPACT ON VISUAL AMENITY / RURAL CHARACTER OF AREA

Policies C2 of BSP; WCC1 and WCC7 of WLDLP; and LTV2 and LC19 of LALP

Original cottage was 3 bedroomed approx 113 m^2. Separate outbuilding containing 2 bedrooms approved in 1965 (82 m^2) and small kitchen extension 7 m^2 in 1971. Further extensions single storey and 2storey approved in 1991 which included demolition of part of outbuilding approved in 1965 (net increase 75.8 m^2) was implemented. Also extension to garage approved in past.

Site located in rural area outside the settlement boundary. Open fields bound by hedgerows to north and west. Current proposal is for ground floor and 1st floor extension including demolition of existing flat roofed garage. Proposal as originally submitted considered unacceptable in terms of size and massing. Current proposal has been substantially reduced. Majority of extension would be single storey replacing the existing garage and infilling constituting a net increase of 49 m^2 on the ground floor and 12 m^2 at first floor level. Whilst the building has been substantially extended in the past it is not considered that the current proposal, by virtue of its position and design, would adversely affect the visual amenity of the area/rural character of the area.

B. IMPACT ON AMENITY OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WDLP

No adverse impact due to design and relationship with adjoining properties.

C. HIGHWAYS

Sufficient space on-site for parking. No highway objection

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

(tick appropriate box)

Tel: 0118 974 6450

Date: 11.8.00

My ref: F/2000/0296

PO
DO
APP
CP
COPIES TO:
FILE:

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/0296
Angel Farm Monks Alley Binfield.
Proposed single storey and two storey extensions to dwelling.

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 Basia Polnik on **0118 974 6450**. 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 21.8.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0296**
Angel Farm Monks Alley Bracknell.
Proposed single storey and two storey extensions to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A. Drake Date: 13.8.00

Print Name: A. DRAKE

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 6450

Date: 11.8.00

My ref: F/2000/0296

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0296
Angel Farm Monks Alley Binfield.
Proposed single storey and two storey extensions to dwelling.

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 Basia Polnik on **0118 974 6450**. 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 21.8.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0296**
Angel Farm Monks Alley Bracknell.
Proposed single storey and two storey extensions to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

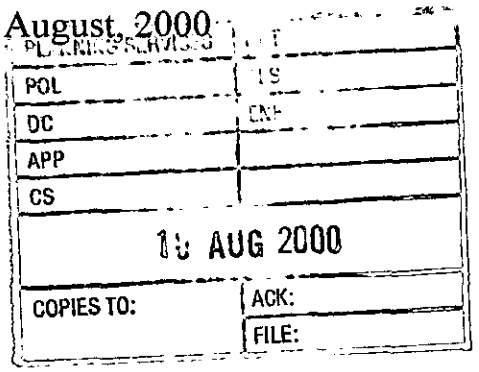
Print Name: _____

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

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

8 August, 2000



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/2000/0296

I refer to the above-mentioned Application by Mr. and Mrs. Muir of Angel Farm, Monks Alley, Binfield; proposed single storey and two storey extensions to dwelling – revised plans.

My Council have no adverse comments to make on the Application .

Yours sincerely,

Clerk

Date: 18 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0296

Location: Angel Farm, Monks Alley, Binfield, Bracknell.

Proposal: Proposed single storey and two storey extensions to dwelling.

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

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to proposed first floor and ground floor extensions (includes demolition of existing garage and additional accomodation on the ground floor). Drawing nos 1058.4B - 7B.

Comments are required by 08/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITIONAL APPROVAL.

Comments as previous application NO. 0296.

ADAM COSSINS

28/07/00.

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: **Marcia Head, 01344 351135**

32319

PCL
DC BP
CS

COPIES TO: FILE:

My ref: DC/6/3
Your ref: Mrs B Polnik/F/2000/0296

24 July 2000

Mr J Mitchell
Development Control Manager
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

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

FAO Mrs B POLNIK

Dear Mr Mitchell

Town and Country Planning Act 1990
Planning application number F/2000/0296
Angel Farm, Monks Alley, Binfield
Proposed single storey and two storey extensions to dwelling.

Thank you for consulting me on the amended plans in respect of the above planning application.

I am still concerned about the size of the proposed extensions within the countryside. I also consider that the Borough boundary has not been shown correctly on the block plan and I believe that the north eastern corner of the proposed laundry is within this Borough. Accordingly, I have written to the Agent inviting an application for that part of the development.

