SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3199

LOCATION:
Rocks Country Wines Loddon Park Farm New Bath Road, Twyford Reading.

APPLICANT:
Rock Country Wines Ltd C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 15/03/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Rock Country Wines Ltd
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3199

Parish: **TWYFORD**

Location: **Rock Country Wines, Loddon Park Farm, New Bath Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension 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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To prevent pollution of ground water.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, C5 and C1.
Loddon Area Local Plan Policies LBE1 and LC19.
Deposit Draft Wokingham District Local Plan Policy WCC1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/03/2001

Notice checked by: C. Hurst

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.

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3199

Applicant : Rock Country Wines Ltd C/O Colin Dawson And Associates.

Location : Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 14/02/01.....

Date Registered : 18/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 15/03/2001. 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 :

TWYFORD PARISH COUNCIL - Raise question of windows + chimney/fireplace.
ENVIRONMENT AGENCY - No objection - subject to condition.

Planning Issues :

* IMPACT UPON CHARACTER + APPEARANCE OF THE COUNTRYSIDE.

Application Number: F/2001/3199

Appraisal :

IMPACT UPON THE CHARACTER + APPEARANCE OF THE COUNTRYSIDE

The proposed dev. is single storey side extension to dwelling. There was a similar proposal approved on 29/06/00 (F/2000/1411) for s/st extension which was located to the side, but positioned further to the rear of the dwelling. The current proposal is similar in design although the width and depth dimensions are 4.6m x 6.9m.

As the dwelling is a new structure there is no previous cumulative development to consider. While the dining room will extend the width of the property, it is single storey and in keeping with the design and character of the existing dwelling.

As such the prop. extension will not have a detrimental impact upon the character or appearance of the surrounding countryside.

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

Application Number F/2001/3199
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			NO SOAKAWAYS SHALL BE CONSTRUCTED
			SUCH THAT THEY PENETRATE THE WATER
			TABLE AND THEY SHALL NOT IN ANY
			EVENT EXCEED 3 METRES IN DEPTH
			BELOW EXISTING GROUND LEVEL
			REASON
			TO PREVENT POLLUTION OF GROUNDWATER

RECORD OF SITE VISIT

SITE ADDRESS: Rocks Country Wines
Loddon Park Farm New Bath Road
Twyford Reading.

APPLICATION NUMBER: F/2001/3199

OFFICER: Farah Humayun

DATE OF SITE VISIT: 14/02/07

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RURAL AREA, AGRICULTURAL LAND.

3. DESCRIPTION OF SITE/BUILDING

DET PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SIDE 1/2 M WALL - AGRIC LAND.
OPEN FIELD TO REAR - NO BOUNDARY TREATMENT.
MOVED FROM EXISTING - OPEN TO SIDE - REPLACE BAY WINDOW.
PROP TO SIDE, REAR - SMALLER SUMMER HOUSE TO FRONT OF SITE.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING

LEVELS LEVEL

BOUNDARY TREATMENT ——

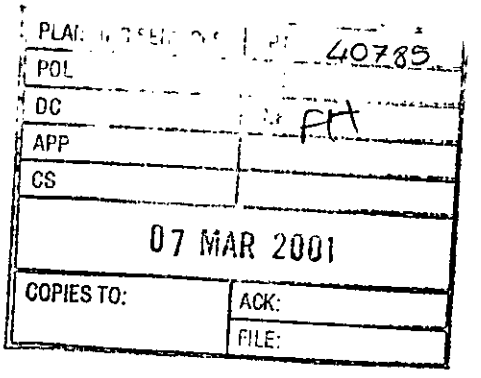
OTHERS

Our ref: SP\2001\003081\001
Your ref: F/2001/3199

Date: 5th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Farah Humayun

Dear Sir/Madam

SINGLE STOREY EXTENSION TO DWELLING
ROCKS COUNTRY WINES, LODDON PARK FARM, TWYFORD

Thank you for your letter dated 24 January 2001 which was received on 26 January 2001. You are asked to quote the following reference in any correspondence: SU77NE/9/28. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU779 768	240 metres	Loddon Park Farm

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Colin Dawson Associates, 1 Malvern Way, Twyford, Reading Berks RG10 9PY

FROM: Farah Humayun

DATE: 24 January 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS 39499
DC	ENF
APP	
CS	
02 FEB 2001	
COPIES TO:	CIR:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3199

Proposal: Proposed single storey side extension to dwelling.

Site Address: Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.