Should you wish to discuss this matter please contact Marcia Head on 01344 351135 who works on a part time basis and is available Tuesdays, Thursdays and Monday mornings.

Yours sincerely

E.A. King

for Borough Planning Officer

SU8371SW

171400

171300

171200

171100

171000

Angel Farm

The White Gate

Monk's Pond Cottage

Pond

Monk's Cottage

Monk's Alley

Und

Pond

Wiltshire Cottage

Fish Pond

Drain

Orchard Cottage

1.22m RH

Drain

Pond

483500

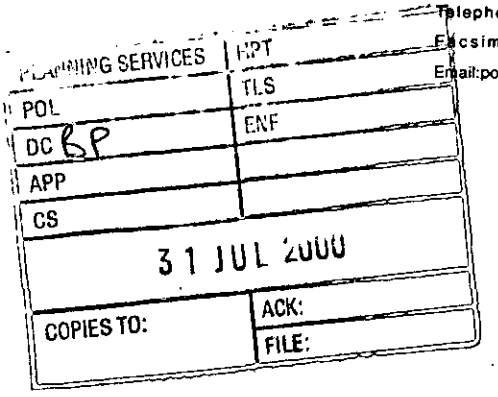
483600

483700

(C) Crown Copyright,
Reproduction in whole or in part is prohibited
without the prior permission of the Ordnance Survey

SU8370NE

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

P A R T N E R S
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

(RING ONE)

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

App No. F/2000/296 (Planaps) / (Ludhouse) Date Rec. 8.6.00

New pl. appln. no longer required due to changes in procedure 17.7.00

Location: ANGEL FARM, MONKS ALLEY, BRACKNELL Parish HURST

Applicant: MR & MRS. MUIR

Description of attached plans Revisions to proposed 1st floor and ground floor extensions (includes demolition of existing garage and additional accommodation on the ground floor)

Drawing No's: 1058.46-78 (inclusive)

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Bracknell District Council

Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: 1. Elm Grove Cottage, Monks Alley, Bracknell
2. Adjacent to Orchard Cottage -"-
3. Wiltshire Cottage -"-
4. Monks Cottage -"-
5. Monks Alley -"-
6. The White Gate -"-

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice (Y) / N

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 18.07.00

Consultations expire 8.8.00

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2000/0296

Proposal:
Revisions to proposed first floor and ground floor extensions (includes demolition of existing garage and additional accomodation on the ground floor.

Location:
Angel Farm, Monks Alley, Binfield, Bracknell.

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/08/2000. 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

18 July 2000

Date: 18 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0296

Location: Angel Farm, Monks Alley, Binfield, Bracknell.

Proposal: Proposed single storey and two storey extensions to dwelling.

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

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to proposed first floor and ground floor extensions (includes demolition of existing garage and additional accomodation on the ground floor). Drawing nos 1058.4B - 7B.

Comments are required by 08/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Planning & Transportation

27749

Director of Planning & Transportation : George Kingston MA (Oxon) Dip TP MRTPI

APP
CS
29 MAR 2000
COPIES TO: ACK:
FILE:

EHO Basia Polnik

With Compliments

The Borough of Opportunity

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

BRACKNELL FOREST BOROUGH COUNCIL
Time Square, Market Street
Bracknell, Berkshire RG12 1JD
Telephone (01344) 424642 ***Fax (01344) 352241*** **DX 33611**

MIKE HOLMES
Borough Planning Officer

Town and Country Planning Act 1990
PLANNING PERMISSION

Application Number: **00/00139/FUL**
Decision Date: **22nd March 2000**

Michael Brooke
Simon Smith & Michael Brooke
89 Wandsworth Bridge Road
London
SW6 2TD

APPLICANT: Mr & Mrs Muir

DESCRIPTION: Erection of first floor extension over garage. Erection of part two storey, part single storey and part first floor front and rear extension (part only within Bracknell Forest Borough).

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.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

INFORMATIVE(S)

01. This permission only 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.

Basia Polnik

From: Muir, Simon [simonmuir@Dolphin-Telecom.co.uk]
Sent: 27 March 2000 09:05
To: 'basia.polnik@wokingham.gov.uk'
Subject: Angel Farm

Mrs Polnik

I hope you had a good holiday, I had a meeting with the architect last week and he is drawing up some amended plans, these will be with you this week.

Regards

Simon Muir

Basia Polnik

From: Muir, Simon [simonmuir@Dolphin-Telecom.co.uk]
Sent: 13 March 2000 14:45
To: 'Basia.polnik@wokingham.gov.uk'
Subject: Angel farm

Mrs Polnik

I have heard from our architect Mr Michael Brook, that the propsals for Angel Farm need to be altered, I would very much like to come and discuss with you the criteria so that we can try and come up with a solution that meets all parties requirements.

I have tried to contact you today however I understand you are out of the office. I would be most grateful if you could call me ASAP in order that we can set up a time for me to come and discuss this this week. I can be contacted on 01256 367027 (office) or 0973 208791 (mobile)

Regards

Simon Muir

ANGEL FARM
MONKS ALLEY
BINFIELD
BERKSHIRE
RG42 5PA
01344 455539

17 March 2000

Mrs Polnik
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik,

Angel Farm, Monks Alley, Binfield

Thank you so much for our meeting this morning to discuss our application for Angel Farm. I now feel I have a better understanding of the sensitivities. As I mentioned Angel Farm has been in my family for many years I am anxious to continue living there.

I understand you are on leave next week, I will relay our discussion to my architect Michael Brooke and we will work up a new scheme which I hope will address your concerns. We will concentrate on :

Re location of existing garage
Re allocation volume in the existing garage
Reduction where possible of roof line
Reduction where possible of overall area.

As far as the application is concerned, we agreed that the existing one should not be determined pending discussion on your return.

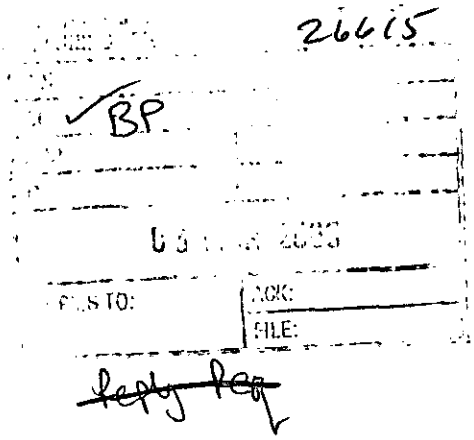
Once again thank you for our meeting at short notice, and have a good week off, we will speak on your return.

Yours sincerely

Simon Muir

revised plans received
8.6.00

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
e:mail@ssmb.demon.co.uk



Ms B Polnic
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Ref: F/2000/0296

2 March 2000

Dear Ms Polnic

Re: Angel Farm, Monks Alley, Binfield

As discussed on Monday I enclose photographs of Angel Farm as it was before the alteration works about 8 years ago.

I have indicated on plan the approximate position of the building that was removed, you may have more accurate drawings in your file. I understand that there were in effect two houses whereas we now have one. I hope that these are helpful in deciding whether or not the character of the house is significantly altered by the proposed changes.

I suspect that the principle view point in deciding this is from Monks Alley and I enclose a photograph of the present house, you probably have a copy of this. I accept your view of the proposal for the garage which is a little heavy handed so close to the alley but the remainder of the alterations are set back and deliberately reduce in height on the east wing so will not, I think alter the skyline very much. The original part of the building to the west on the left hand side juts forward and as the principle mass remains unaltered.

I would be grateful if we could discuss this once you have received these photographs and before you make a decision. As I said to you when we met Mr Muir's family have owned the farm for many years and Mr & Mrs Muir would like to stay but with further additions to the family on the way, they need more space.

I enclose a copy of an acknowledgement from Bracknell council.

Yours sincerely

Michael Brooke

cc Mr & Mrs Muir

Encs

P A R T N E R S
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

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

RECEIVED
28 FEB 2000

23rd February 2000

Our Ref: 00/00139/OB/ACKAPP
Your Ref: MUIR

Michael Brooke
Simon Smith & Michael Brooke
89 Wandsworth Bridge Road
London
SW6 2TD

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

Dear Sir/Madam

Description: Erection of first floor extension over garage. Erection of part two storey, part single storey and part first floor front and rear extension.

Location: Angel Farm Monks Alley Binfield

Reference: 00/00139/OB

Date Registered: 23rd February 2000

Expiry Date: 19th April 2000

Case Officer: Julia Bird (01344) 351136

Town and Country Planning Act 1990

I acknowledge receipt of your planning application as described above. My interpretation of the location and description of the proposal may differ from that given on the application form and, if you have any queries about this, the case officer will be happy to discuss them with you. If I do not hear from you within 10 days I shall take it that you agree that the location and description, as set out above, are accurate.

My staff will now ensure that the application is sufficient complete to allow a decision to be issued. If any further information is needed I will let you know as soon as possible.