Applicant: Rock Country Wines Ltd C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 17/02/2001** .

The Council has made the following comments:-

1. There does not appear to be enough windows in the lounge/dining room - could the bay window at the back be reused?
2. The Council is concerned that the proposed chimney to the single-storey extension will, given the prevailing wind, discharge its smoke etc. straight into the bedroom windows above. The Council is not sure that a chimney/fireplace is appropriate in this situation.

SIGNED: _____ DATE: 30-01-01

Clerk To Twyford Parish/Town Council.

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3199

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/3199
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3199**
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3199

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

John Mitchell

John Mitchell
Development Control Manager

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Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3199

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3199**
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2001/3199

Proposal:
Proposed single storey side extension to dwelling.

Location:
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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

24 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: FH	Application No. F/2001/3199

Map No. 29 Site 0.33

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: LODDON PARK FARM NEW BATH ROAD

Parish: TWYFORD Ward: Twyford 24.01.01 -3'

Applicant: ROCK COUNTRY WINES LTD.

Fee Received 0.00 Required 0.00 Additional ..... Refund .....
F/2000/1411 Amendment.

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	1:200.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.01.01 - B. 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250 m landfill consultation

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

HERITAGE BODIES

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

OTHERS:

Pre app attached to previous application number F/2000/1411.
Grade 1 and 2 Agricultural Land
River Valley Policies Area
Rural area

NEIGHBOURS:

Site notice and see map

18 JAN 2001 3199

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

M.L. Original

The Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/532
16th January 2001

Dear Sir

RE; LODDON PARK FARM, TWYFORD

Please find enclosed an application for Planning Consent with regards to a single storey side extension to the above property.

The application is an amended proposal which has been previously granted planning consent under reference F/2000/1411 dated the 29th June 2000.

The application is submitted for substantially similar proposals and therefore, no fees are payable as it is submitted within twelve months of the previous permission.

My client now wishes to integrate the proposals more fully with the existing building and introduce an open fireplace within the room.

If you have any concerns with regards to these amended proposals, I would very much appreciate the opportunity of talking with you should a refusal be contemplated.

Yours faithfully

Colin Dawson
Encs

1933

(1) Rocks Country Wines Ltd

ADDRESS Loddon Park Farmhouse PARISH Twyford

PLOT No. New Bath Road ORD. SHEET No. SU-787629

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02572	W.R. Bennett Ltd.	Alts. to form 2 dwellings	12.6.75	C/A
03324	"	"		C/A
BR 3314	"	"	2.9.75	APP
19998	Mr. M. Rock	Farm buildings for	22.9.83	5 yrs.
		wine-making + add. barn		
20316	Ind. Design Consultants	O/L. conv. of	17.11.83	
		barn/housing bldgs. to		Ref
		studio. w/shop &		
		house with part offices		
[illegible]2170	Mr. M. Rock.	Barn	21.11.83	APP
20557	"	"	5.1.84	C/A
29951	W/drawn			
31136	Rocks Country Wines	Renewal 19998	31.8.88	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

(2) Rocks Country Wines

ADDRESS Loddon Park Farmhouse PARISH Twyford

PLOT No. New Bath Road ORD. SHEET No. SU. 787629

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]1424	W/dr.			
31714	Mr. M. Rock	S/St. visitors' reception	15.2.89	C/A
		& office		
31715 Appeal	"	Domestic accomm	14.12.88	Ref
35770	" O/L	Det. dwelling house	28.[illegible].90	C/A LA
35852	Rocks Country Wines	Ill. entrance sign	1.8.90	Ref
36787	"	4 caravans (dom)	9.1.91	31.1.92
		1 " (office)		31.1.93
37107	"	House, garage, store	29.5.91	C/A
		(35770)		
37108	"	Rebuild bottling	20.3.92	C/A LA
		hall incl. office-toilets		
BRA 10939	"	" "	13.12.91	APP

MINISTRY DECISION 31715 – Appeal dismissed – 2.2.90

F/2000/1411 Rocks country wines s/st/s + det. summer house 29.6.00 APP

1933

(3)

ADDRESS Loddon Park Farm PARISH Twyford

PLOT No New Bath Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0880	Mr H ROCK	S/St Side Ext	23.08.00	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 18 JAN 2001 * 3199