Every effort will be made to issue a decision by the "expiry date" given above, although some applications raise issues that make this impossible to achieve. **Please help us to provide a good service by only enquiring about your application's progress if the expiry date has passed.** If you have not received a decision by this date (and you have not agreed with me that an extension to this period can be made), you may appeal to the Secretary of State for the Environment within six months of the expiry date. Appeals must be made on a form which is available from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.

Continued

You are reminded that it may be necessary to obtain separate permission(s) under the Building Regulations or other legislation. It is also your responsibility to check that there are no covenants or other restrictions that apply to your property. This is likely in the case of property previously in the ownership of the Council or Development Corporation and you are advised to check your deeds or consult a solicitor in this respect.

Yours faithfully

Mike Holmes

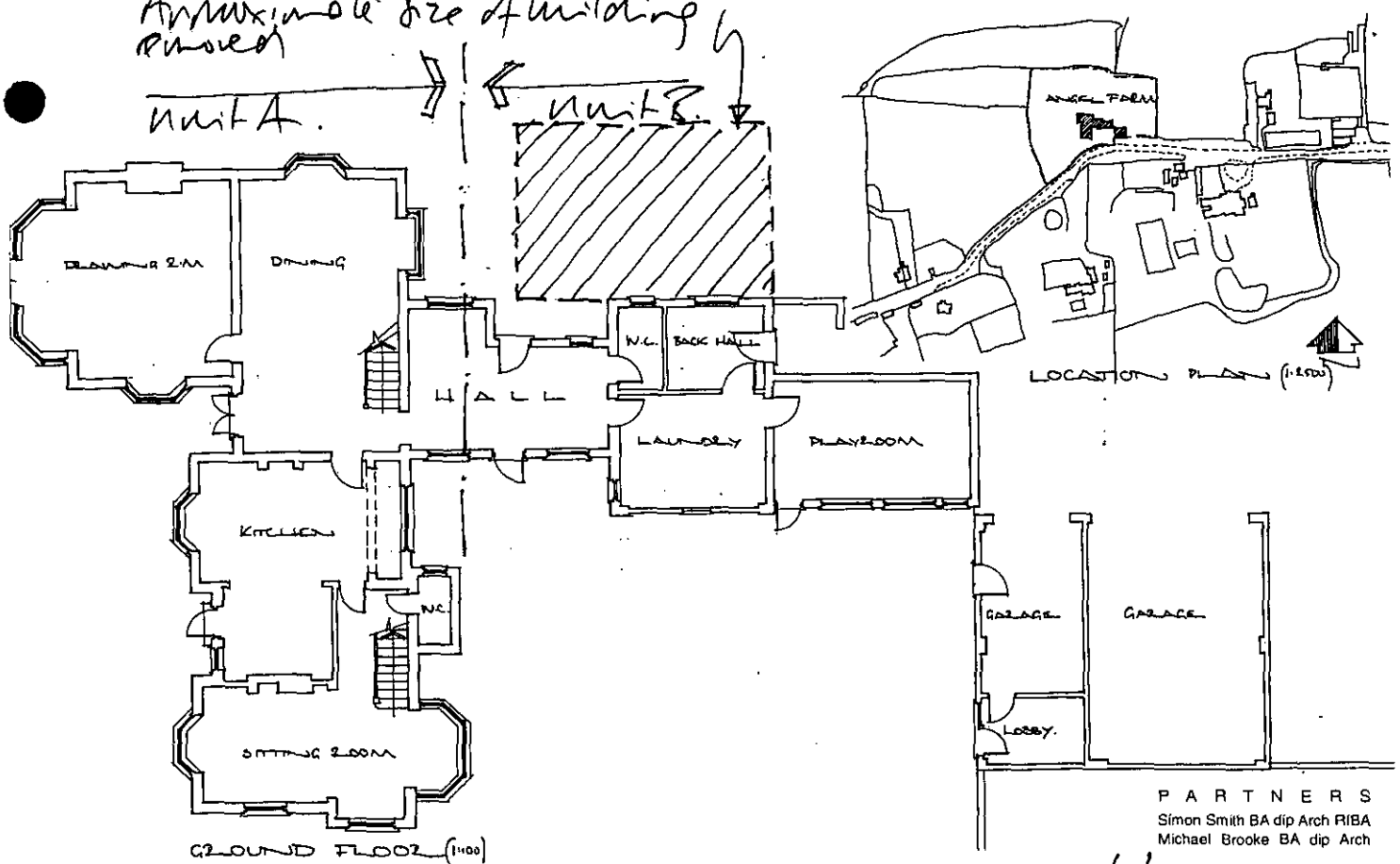
Borough Planning Officer

Angel Farm, Marks Alley
Photographs of house as it was before alterations about 7/8 years ago prior to implementation of 38049

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
e:mail@ssmb.demon.co.uk



View from Marks Alley.
Approximate size of building proposed



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

1/3/2000

Angel Farm, Marks Allen.
Photographs of the house as it was before Alterations about 7/8 years ago.

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
e:mail@ssmb.demon.co.uk



North Elevation



R/222/65
previously born

East Elevation.

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

1/3/2000

Angel Farm, Marks Alley
Photograph of Existing House.

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
e:mail@ssmb.demon.co.uk



View from Marks Alley.

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

4/3/2002

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
e:mail@ssmb.demon.co.uk

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

15 February 2000

Dear Sir/Madam

Re: Angel Farm, Monks Alley, Binfield

I have put in an application for alterations to the above, to Wokingham District Council and recently met their planning officer Mrs Polnic, on site. Mrs Polnic informed me that the boundary between Wokingham and Bracknell passes through the garage at Angel Farm so I must also submit an application to you for our proposals.

I understand that since the majority of Angel Farm is in Wokingham that we do not have to pay a fee to Bracknell and that Mrs Polnic can deal with the application on your behalf.

I enclose a completion application form together with six copies of drawing Nos 1058.1 – 7.

Please call if you have any queries.

Yours sincerely

Michael Brooke

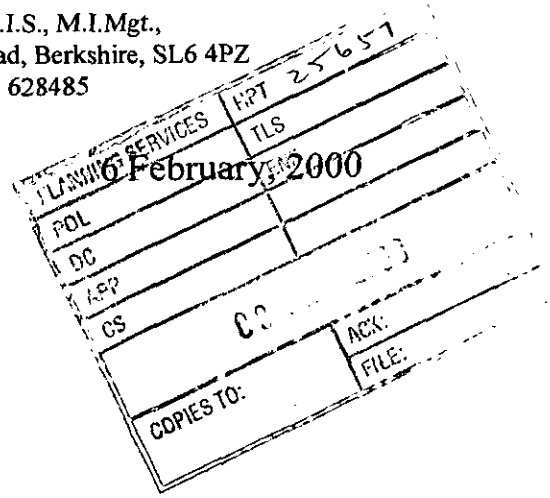
cc Mr & Mrs Muir
Mrs Polnic Wokingham District Council

Encs

P A R T N E R S
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

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



6 February 2000

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/2000/0296

I refer to the above-mentioned Application by Mr. and Mrs. Muir of Angel Farm, Monks Alley, Binfield; application for proposed single storey and two storey extensions to dwelling.

The proposed extension appears to exceed the general 50% footprint for an extension. The Council question the additional kitchen over the garage. Is this the first step towards creating two dwellings?

The Council object to the proposed size of the extension, but if the District Council decide to approve the Application the Council request that a condition be imposed requiring the extension to be used in connection with the main dwelling and never used as a separate unit.

Yours sincerely,

Clerk

To:
Highways

From: Basia Polnik

Date: 17 January 2000

Application Number: F/2000/0296

Proposal: Proposed single storey and two storey extensions to dwelling..

Site Address:
Angel Farm, Monks Alley, Binfield.

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

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR 06)

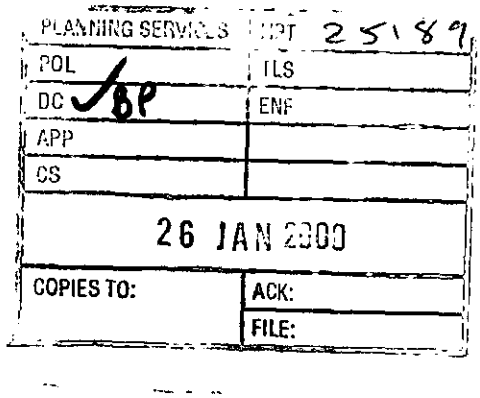
THE STUDIO ABOVE THE GARAGES SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

N.S. Trotter
25-1-00

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
e:mail@ssmb.demon.co.uk

Ms B Polnic
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Ref: F/2000/0296



24 January 2000

Dear Ms Polnic

Re: Angel Farm, Monks Alley, Binfield

Further to our conversation today I look forward to seeing you next Monday 31 January at 2pm. I shall be at the house by 1.30pm just in case you are running early.