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 Address and postcode Phone number	Rock Country Wines Limited Loddon Park Farm New Bath Road, Twyford, Reading, Berks RG10 9RY Tel 0118 9342344
2	Agent's Name Address and postcode Phone number	Colin Dawson Associates 1 Malvern Way, Twyford, REading, Berks RG10 9PY 0118 9343322
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.	Loddon Park Farm. New Bath Road Twyford, REading, Berks RG10 9RY
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey side extension Amendment to approval F/2000/1411 + summer house
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.	Please refer to plans
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

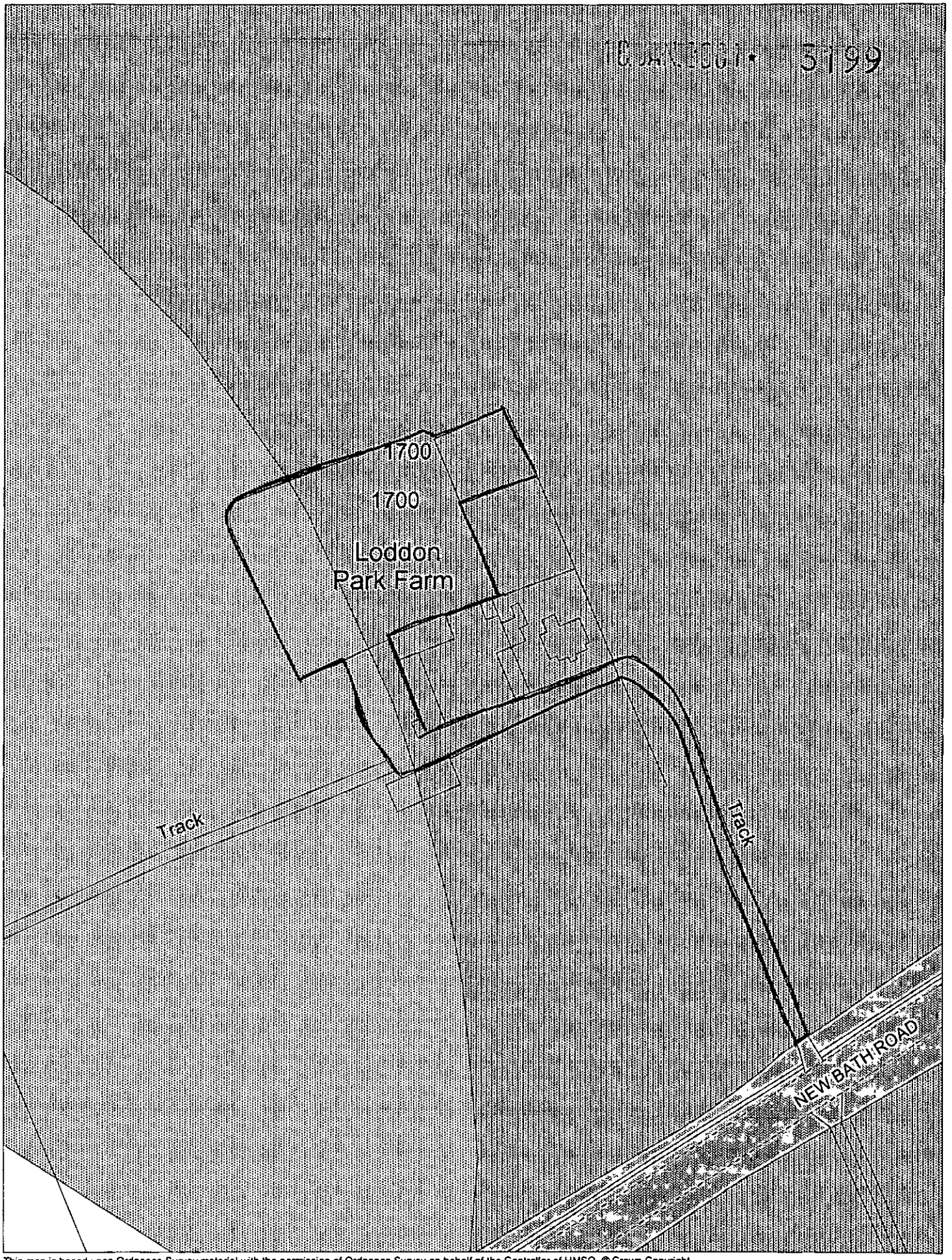
Your signature: [signature]

on behalf of Mr H Rock

Date 16/01/01

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

18 JAN 2001 5199



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Development Control Section, Environmental Services, Wokingham District Council.

22 January 2001 Scale: 1 : 1250

N
W E
S