Yours sincerely

Michael Brooke

cc Mr & Mrs Muir
Mr M Carter

P A R T N E R S
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

Planning & Transportation

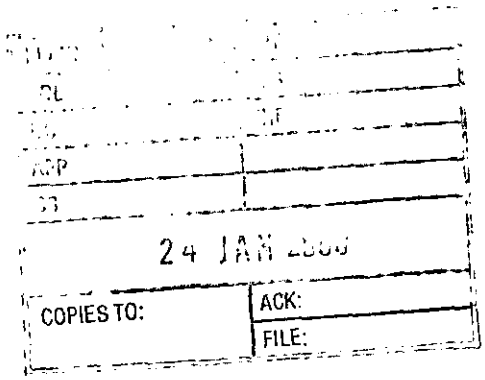
Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

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

My ref: JB/DC/6/3

Your Ref: F 2000/0296

Date: 20 January 2000



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

Mr C. Wood
Head of Planning and Transportation
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO: Basia Polnik

Dear Sir/Madam

Town and Country Planning Act 1990
Planning application number: F 2000/0296
Site: Angel Farm, Monks Alley, Binfield.
Description: Proposed single storey and two storey extensions to dwelling.

Thank you for inviting this Authority to comment on the above planning application.

As you are aware this site is situated within an area of countryside outside recognised settlements. Given the substantial size of the proposed extensions I would ask for the case officer to be satisfied that the proposals would not detract from the rural character of the area and are in keeping with the general scale and character of the property. I have no other comments to make on this proposal.

If you wish to discuss this matter further please contact Julia Bird on extension 1136.

Yours faithfully

E.A. Kunig

for **Borough Planning Officer**

Received by Wokingham District Council

Application No: F/2000/0296

Proposal:

Proposed single storey and two storey extensions to dwelling.

Location:

Angel Farm Monks Alley Binfield.

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 Basia Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~08 DEC 1999~~ 6-01-00	Map No. 56 Site 015
Officer: BP / Application No. F/2000/0296	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY AND TWO STOREY EXTENSIONS TO DWELLING

Location: ANGEL FARM ~~Elm grove Lane~~ ~~MONKS ALLEY~~ ~~(OH Green lane forest rd?)~~ Monks Alley.

Parish: HURST Ward: Hurst. 17.1.2000

Applicant: MR/MRS MUIR

Fee Received 95-00 (1) 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	No named streets! ✓	16/12	6/1
2	1:500 block plan showing existing & proposed dev. + adj. Properties	None supplied – parking? (7 bedrooms) ✓	16/12	6/1
3	Forms unsigned	Q3 ✓	16/12	6/1
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 : 17.1.2000 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	⇒ : Bradwell
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:

(Rural area)

No pre-apps

NEIGHBOURS:

S/N Sufficient

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
e:mail@ssmb.demon.co.uk

06 JAN 2000 0298

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

06 JAN 2000

6 December 1999

Dear Sir/Madam

Re: Angel Farm, Monks Alley, Binfield

Please find enclosed a completed planning application together with four copies of drawing Nos 1058.1-7 inclusive and a cheque in the sum of £95.

If you have any queries please contact me, access can be arranged through my office as I would like to meet the planning officer at the house.

Yours sincerely

Michael Brooke

cc Mr & Mrs Muir

Encs

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

1959/a

HOUSEHOLDER PLANNING APPLICATION

06. JAN. 2000

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.

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	MR. & MRS. MUIR
	ADDRESS	ANGEL FARM, MONKS ALLEY BINFIELD BERKS
	POST CODE	RG42 5PA Tel. No.
2. If you have an agent and want all correspondence to be sent to them	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
	POST CODE	Tel. No.
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	ANGEL FARM, MONKS ALLEY BINFIELD, BERKS RG42 5PA
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ONE AND TWO STOREY EXTENSIONS TO INCREASE SIZE OF HOUSE

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICK, TILES, WOOD TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES / NO)
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? (YES / NO)
If YES, please show details of any changes on the plans.

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

10. CHECK LIST Please ensure that you enclose the following:-

(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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS. MUIR

DATE 6/12/99

~~"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.
7[illegible]4/71 784/71	"	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	7.6.84	APP N/A
38049	MR & MRS S. MUIR	2/ST. HT OVER 2/ST. HT.	16.10.91	C/A
		PROVIDE LINK. (DEM. EX. ADD.)		
BRA 11269	"	HT/ALTS.	25.2.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE