APPLICATION NO:
F/2001/5196

LOCATION:
Little Scarletts Scarletts Lane, Kiln Green Reading.

APPLICANT:
Mr & Mrs Wallace C/O R G Butler And Associates

PROPOSAL:
Proposed two storey front extension to dwelling plus single storey front extensions.

EARLIEST DATE FOR DECISION: **08/12/2001**
28 day Expiry : 12 Dec 01
APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Andrew Thorley**

304

00

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Wallace
C/O R G Butler and Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Application Number: F/2001/5196

Parish: **WARGRAVE**

Location: **Little Scarletts, Scarletts Lane, Kiln Green, Reading.**

Proposal: **Proposed two storey front extension to dwelling plus single storey front extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development together with previous developments would cumulatively result in a disproportionate addition to the scale of building and scale of development on site, to the detriment of the character and openness of the Metropolitan Green Belt. As such the proposed development would be contrary to policy C4 of the Berkshire Structure Plan, policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft) and to Green Belt Local Plan policy 9.

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 Policy C4.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WGB1 and WGB3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

Notice checked by: _____

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.

Date: 26 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5196

Location: Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Applicant: Mr & Mrs Wallace C/O R G Butler And Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

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

App No. 5196 (Planaps) / (Ludhouse) Date Rec. 21/11/01

Location: little Scarletts Scarletts Lane

Kiln Green Parish

Applicant: Mr + Mrs Wallace

Description of attached plans

Parking layout

Drawing No's:

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:

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:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

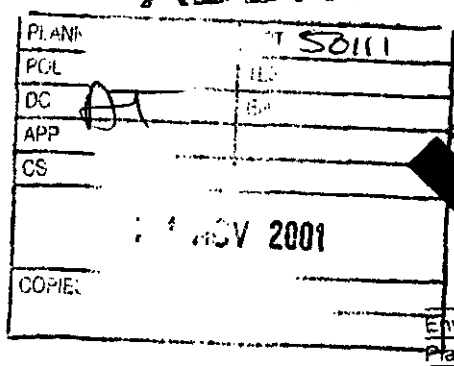
New Description

CASE OFFICER AT

Consultations Sent by Admin. on 26.11.01

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN 5196





Tel. **0118 974 6441**

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

Date: 14 November 2001

Your Ref:

My Ref: **Andrew Thorley - F/2001/5196**

Mr & Mrs Wallace
C/O R G Butler And Associates
11
Strathmore Drive
Charvil
Berkshire
RG10 9QT

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2001/5196
Site Address: Little Scarletts, Scarletts Lane, Kiln Green, Reading.
Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

We will try to determine your application within 8 weeks.

If for any reason your application cannot be registered as valid we will contact you again as soon as possible. However, it is not always obvious that insufficient information and/or inaccurate drawings have been submitted until after the case officer has visited the site. If we do not notify you otherwise within 28 days of this letter you may assume the application is valid and the 8 week determination date of **24/12/2001** also mentioned in the next paragraph is correct.

If you have not received notification of the outcome of your application by **24/12/2001** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions & they can be contacted on (0117) 987 8000.

If you have any queries concerning your application contact your case officer, **Andrew Thorley,** on **0118 974 6441** quoting reference number **F/2001/5196.**

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Andrew Thorley

Development Control Officer

Tvew - Urgent

Sandra Bayden

From: Jane Sartin
Sent: 17 January 2003 14:15
To: Sandra Bayden
Subject: FW: Kiln Green Application

Sandra,

Sorry to chase on this, but Frank is anxious for the information as soon as possible, as he needs to discuss the matter further with the residents involved.

Regards,

Jane.

-----Original Message-----
From: Jane Sartin
Sent: Tuesday, January 14, 2003 11:08 AM
To: Sandra Bayden
Subject: Kiln Green Application

Sandra,

I contacted you last week about the application below, after Frank requested more details. You brought me down the decision notice. Frank has now asked for more information - he wants further background as to why it was refused, in particular the % increase proposed, and how much that was over the officer's limit of acceptability. As I mentioned before, the planning officer listed for it has now left.

Regards,

Jane.

Application No.: **F/2001/5196**

Location: Little Scarletts, Scarletts Lane, Kiln Green

Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Planning Officer: Andrew Thorley

Decision Date: 30/01/02

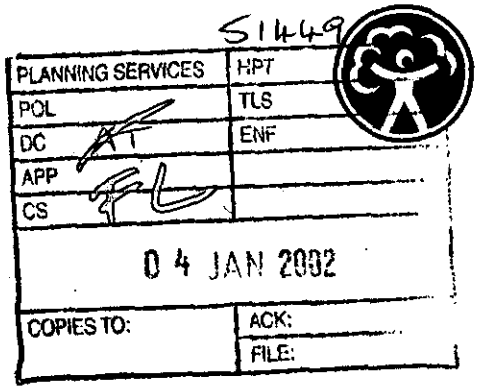
Decision: **Refused**

Jane Sartin

Political Assistant to the Conservative Group
Chief Executive's Department
Wokingham District Council

Tel. - 0118 974 6005
Fax - 0118 974 6014

Sandra - in response could you send a copy of officers report & and calculations attached to officers report
In Green Belt normally accept cumulative increase of 30% in this instance not including stables cumulative increase ~~Not~~ together with proposed would equate to 60%



Our Ref : SP/2001/004871-1/1
Your Ref : F/2001/5196

Date : 31 December 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

51449

ENVIRONMENT AGENCY

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

Dear Sir/Madam

TWO EXTENSIONS TO DWELLING -
LITTLE SCARLETTS, SCARLETTS LANE, KILN GREEN READING

Thank you for your letter dated 14 November 2001, received on 16 November 2001. Please quote the following reference in any correspondence: SU87NW/17/6. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that 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.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

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. If you have any further queries, please contact me, on 01276 454349 quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

CC: R.G. Butler and Associates

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ADK:
	FILE:

Date: 26 November 2001

To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2001/5196

Location: Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Applicant: Mr & Mrs Wallace C/O R G Butler And Associates.

Case Officer: ~~Andrew Thorley~~ FL

The new plans show the following: Parking layout.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

No comment

Sheldon

LOB MG

DELEGATED

FROM: Andrew ~~Thorley~~ FL

DATE: 14 November 2001

WARGRAVE PARISH CONSULTATION SHEET

RECEIVED

PLANNING SERVICES	HPT
POL 15 Nov	TLS
DC	ENF
APP CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5196

Proposal: Proposed two storey front extension to dwelling plus ~~single storey front~~ extensions..

Site Address: Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Applicant: Mr & Mrs Wallace C/O R G Butler And Associates.

Your observations are required in respect of this application **by 08/12/2001** .

No comment

SIGNED: _____ DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

(1) ADDRESS LITTLE SCARLETTS ~~BATH ROAD~~ PARISH WARGRAVE

PLOT No. SCARLETTS LANE ORD. SHEET No SU 8178 (2

BUILDER c/o/ADDRESS 20-5-97

Plan No.	Applicant	Description of Development	Date of Decision	Decision
466/55	Mrs. M. S. Cullen	Alterations & Additions	21.7.55	APP AP
BR 595	Mr. R. Collis	Granny annexe & new bedroom	2.5.74	APP. N/A
00613	"	" "	13.6.74	N/A. C
27205	WOKINGFORD O/L	HOUSE & GARAGE LAND ADJ.	18.3.87	REF
27244	" O/L	"	18.3.87	REF
BRA 2470	WOKINGFORD LTD.	MAIN DRAINAGE CONN	18.3.87	APP
30085			15.6.88	C/A
LRA 4868	MR. W. CORDELL	GARAGE	16.3.88	APP
30580	"	EXT.	14.7.88	C/
~~30[illegible]~~ 30570	"	FENCE	14.7.88	C/
BRA 5924	"	EXT.	16.9.88	APP
35871	"	2 STABLES / TACK ROOM / ACCESS TO ADJ. DRIVEWAY	30.7.90	C

DATE OF COMPLETION

MINISTRY DECISION 27244 - APPEAL DISMISSED - 11-11-87

SPECIAL ORDERS

DRAINAGE

091074

40237 " CONSERVATORY 18.12.92 C

1933

(2) LITTLE SCARLETTS

ADDRESS [illegible] PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8178 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
42925	MR & MRS W. CORDELL	DET HOUSE & GARAGE LAND ADJ.	21.7.94	K

MINISTRY DECISION

SPECIAL ORDERS

18 Dec 1992 Conservatory

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: W CORDELL
C/O R G BUTLER & ASSOCIATES
1 MARKET PLACE MEWS
HENLEY
OXON RG9 2AH

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

Application No.40237 (F)

Proposal:
CONSTRUCTION OF CONSERVATORY TO REAR OF DWELLING
LITTLE SCARLETTS BATH ROAD WARGRAVE

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 materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.(14)

02 REASON To ensure that the development will be of satisfactory appearance.(9R)

continued/-

Application 40237 continued

Date 18 DEC 1992

18 DEC 1992

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.

30 July 1979 Stables

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR W CORDELL
C/O R G BUTLER & ASSOCIATES
11 STRATHMORE DRIVE
CHARVIL
READING BERKS RG10 9QT

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1HH

Application No 35871 (F)

Proposal:
CONSTRUCTION OF TWO STABLES AND TACK ROOM WITH GATED ACCESS TO ADJOINING PRIVATE DRIVEWAY
LITTLE SCARLETTS BATH ROAD HARE HATCH WARGRAVE

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 41(1) of the Town and Country Planning Act 1971.(3R)

02 All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.(14)

02 REASON To ensure that the development will be of satisfactory appearance.(9R)

03 The existing trees and laurel hedge adjacent to the building shall be retained and maintained to the satisfaction of the District Planning Authority.

03 REASON In the interest of visual amenity.

04 The stables hereby permitted shall be used for the stabling of horses for domestic purposes only and shall not be used for business or commercial purposes nor for any other purpose whatsoever.

04 REASON In the interest of amenity and a business use would be harm

continued

Application 3587/1 continued

inappropriate form of development for this site.

05 A properly constructed manure stead shall be provided and located immediately adjacent to the development hereby permitted.

05 REASON In the interests of amenity.

06 Before the proposed development is commenced all the visibility splays and other site line areas shown on the approved drawings shall be provided to the satisfaction of the District Planning Authority and these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

06 REASON In the interests of road safety and traffic movement (S.L.R.)

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s): (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development. (671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151 (679)

Storage and disposal of animal wastes shall be subject to the requirements of the Chief Environmental Health Officer (692)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151 (708)

Date 30 JUL 1990 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 1971 only. Approval may also be required under the Building Regulations.

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

/continued

Application 35871 continued

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.

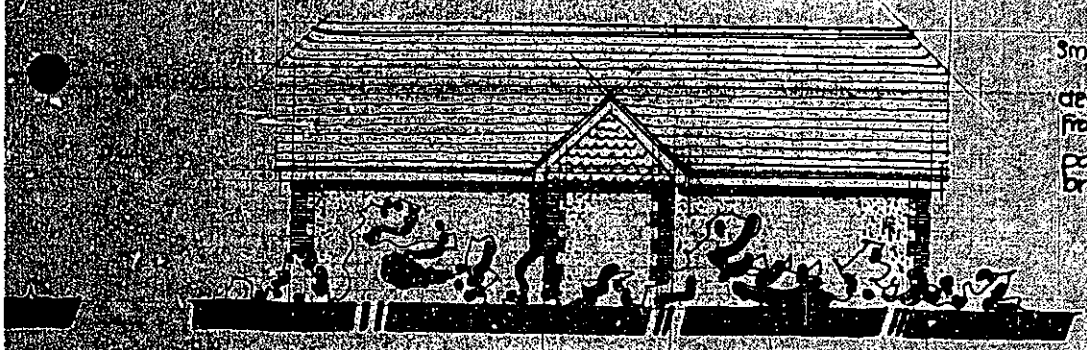
(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to the 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.

3587

11 MAY 1990

DELEGATED



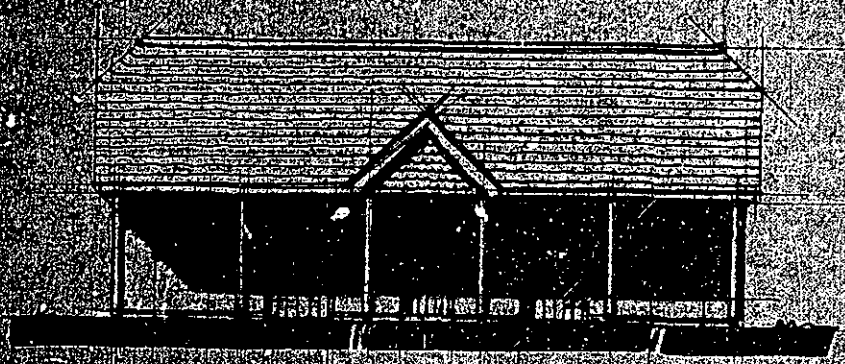
Small plain tiled roof.
decorative tile hanging in front & rear gables
painted render walls with brick quoins

REAR

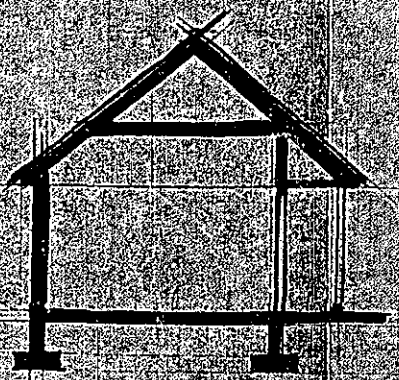
R G BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9ET Tel 0734 340569	
LITTLE SCARLETTS BATH ROAD KILN GREEN	
scale 1:100	dg no LS/2/2
date Apr 90	

A3

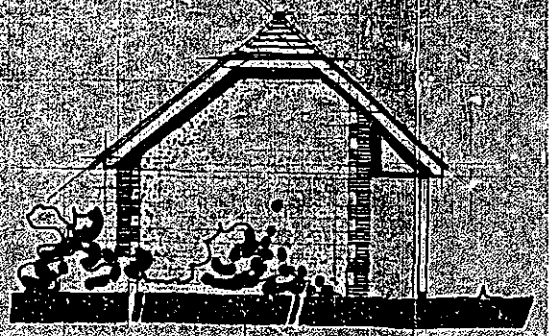
A2



FRONT



SECTION



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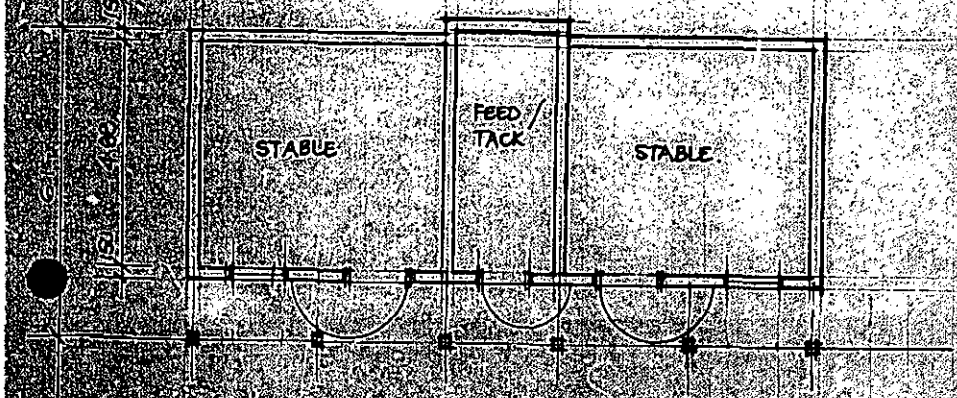


PLAN

10 Aug 1988 Extension

PLANNING PERMISSION

P
SC

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR W CORDELL
C/O R G BUTLER & ASSOCIATES
11 STRATHMORE DRIVE
CHARVIL
READING RG10 9QT

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

Application No.30560 (F)

Proposal:
EXTENSIONS AND ALTERATIONS TO PROVIDE ADDITIONAL LIVING ACCOMMODATION
LITTLE SCARLETTS BATH ROAD WARGRAVE

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 41(1) of the Town and Country Planning Act 1971 (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 (6)

02 REASON To ensure that the materials are in keeping with those existing (4R)

03 The extension hereby permitted shall only be used as domestic accommodation ancillary to the existing dwelling as such on the site (18O)

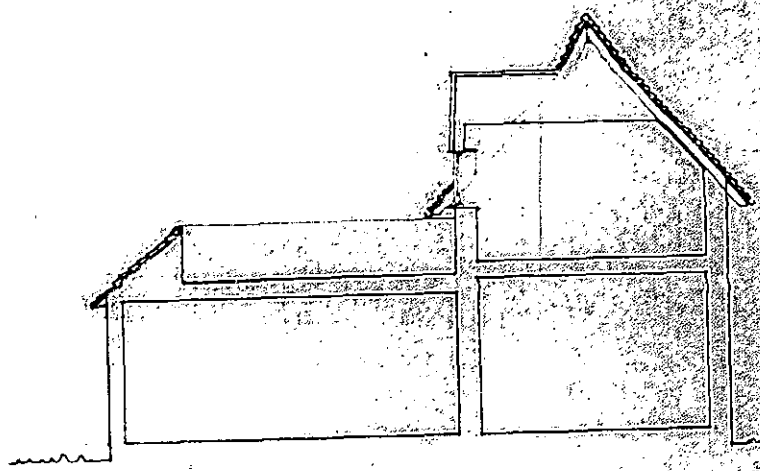
03 REASON In the interests of amenity (9OR)

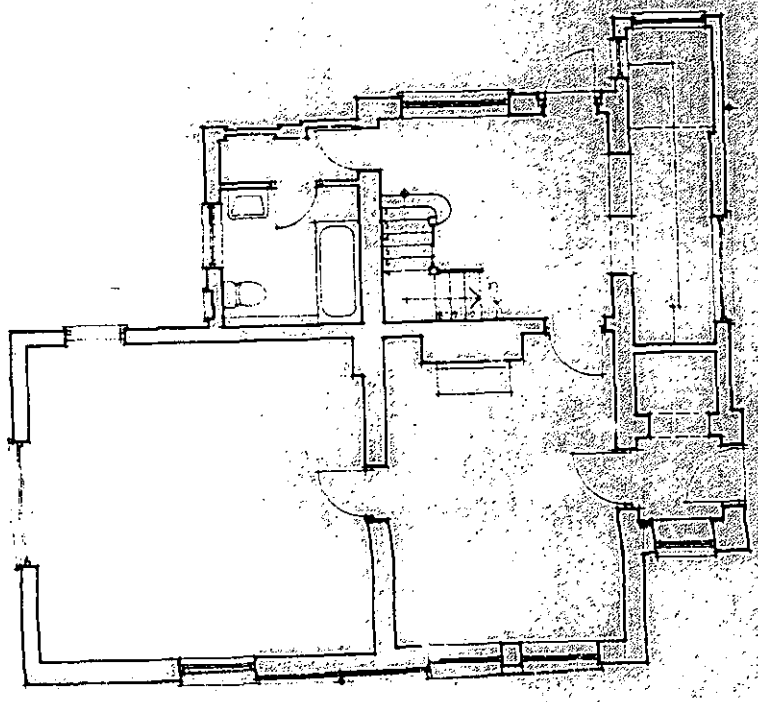
Date .....

.....
Planning Officer

10 AUG 1988

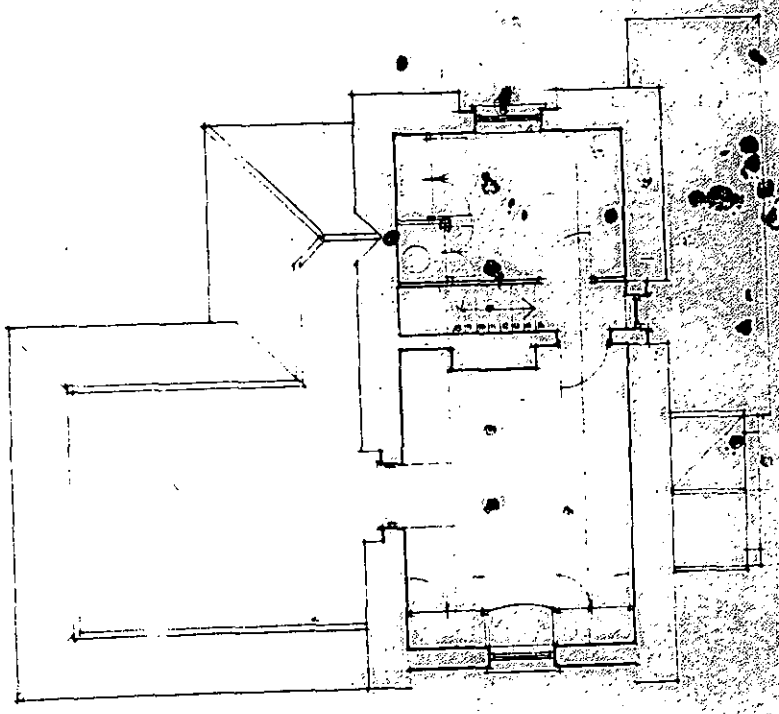
continued/-





30 560

13 APR 1988



DELEGATED

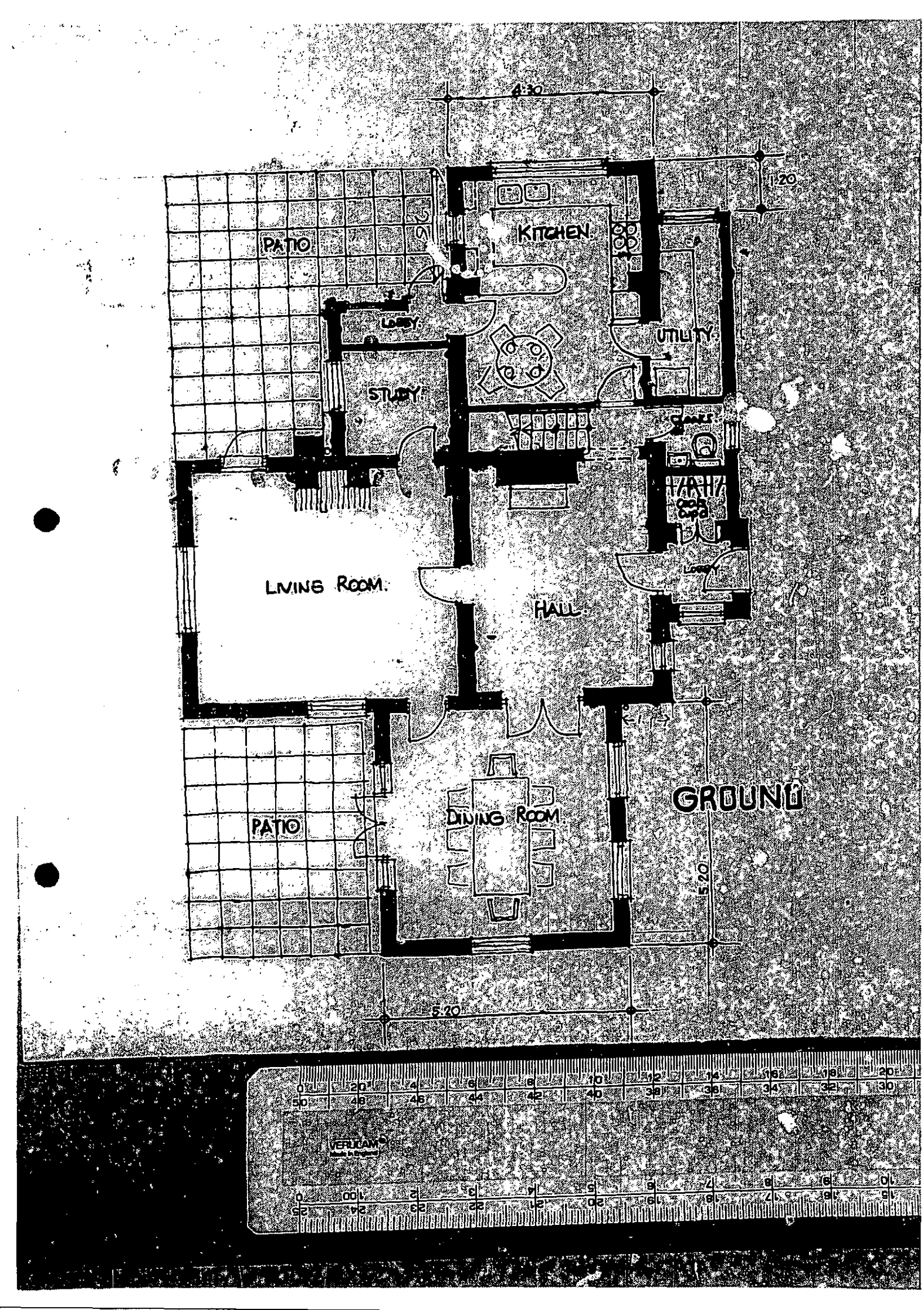
SURVEY

R G BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL
READING RG10 8ET
TEL 0734 340569

PROPOSED EXTENSION AT
LITTLE SCARLETTS
BATH ROAD KILN GREEN

Scale 1:100 | dwg LS / 3
date Feb 88

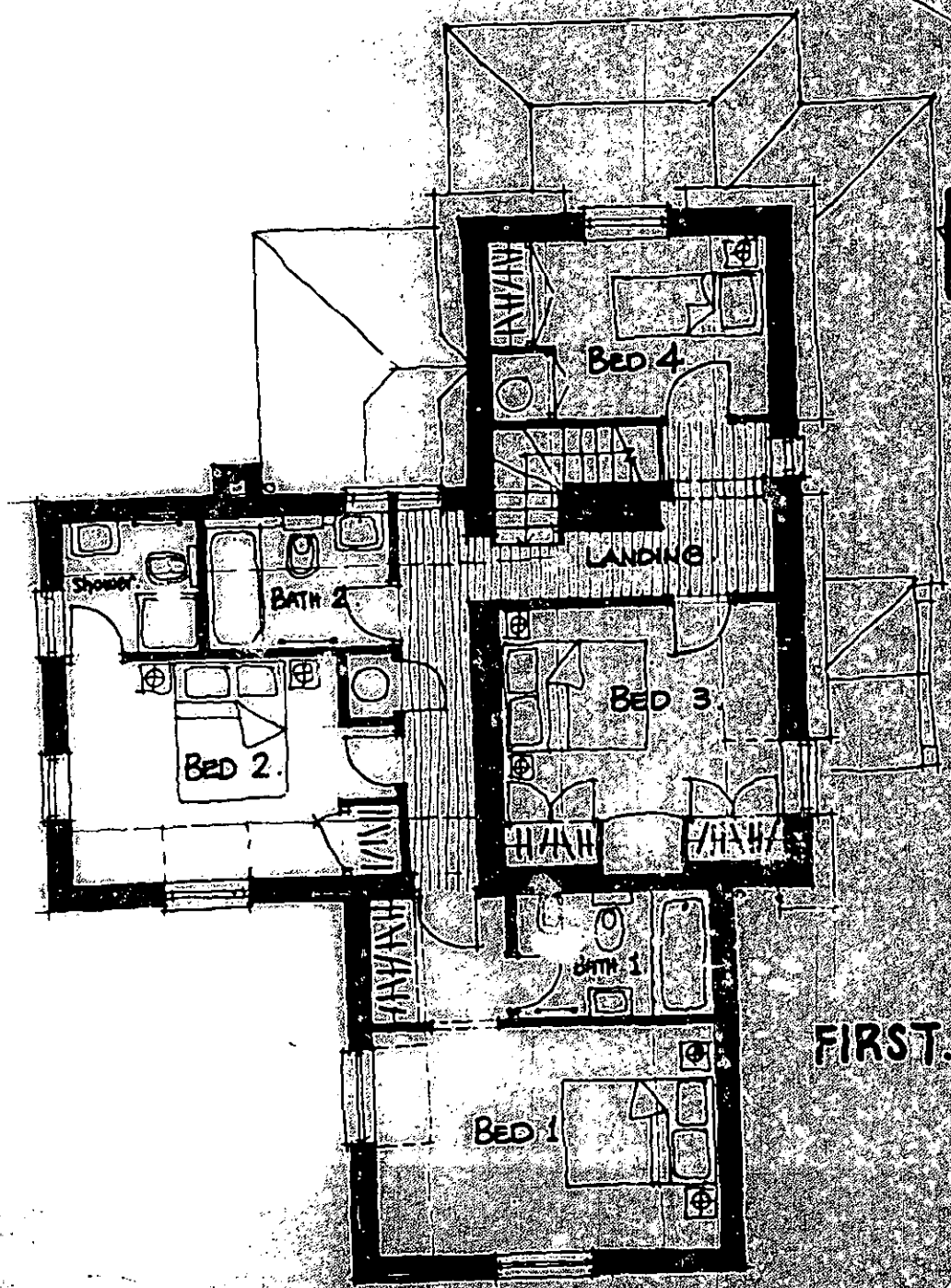
9


4·30
1·20
KITCHEN
PATIO
LOBBY
UTILITY
STUDY
CLOAKS
LIVING ROOM
HALL
GROUND
DINING ROOM
PATIO
5·20
5·20

13 APR 196

30560

DELEGATE



FIRST.

R.G. BUTLER & ASSOCI
11 Strathmore Drive Chan
RG10 9 17 Tel 0734 340

PROPOSED EXTENSION AT
LITTLE SCARLETTS BATH R
READING

Scale 1:100 Date Mar 86

1/500 ft

BLUNDELL HARLING

30560

Extensions & Alterations to Provide Additional Civil Accom

Little Scarlotts Bath Rd Wangrave

This is an ~~part ground floor extension~~ application in 3 parts

① ground floor kitchen extn at western side of house measuring 4.3 x 1.85m providing 7.95m²
new floorspace

② 2 storey extn at eastern side of building measuring 5.2 x 5.2m and providing a new sitting room at ground floor and new bedroom with en-suite at first floor providing a total of 54.08m²
new floorspace

③ First floor extension above existing ground floor ~~extn to provide [illegible]~~ living room to provide 25m²
new floorspace

The extensions have increased the property from a 2 bedroom property with 3 rooms downstairs + utility room to 4 bedroom property with 4 rooms downstairs & utility room

The site is 0.42 Ha / 1.037 acres and screened to north by mature hedging which has recently been trimmed. In the east, scattered [illegible] is formed by [illegible] and hedging [illegible] also present at [illegible] & western boundaries [illegible] is no residential property at western boundary

R. G. Butler & Associates
architectural designers
11 Strathmore Drive
READING
Berkshire RG10 9QT
Tel: 0734-340569

DELEGATED

Wokingham District Council
Planning Dept
Shute End
Wokingham
Berks.

13 APR 1988
30560
8. 4. 88

Dear Sirs:

re. Little Scarletts, Bath Road, Kiln Green.

I enclose herewith a planning application for extensions to the above property. I realise the property is situated within the Green Belt and as such is subject to certain limitations within the policy document. However, I would ask you to consider this application on its own merits.

At present the property is a small 2 Bedroomed cottage with a single bathroom/toilet facility on the ground floor only, a limited galley kitchen, Living and Dining Rooms. The site size however is a generous 0.42 Ha which suggests a retirement cottage on a family sized site.

The gross area of the existing cottage is 1450 sq.ft. and the proposed increase is 975 sq.ft. thus a total increase of approx. 67%. However, the increase in ground coverage is only about 33%.

The proposed extensions have been designed so as not to lose the profile and identity of the original cottage whilst at the same time

2. cont.

Blend with the architectural style, using matching external materials.

If approved, this extension would bring Little Scarletts more into line with the size and scale of accommodation offered by the three adjacent properties, Kestrels, Copsemead House and Hampton.

I look forward to receiving your decision.

Yours faithfully

R G Butler

10 Aug 1988 Fence

P
SC

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MRS A CORDELL
LITTLE SCARLETTS
BATH ROAD
KILN GREEN
BERKSHIRE RG10 9SD

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

Application No.30570 (F)

Proposal:
ERECTION OF FENCE
LITTLE SCARLETTS BATH ROAD KILN GREEN WARGRAVE

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 41(1) of the Town and Country Planning Act, 1971. (3R)

02 This permission is in respect of the application as amended by the revised drawings received on 14.07.88. (150)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site. (138R)

03 The proposed fence shall be a post and rail fence not exceeding 4 feet in height and shall be constructed of 'rustic' type posts and rails only to the satisfac[illegible] the District Planning Authority.

03 REASON In the in[illegible]ts of visual amenity. (13R)

04 The position of the proposed fence shall be as shown on the approved plan which shows the fence to be sited between 5 metres and 6.5 metres from the A4 Bath Road highway and at least 1 metre from the Scarletts Lane highway.

04 REASON In the interests of highway safety and visual amenity.

05 The fence shall be situated behind a visibility splay of 2 metres by 90

continued/-

Application 30570 continued

metres measured at the junction of Scarletts Lane and the private access drive of Little Scarletts. Dimensions are to be measured along the edge of the drive and along the back edge of the carriageway from their point of intersection.

04 REASON In the interests of road safety (550R)

Date.....

10 AUG 1988

L.F. Wilson
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 1971 only. Approval may also be required under the Building Regulations.

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.

1st April 1988
Double Garage

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR W CORDELL
C/O R G BUTLER & ASSOCIATES
11 STRATHMORE DRIVE
CHARVIL
READING BERKS RG10 9QT

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

Application No.30085 (F)

Proposal:
ERECTION OF A DOUBLE GARAGE
LITTLE SCARLETTS BATH ROAD KILN GREEN WARGRAVE

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 41(1) of the Town and Country Planning Act, 1971.(3R)

02 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

02 REASON To ensure that the materials harmonise with the surroundings.(10R)

03 The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

03 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

Date.....

11 APR 1988

District Secretary

continued/-

Application 30085 continued

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 1971 only. Approval may also be required under the Building Regulations.

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

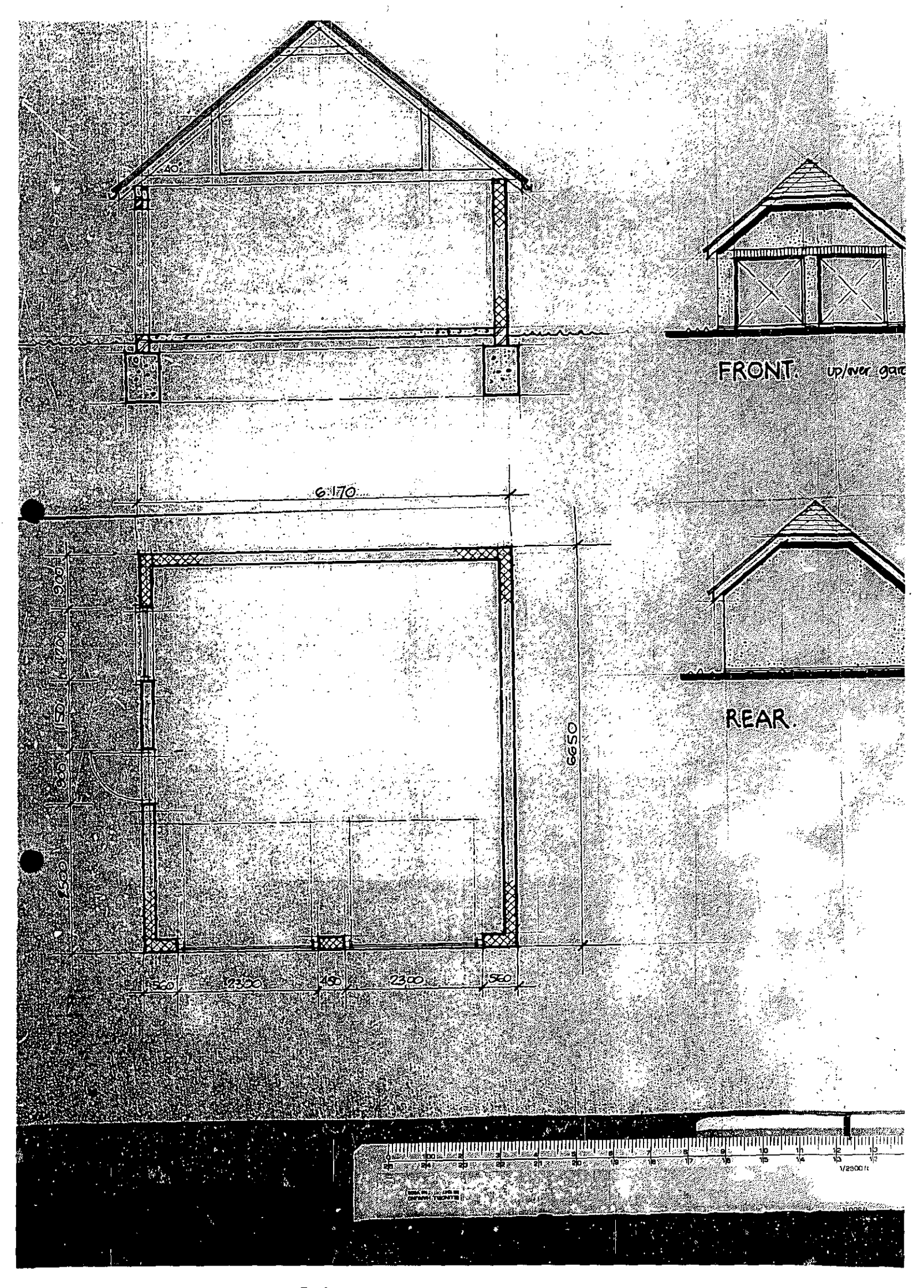
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(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.


6170
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560
2300
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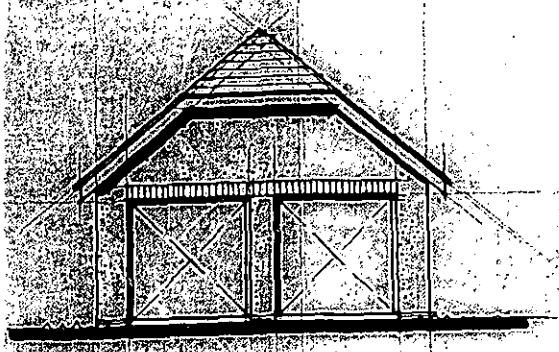
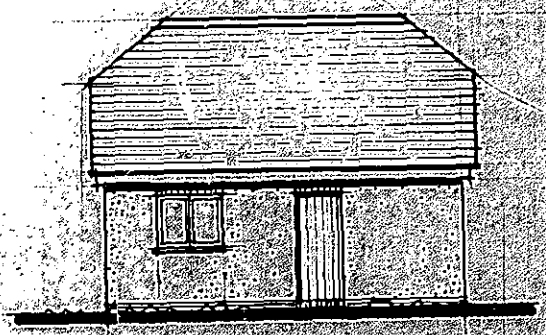
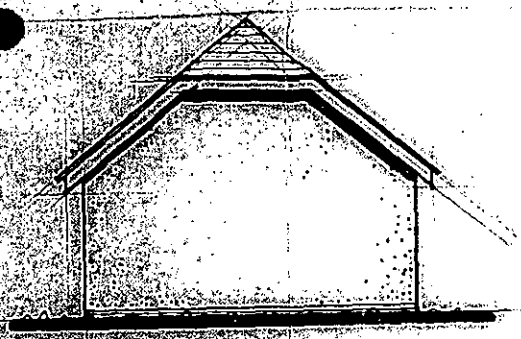
FRONT.
REAR.



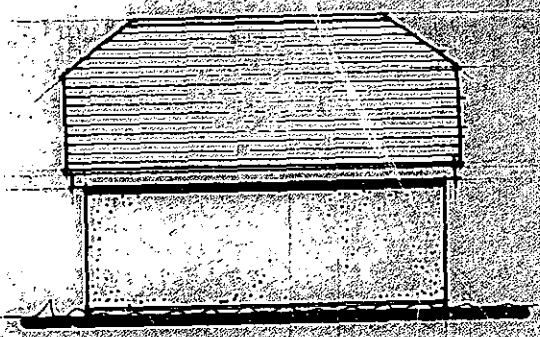
FRONT. up/over garage doors



SIDE



REAR.



SIDE.

small plain tiled

rendered block
brick plinth
render painted
match house

R G BUTLER & AS
11 STRATHMORE DRIVE
READING RG10 9QT
Tel. 0734 340569

PROPOSED GARAGE
LITTLE SCARLETTS
BATH ROAD KILN

scale 1:50 1:100

date Feb. 88

Drawings Annex 8

17 June 74

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

JRS/PMS

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To:

Mr. R. Collis,
C/o Architectural Design Services,
1A Wroxham Road,
Woodley,
Reading, Berks.

Application No: 00513

Proposal: 'Granny' Annexe with bedroom over at Little Scarletts Bath Road, Kiln Green, Hargrave.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 12th day of June 1974, subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. 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.
3. Upon the proposed self contained extension hereby permitted ceasing to be occupied by Mrs. Lever it shall then be fully integrated with the accommodation of the present main dwelling and it shall not be occupied as a separate dwelling unit.
4. Notwithstanding the provisions of the Town & Country Planning General Development Order 1973, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41(1) of the Town & Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. The District Planning Authority are not prepared to permit the development of the dwelling into two self contained units on a permanent basis and this permission is only granted due to the particular circumstances of this case.
4. To prevent an overdevelopment of the premises and to safeguard the amenities of the adjoining properties.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: 17 JUN 1974

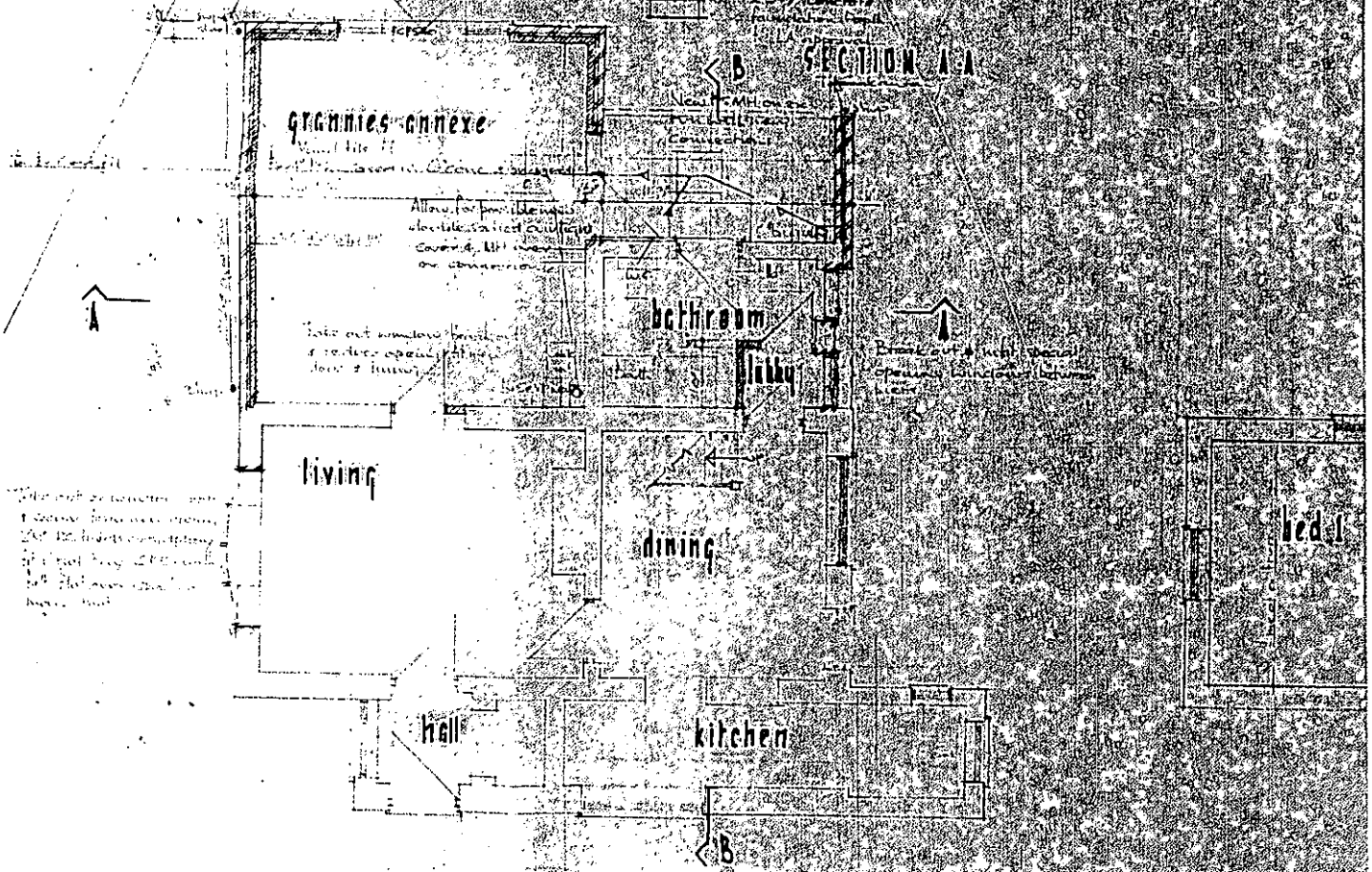
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

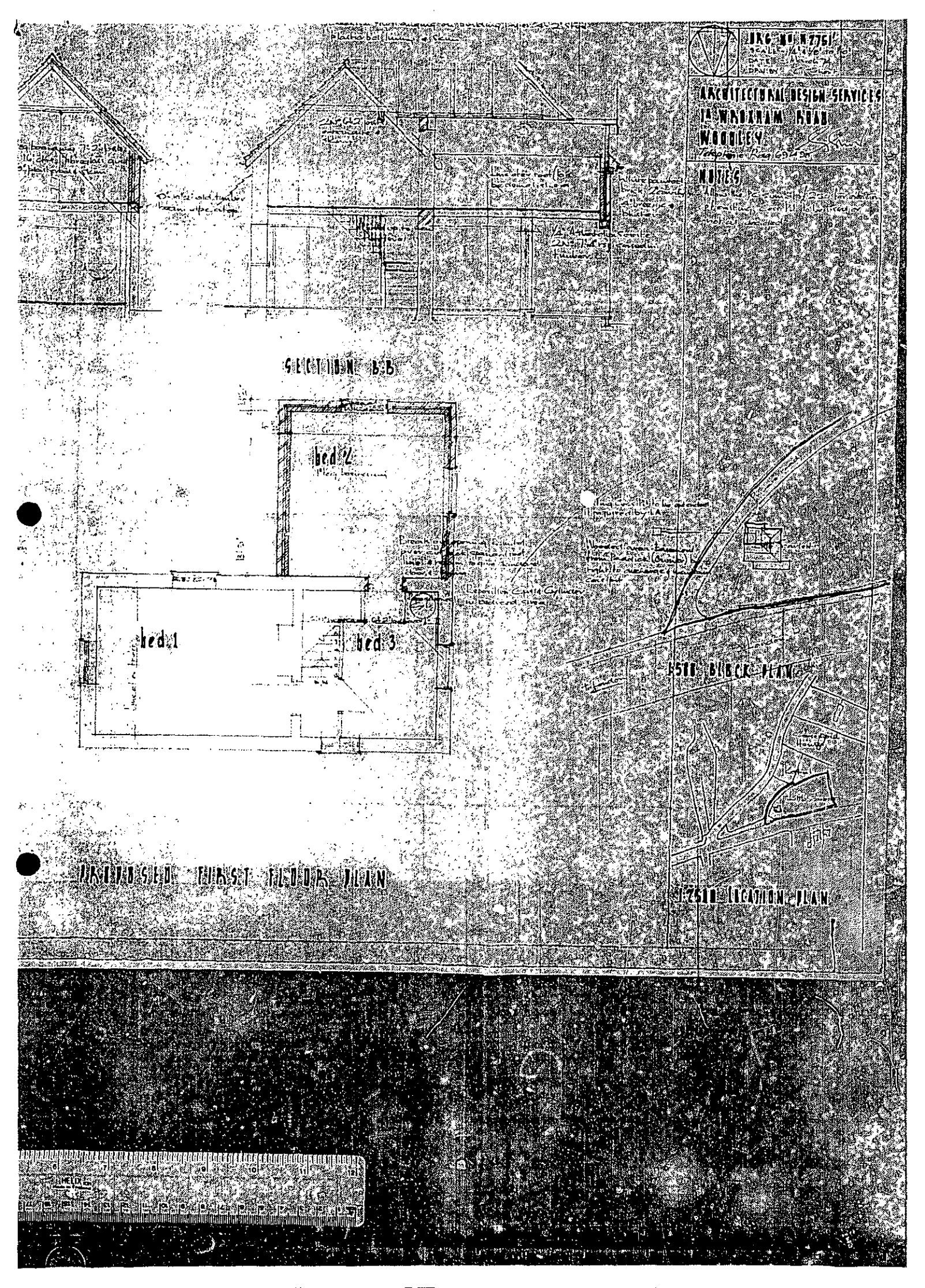
PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN

PROPOSED

00613


JRC NO. N.2761
ARCHITECTURAL DESIGN SERVICES
WOODLEY
NOTES
SECTION B.B
bed 2
bed 1
bed 3
SITE BLOCK PLAN
PROPOSED FIRST FLOOR PLAN
LOCATION PLAN

21 July 1955

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947.

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mrs. M. [illegible],
c/o Messrs. E. Paddick & Sons,
WOKINGHAM-on-THAMES,
Berks.

Application No. 486/55

Proposal Alterations and additions at The Lodge, Scarletts, Bath Road, Hare Hatch, Wargrave.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 12th day of July 1955 subject to compliance with the following conditions:-

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

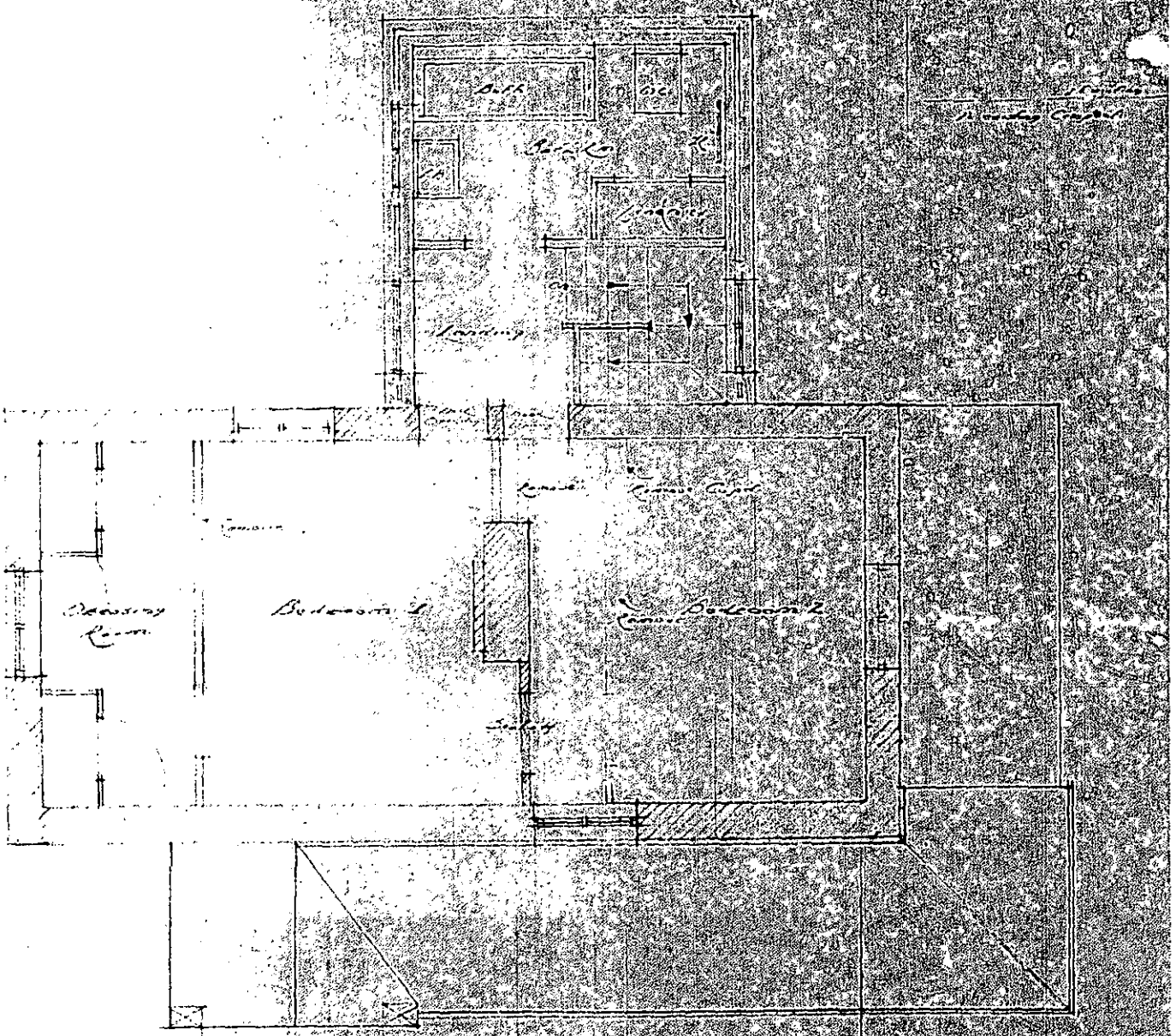
Except as aforesaid any permission granted is subject to due compliance with the byelaws, and general statutory provisions in force in the District.

Dated 21st July 1955

[illegible]
Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.

466/55



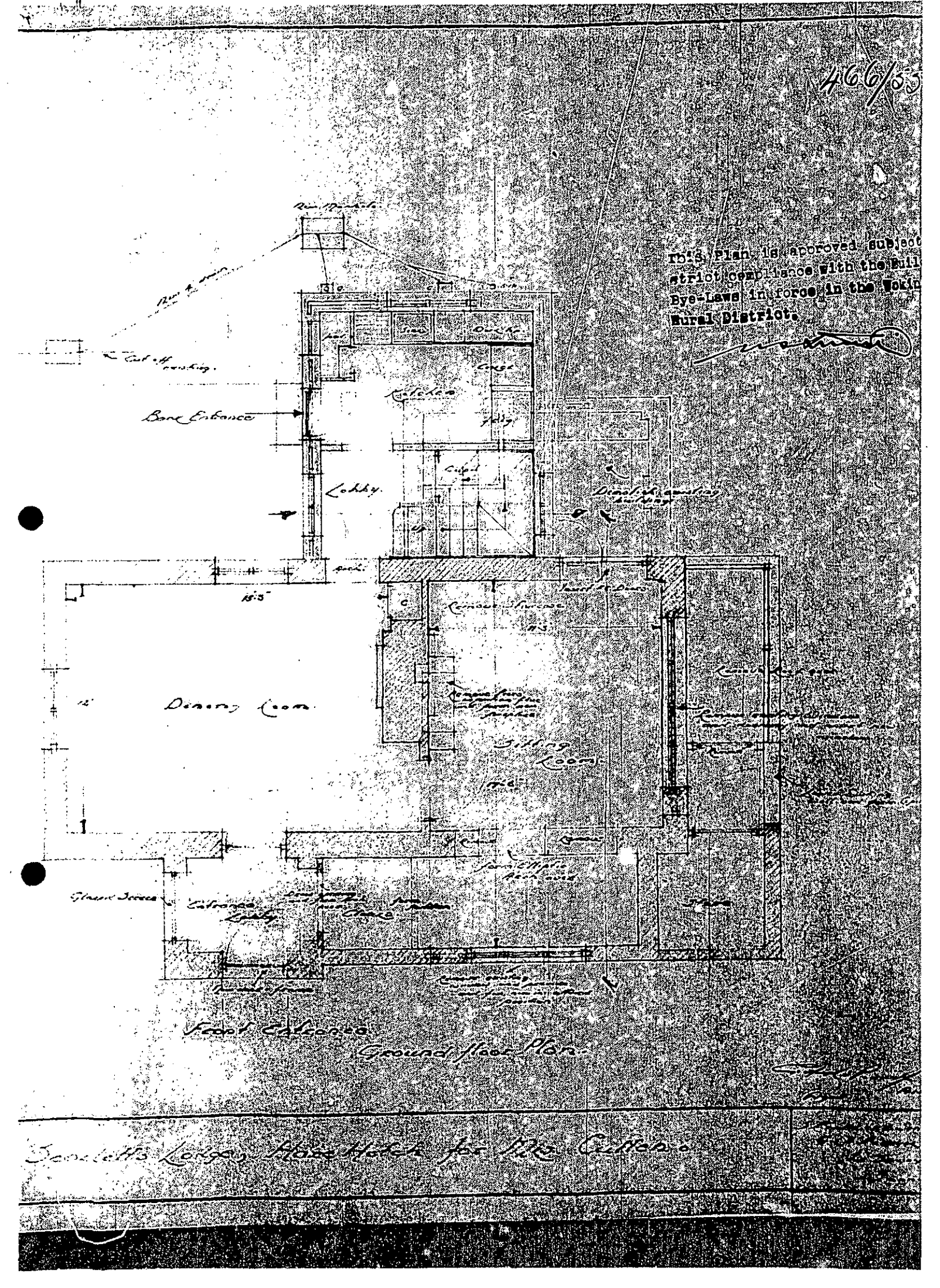
First floor Plan

Scale: 1/4" = 1 foot
Sheet No. 1
June 1955

Proposed modernisation and extension

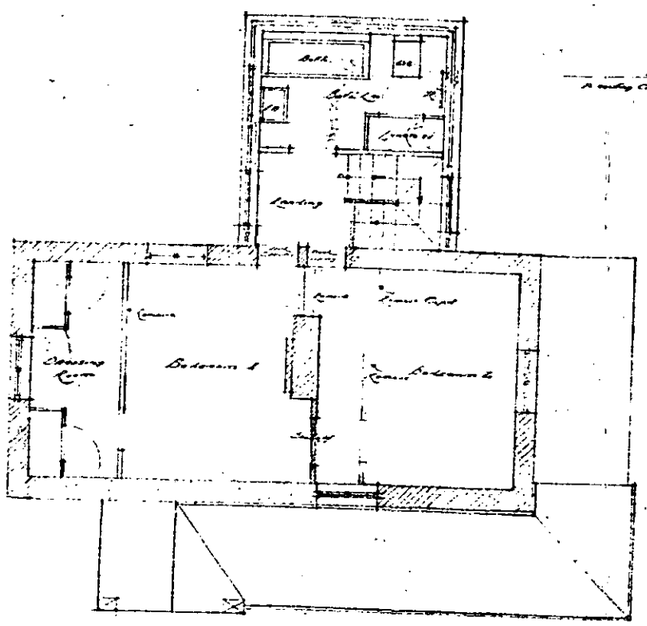
466/55

This Plan is approved subject
strict compliance with the Buil
Bye-Laws in force in the Toron
Rural District.

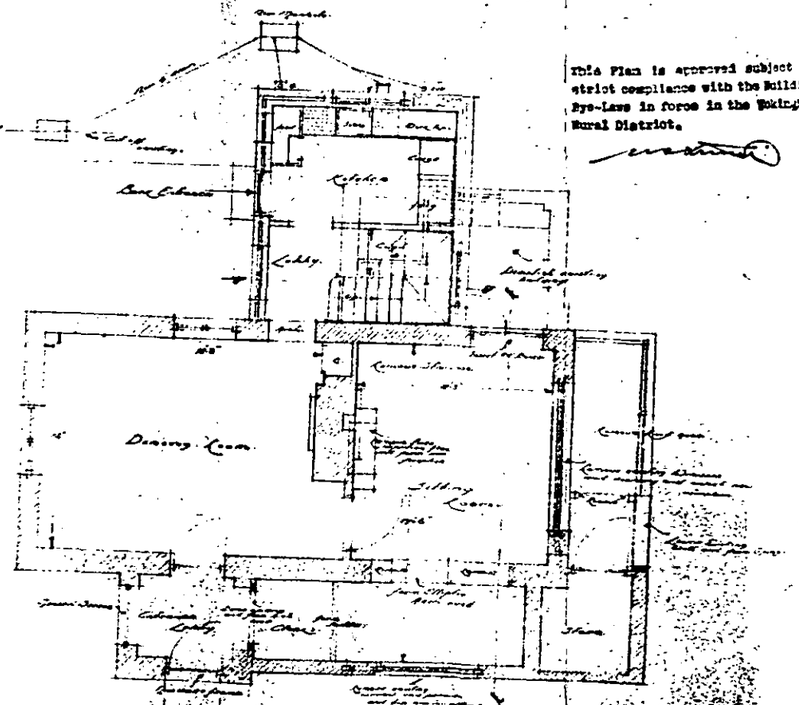


466/55

466/55



First floor Plan.



Front Entrance.

Ground floor Plan.

This Plan is approved subject to strict compliance with the Building Bye-Laws in force in the Wokingham Rural District.

Scale 1/4" = 1 foot
Sheet No. 1.
June 1955.

Proposed modernisation and extension to Scarlett's Lodge, Hare Hatch for Mrs Cullen.

Received by Wokingham District Council

Application No: F/2001/5196

Proposal:
Proposed two storey front extension to dwelling plus single storey front extensions.

Location:
Little Scarletts, Scarletts Lane, Kiln Green, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5196 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. 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 be possible for an individual reply to be issued 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

14 November 2001

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5196

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2001/5196
Little Scarletts, Scarletts Lane, Kiln Green, Reading.
Proposed two storey front extension to dwelling plus single storey front extensions.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5196**
Little Scarletts, Scarletts Lane, Kiln Green, Reading.
Proposed two storey front extension to dwelling plus single storey front extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5196

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5196
Little Scarletts, Scarletts Lane, Kiln Green, Reading.
Proposed two storey front extension to dwelling plus single storey front extensions.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5196**
Little Scarletts, Scarletts Lane, Kiln Green, Reading.
Proposed two storey front extension to dwelling plus single storey front extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

(1) ADDRESS LITTLE SCARLETTS ~~BATH ROAD~~ PARISH WARGRAVE E

PLOT No. SCARLETTS LANE ORD. SHEET No SU 8178 (22

BUILDER c/o/ADDRESS 20-5-97

Plan No.	Applicant	Description of Development	Date of Decision	Decision
466/55	Mrs. M. S. Cullen	Alterations & Additions	21.7.55	APP AP
BR 595	Mr. R. Collis	Granny annexe & new bedroom	2.5.74	APP. N/A
00613	"	" "	13.6.74	N/A. C
27205	WOKINGFORD O/L	HOUSE & GARAGE LAND ADJ.	18.3.87	REL
27244	" O/L	"	18.3.87	REL
BRA 2470	WOKINGFORD LTD.	MAIN DRAINAGE CONN	18.3.87	APP
30085			15.4.88	C/A
LRA 4568	MR. W. CORDELL	GARAGE	16.3.88	APP
30560	"	EXT.	14.7.88	C/A
~~30609~~ 30570	"	FENCE	14.7.88	C/A
BRA 5924	"	EXT.	16.9.88	APP
35871	"	2 STABLES / TACK ROOM / ACCESS TO ADJ. DRIVEWAY	30.7.90	C

DATE OF COMPLETION

MINISTRY DECISION 27244 - APPEAL DISMISSED - 11-11-87

SPECIAL ORDERS

DRAINAGE

091074

40237 " CONSERVATORY 18.12.92 C

1933

(2) LITTLE SCARLETTS

ADDRESS SCARLETTS LANE ~~BATH ROAD~~ PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8178 22

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42925	MR & MRS W. CORDELL	DET HOUSE & GARAGE LAND ADJ	21.7.94	R

MINISTRY DECISION

SPECIAL ORDERS

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5196

Applicant : Mr & Mrs Wallace C/O R G Butler And Associates.

Location : Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Proposal : Proposed two storey front extension to dwelling plus single storey front extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21 Dec 01

Date of Neighbour Notifications : .....

Date of Site Visit : 21 Dec 01

Date Registered : 29/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 24/12/2001. 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 :

Highways : no objection.

Planning Issues :

Policy WGB1. WGB3, : Wokingham District Local Plan
Policy C4 Berkshire Structure Plan
Green Belt Plan
~~Introduction to DC Policies~~ : Policy 9.

Application Number: F/2001/5196 **Officer : Francis Leo**
Little Scarletts, Scarletts Lane
Kiln Green, Reading

Appraisal :

Development
For a porch 4.5sqm, extension to existing study room 5.08sqm, single storey extension in place of conservatory 20.8sqm and proposed first floor extension (bedroom 5) built over the extended ground floor study room 12.58sqm. Total new area proposed is 22.16sqm

The site is located at the corner of Bath Road and Little Scarletts. It is a detached property located within the Green Belt. The property has been extended considerably in the past (see attached schedule and calculations)

Impact upon neighbouring properties
The site is located within very large grounds with extensive landscaping along the periphery of the site and along the eastern boundary. The nearest adjoining property to the west is 30m away. In view of this the proposal is unlikely to have any adverse impact upon the neighbouring property.

Impact upon the character of the area
The area of the original building is 104.11sqm The total area previous approvals is 144.28sqm, this represents an increase of 138%. Including the stables ie 72sqm the total area becomes 216.28sqm, an increase of 207%. Including the current application ie 22.16sqm the total area would be 238.44sqm which represents an overall increase of 229%. In addition the conservatory intended to be glass structure would become a brick built building.

Workingham District Local Plan Policy WGB1 refers to Development in the Green Belt which has a presumption against inappropriate development in the Metropolitan Green Belt except in very special circumstances ie. limited extensions, alterations and replacement of existing dwellings. Green Belt Local Plan Policy 9 refers to the cumulative effect of the proposed extension taken together with past extensions to the property concerned, in order to prevent the scale of character of a dwelling being gradually changed by the construction of a series of small extensions.

The proposed extensions and the previous extensions including the stables totalling an increase of 229% is considered excessive resulting in an urbanising effect and would conflict with the aim of maintaining the generally open character of the Green Belt. Hence it would have an adverse impact upon the character of the area.

Recommendation : approval ☐ **Refusal** ☑

SCHEDULE AND CALCULATIONS
LITLLE SCARLETTS, SCALETTS LANE, KILN GREEN, READING

Original dwelling	Ground Floor	63.19sqm	
	First Floor	40.92sqm	
	Total	104.11sqm	= 100%
Previous approvals	Ground Floor including conservatory	85.90sqm	
	First Floor	58.38sqm	
		144.28sqm	= 138%
	Stables	72.00sqm	
	Total	216.28sqm	= 207%
This application	Ground Floor (excluding conservatory	9.58sqm	
	First Floor	12.58sqm	
	Total	22.16sqm	
Previous approvals plus this application 216.28+22.16		238.44sqm	= 229%
	excluding stables	166.44m²	= 160%

Application Number F/2001/5196
~~Conditions~~/Reasons for Refusal

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

Reason

The proposed development together with previous developments would cumulatively result in a disproportionate addition to the scale of building and scale of development on site, to the detriment of the character and openness of the Metropolitan Green Belt. As such the proposed development would be contrary to the Berkshire Structure Plan Policy C4, Workingham District Local Plan Policy WGB1, WGB3 and Green Belt Local Plan Policy 9.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WGB1, WGB3.
GREEN BELT LOCAL PLAN POLICIES: Policy 9.
BERKSHIRE STRUCTURE PLAN POLICIES: C4
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp [signature]
(Development Control Manager)

Date: 30.1.02

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: Little Scarletts Scarletts Lane Kiln Green Reading. APPLICATION NUMBER: F/2001/5196	OFFICER: ~~Andrew Thorley~~ DATE OF SITE VISIT: 21 Dec 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Few detached houses to north of site and Bath Road. To the south of Bath Road. sparse dev. each detached house in very large grounds.

3. DESCRIPTION OF SITE/BUILDING 2 storey house in large grounds. at the corner of Scarletts lane and Bath Road. Site has various permissions increasing the gros area.

4. RELATIONSHIP TO ADJOINING PROPERTIES The site is well shielded by trees. The nearest property is ~~[illegible]~~ some 30m away.

5. SITE CONSTRAINTS

TREES	along the perimeter of site.
ACCESS/PARKING	no change.
LEVELS	none.
BOUNDARY TREATMENT	1.8 m high timber fence to west boundary. Bushe and trees to northern boundary ~~and~~ similar to eastern boundary
OTHERS	

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 14 November 2001

Application Number: F/2001/5196

Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Parish: WARGRAVE PARISH

Site Address:
Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Applicant:
Mr & Mrs Wallace C/O R G Butler And Associates.

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

✓ below as applicable;

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

Signed: _____ **Print name:** AC 14/11/01

Date: 26 November 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5196

Location: Little Scarletts, Scarletts Lane, Kiln Green, Reading.

Proposal: Proposed two storey front extension to dwelling plus single storey front extensions.

Applicant: Mr & Mrs Wallace C/O R G Butler And Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 06/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

As previous.

AT 26/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 OCT 2001
Officer: AT	Application No. F/2001/5196

Map No. 22 Site 032

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING PLUS SINGLE STOREY FRONT EXTENSIONS

Location: LITTLE SCARLETTS, SCARLETTS LANE

Parish: WARGRAVE Ward: Wargrave 14-11-01 TB.

Applicant: MR/MRS WALLACE

Fee Received 95-00 (2) 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	Parking layout Required 4 Spaces'	14.11.	21/11/01
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 : 14.11.01.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 Groundwater Area 2.....

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

HERITAGE BODIES

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

OTHERS:

..... Green Belt .....
.....
.....

NEIGHBOURS:

..... Site Notice & See Map .....
.....
.....
.....
.....
.....
.....
.....
.....

29.OCT.2001* 5126

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

26 October 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: Little Scarletts Scarletts Lane Kiln Green

This house once had its entrance off the Bath Road and consequently the front of the house faced north. However, prior to the present owners taking occupation the vehicular/ pedestrian access was switched to Scarletts Lane. This was, of course, a sensible change taking account of the amount of traffic now using the A4. Although the site access was changed, the main house entry door is still on the wrong side of the building, and part of this application is to build a new "front door" entry on the south side of the building facing you when you enter the site.

The owners are a family consisting of father, mother and five children, hence the requirement for an additional bedroom. The final part of this proposal is to replace the existing conservatory with a childrens' playroom and a hall to connect the new front entrance to the centre of the house.

The applicants are aware that the house is in the Green Belt and has planning restrictions, but are hoping that the actual increase in floor area and bulk is so small that their application will be looked upon favourably. The changes to the house would make such a difference to their lives, and the reversal of the aspect makes sense.

Yours faithfully

R.G.Butler

P.S. LS/2 and 3 Show Little Scarletts as existing

Environmental Services

For office use only.
Application number: 29.OCT.2001* 4305A 5196

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	MR & MRS. K. WALLACE LITTLE SCARLETTS SCARLETTS LANE KILN GREEN. WARGRAVE
2	Agent's Name Address and postcode Phone number	R.G. BUTLER & ASSOC. 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040
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.	LITTLE SCARLETTS SCARLETTS LANE KILN GREEN.
4	Give brief details of the proposal for example, two storey side extension About the application	DEMOLISH CONSERVATORY. SINGLE & 2 STOREY EXTENSION & ENTRANCE PORCH
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 ☐ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED BRICKWORK. PLAIN ROOF TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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

on behalf of Mr & Mrs K. Wallace

Date

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

(1) ADDRESS LITTLE SCARLETTS ~~BATH ROAD~~ PARISH WARGRAVE E

PLOT No. SCARLETTS LANE ORD. SHEET No SU 8178 (22

BUILDER c/o ADDRESS 20-5-97

Plan No.	Applicant	Description of Development	Date of Decision	Decision
H.66/55	Mrs. M.S. Coulter	Alterations & Additions	21.7.55	APP AP
BR 595	Mr. R. Ellis	Granny annexe bedroom new	8.5.74	APP. N/A
00613	"	"	13.6.74	N/A. C
24205	WOKINGHAM D/C	HOUSE & GARAGE LAND ADJS.	18.3.87	REF
27244	" D/C	"	18.3.87	REF
BAA2470	WOKINGHAM RD.	MAIN DRAINAGE CONN	18.3.87	APP
30085			15.6.88	CA
LAA4528	MR. W. CORBELL	GARAGE	16.3.88	APP
30580	"	EXT.	14.7.88	CA
~~30570~~ 30570	"	KENNEL	14.7.88	CA
BAA5924	"	EXT.	16.9.88	APP
35871	"	2 STABLES / TACK ROOM / ACCESS TO ADJS. DRIVEWAY	30.7.90	CA

DATE OF COMPLETION

MINISTRY DECISION 27244 - APPEAL DISMISSED - 11-11-87

SPECIAL ORDERS

DRAINAGE

091074

40237 " CONSERVATORY 18.12.92 CA

1933

(2) ADDRESS LITTLE SCARLETTS SCARLETTS LANE ~~BATH ROAD~~ PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU8178 22

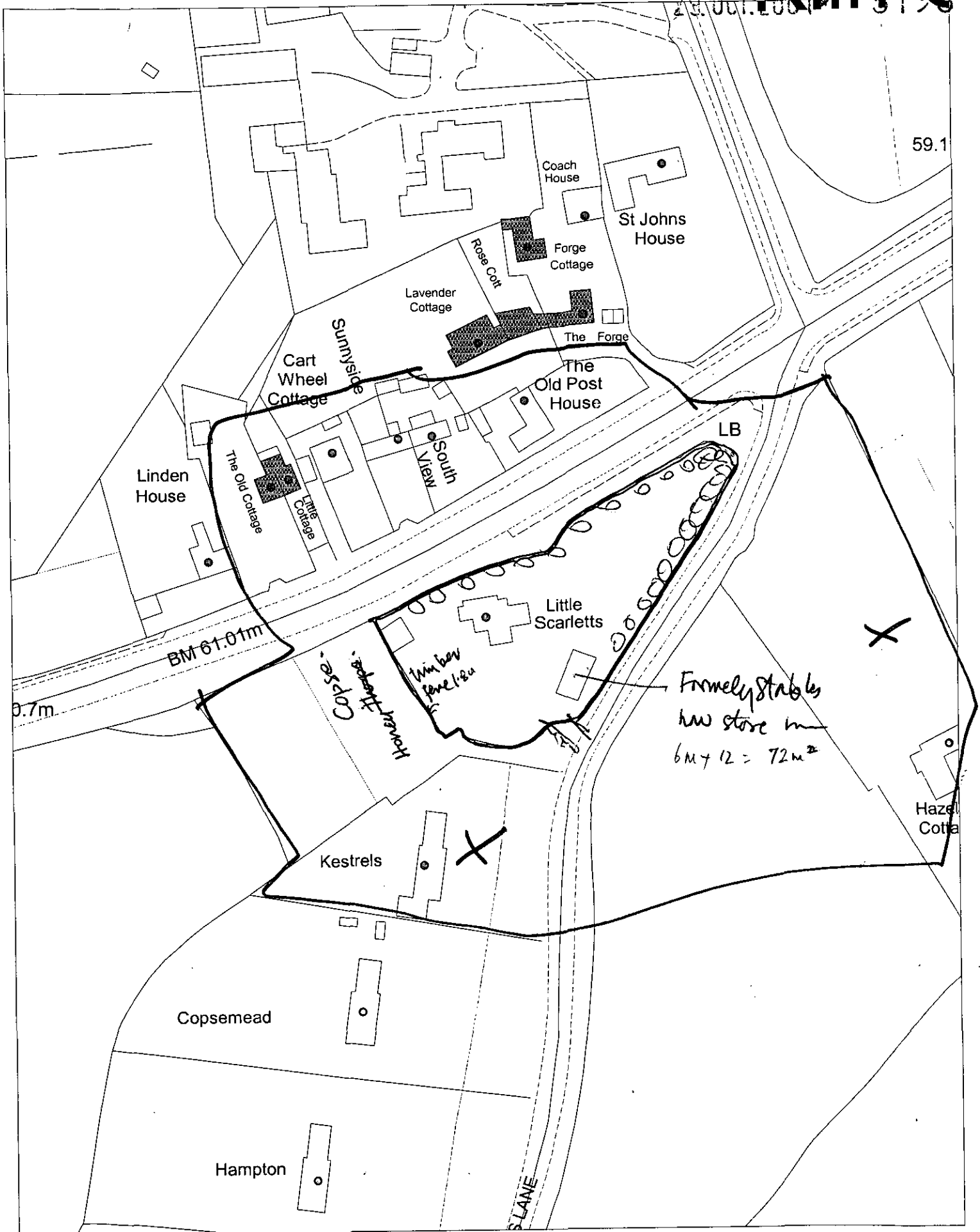
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42925	MR & MRS W. CORBELL	DET HOUSE & GARAGE LAND ADJS.	21.7.94	R

MINISTRY DECISION

SPECIAL ORDERS

29.OCT.2001 5196



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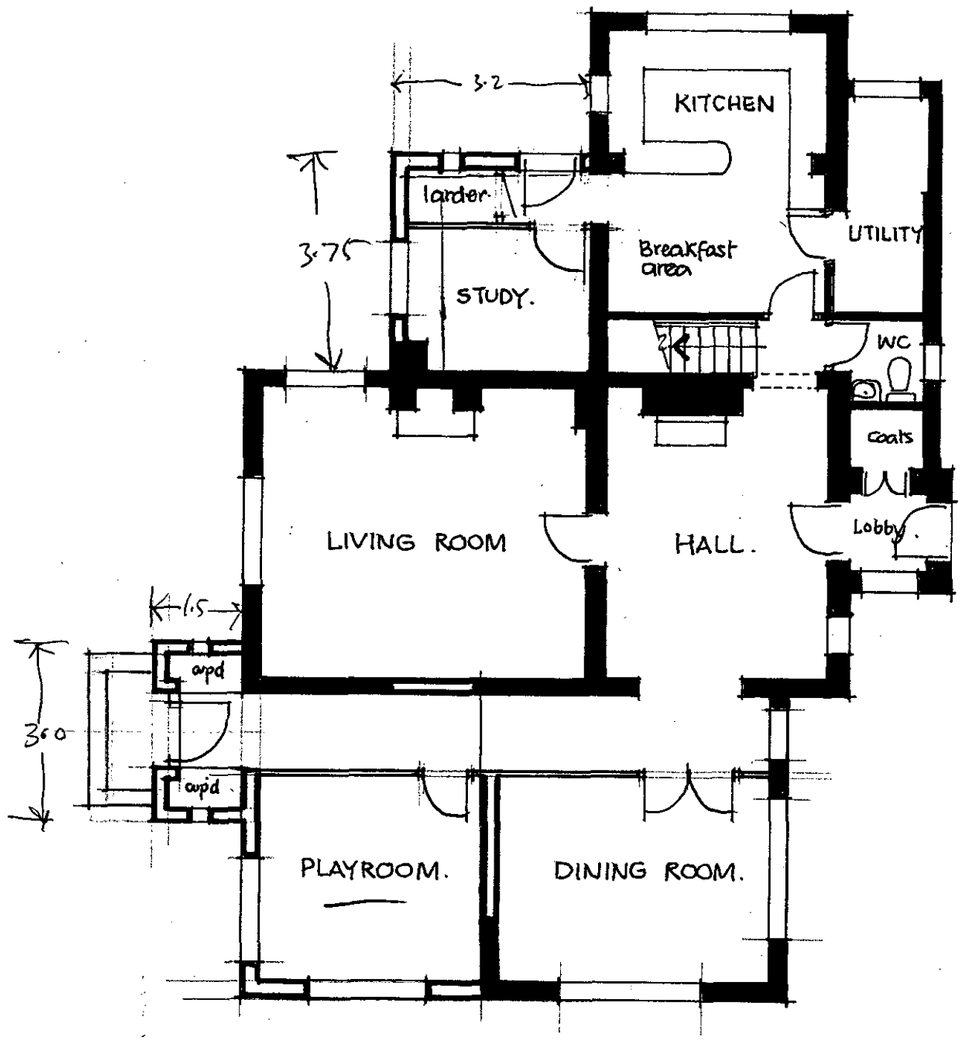
Central Support Section, Environmental Services, Wokingham District Council.
8 November 2001

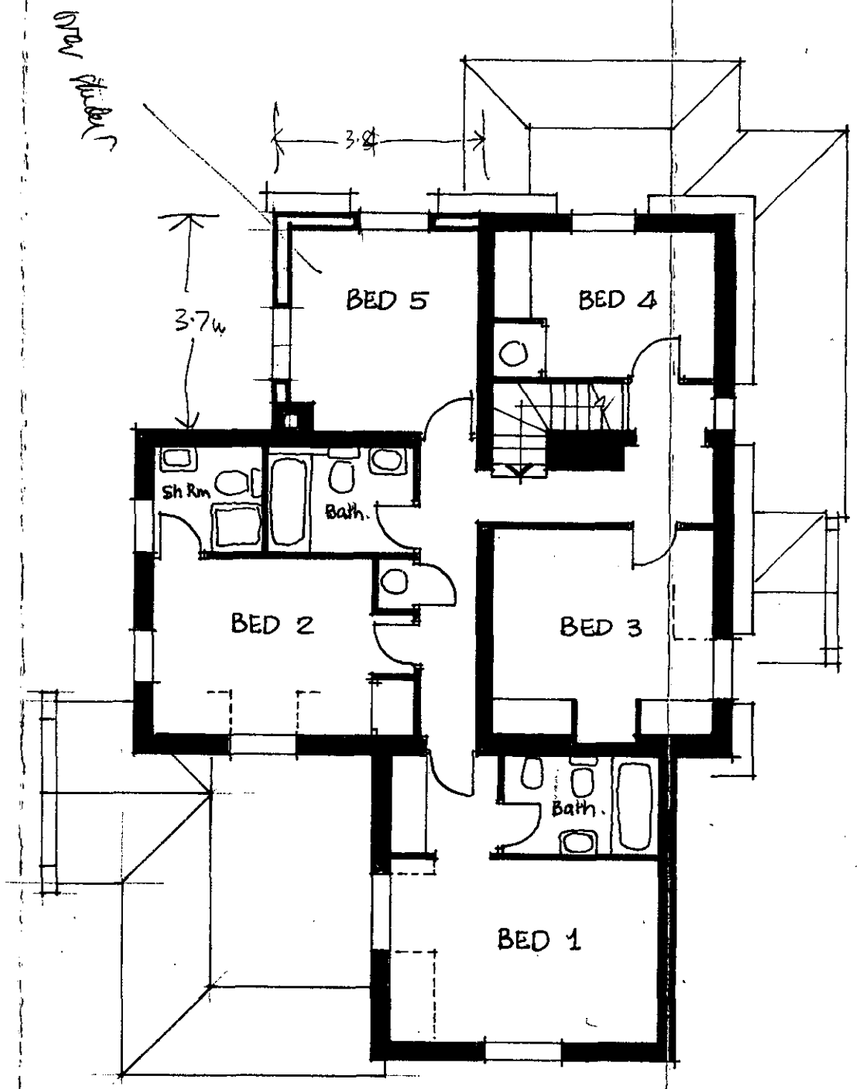
Scale: 1 : 1250

N W E S

29.OCT.2001* 5196



GROUND FLOOR



FIRST FLOOR.

Grd Flr - 1·5 × 3·0 = 4·5 m²
1st Flr - 3·5 × 3·7 = 12·95
17·45 m²

R.G. BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.
PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.
scale 1:100 date oct 2001 drg no 542/1

29.OCT.2001* 5196



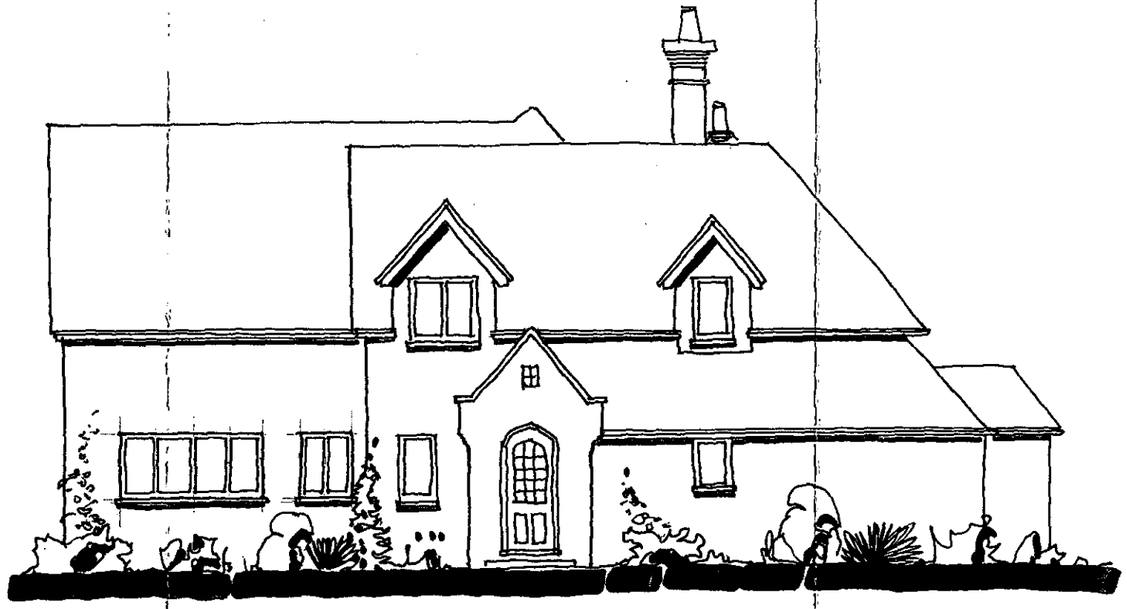
WEST ELEVATION.



SOUTH ELEVATION.



EAST ELEVATION



NORTH ELEVATION.

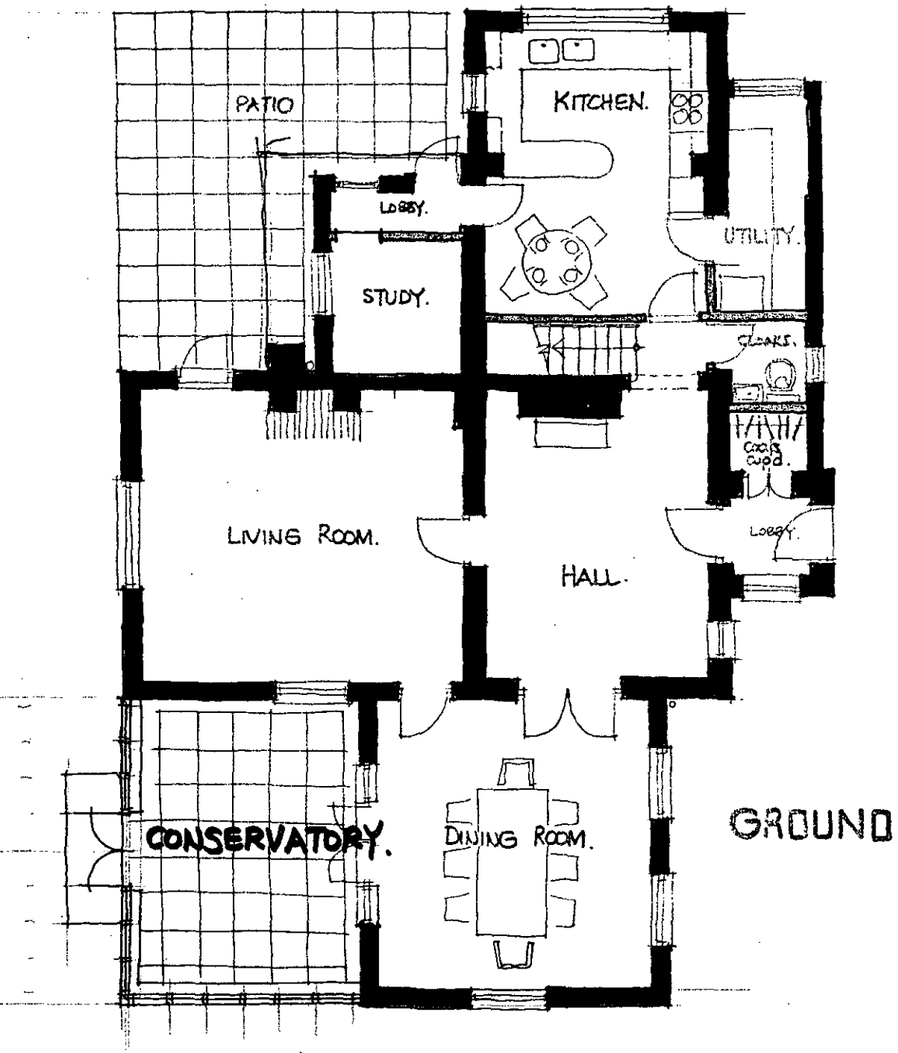


R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.

PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.

scale 1:100 date oct 2001 dgn° 542/2

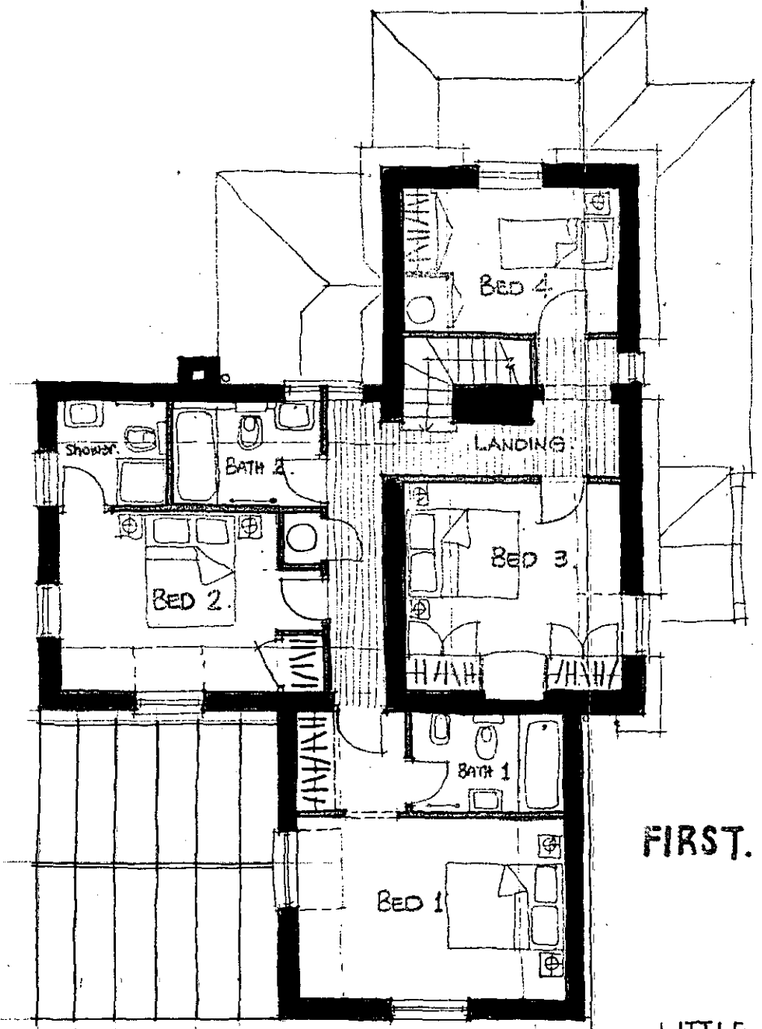
29.OCT.2001* 5196



GROUND

EXISTING.

GROUND FLOOR



FIRST.

FIRST FLOOR.

LITTLE SCARLETTS, BATH ROAD.
KILN GREEN, TWYFORD.

R.G. BUTLER & ASSOCIATES.
1 MARKET PLACE MEWS. HENLEY.

scale 1:100. drg no. LS/2

29.OCT.2001* 5196



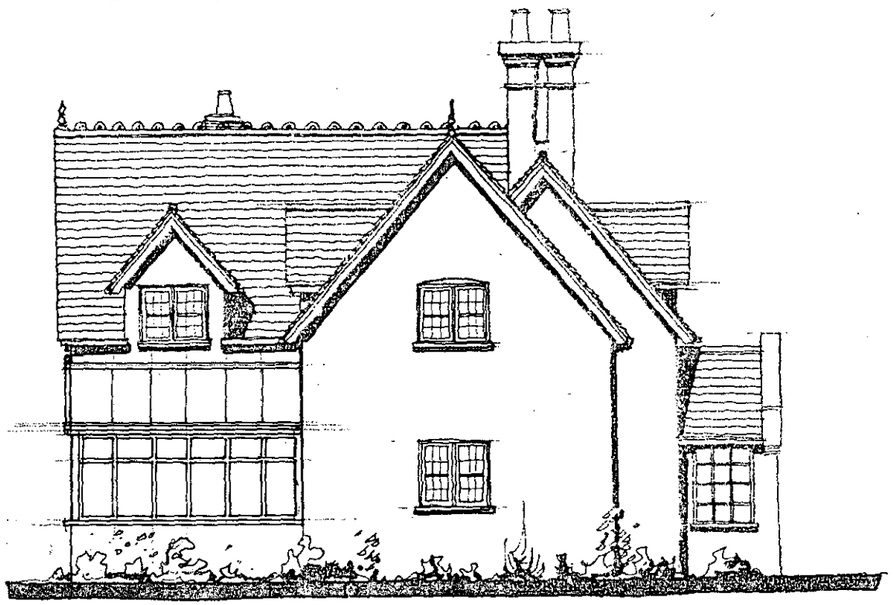
WEST ELEVATION.



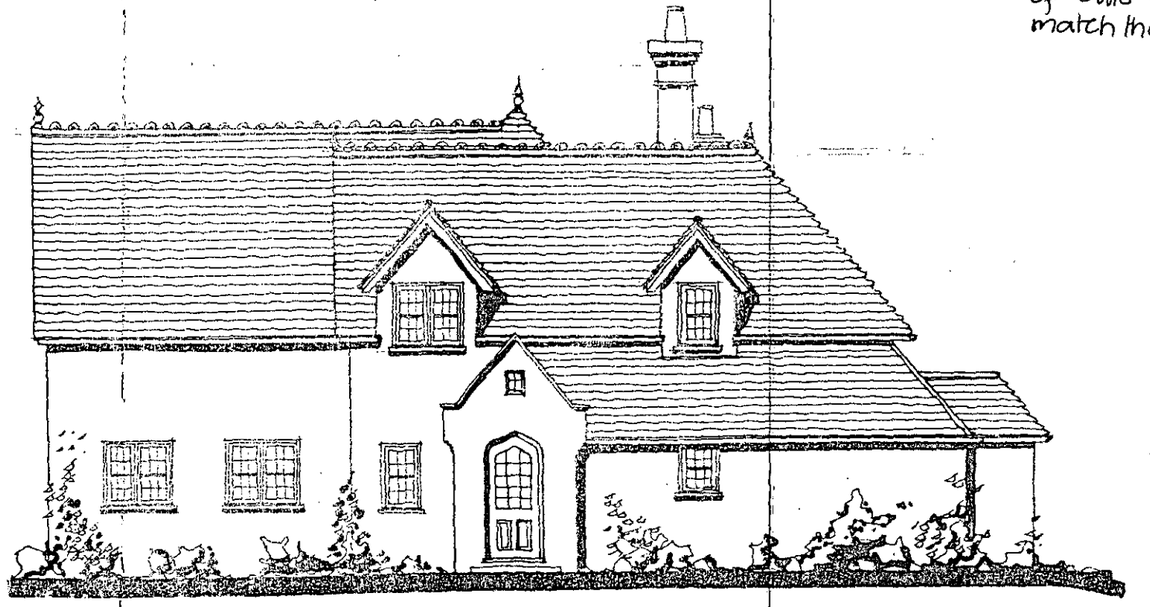
SOUTH ELEVATION.

White frames.

facing bwk upto u/s of cills painted to match the house.

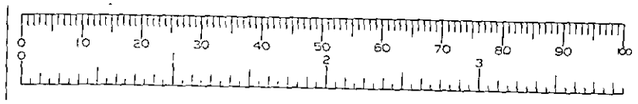


EAST ELEVATION



NORTH ELEVATION.

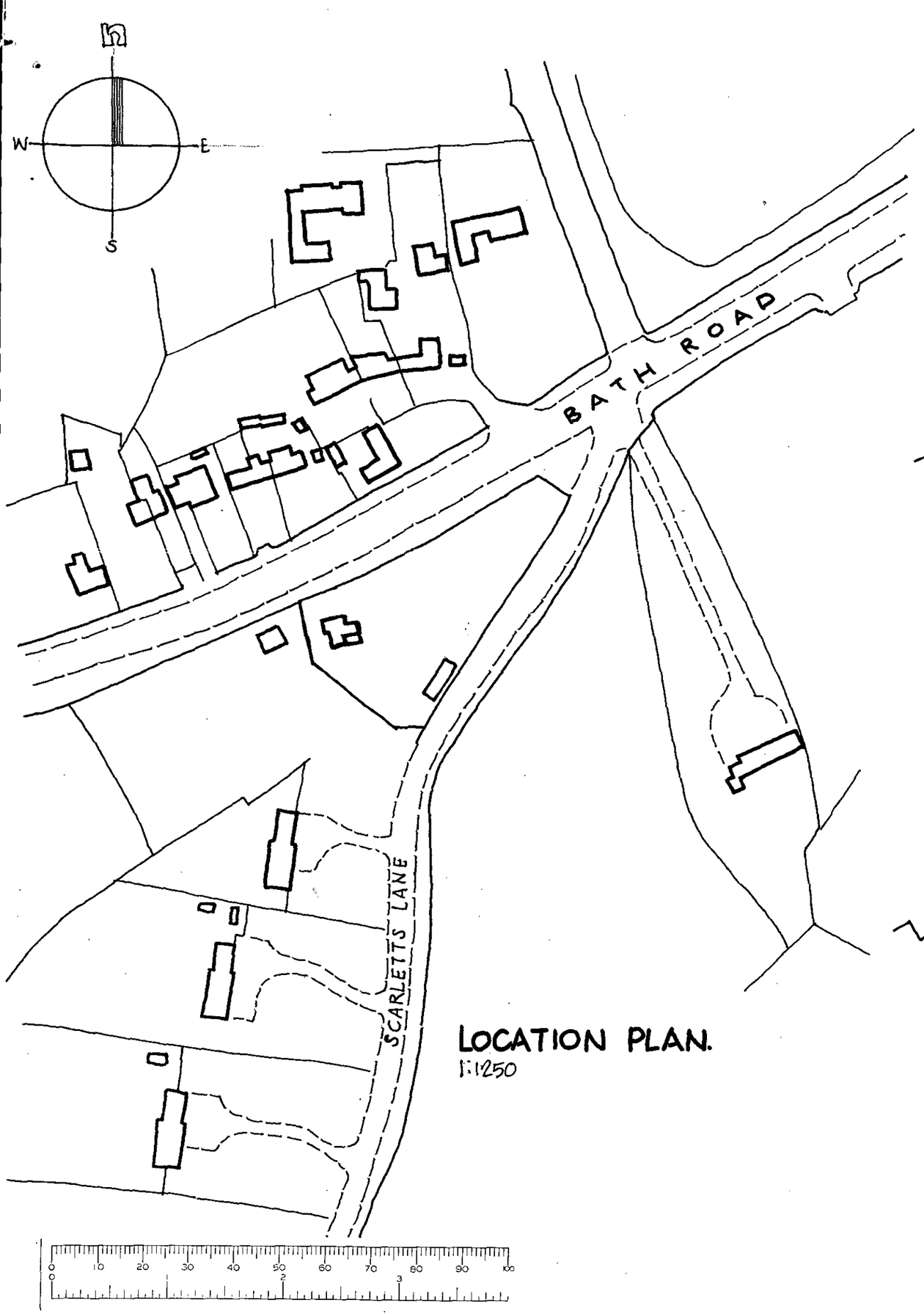
EXISTING.



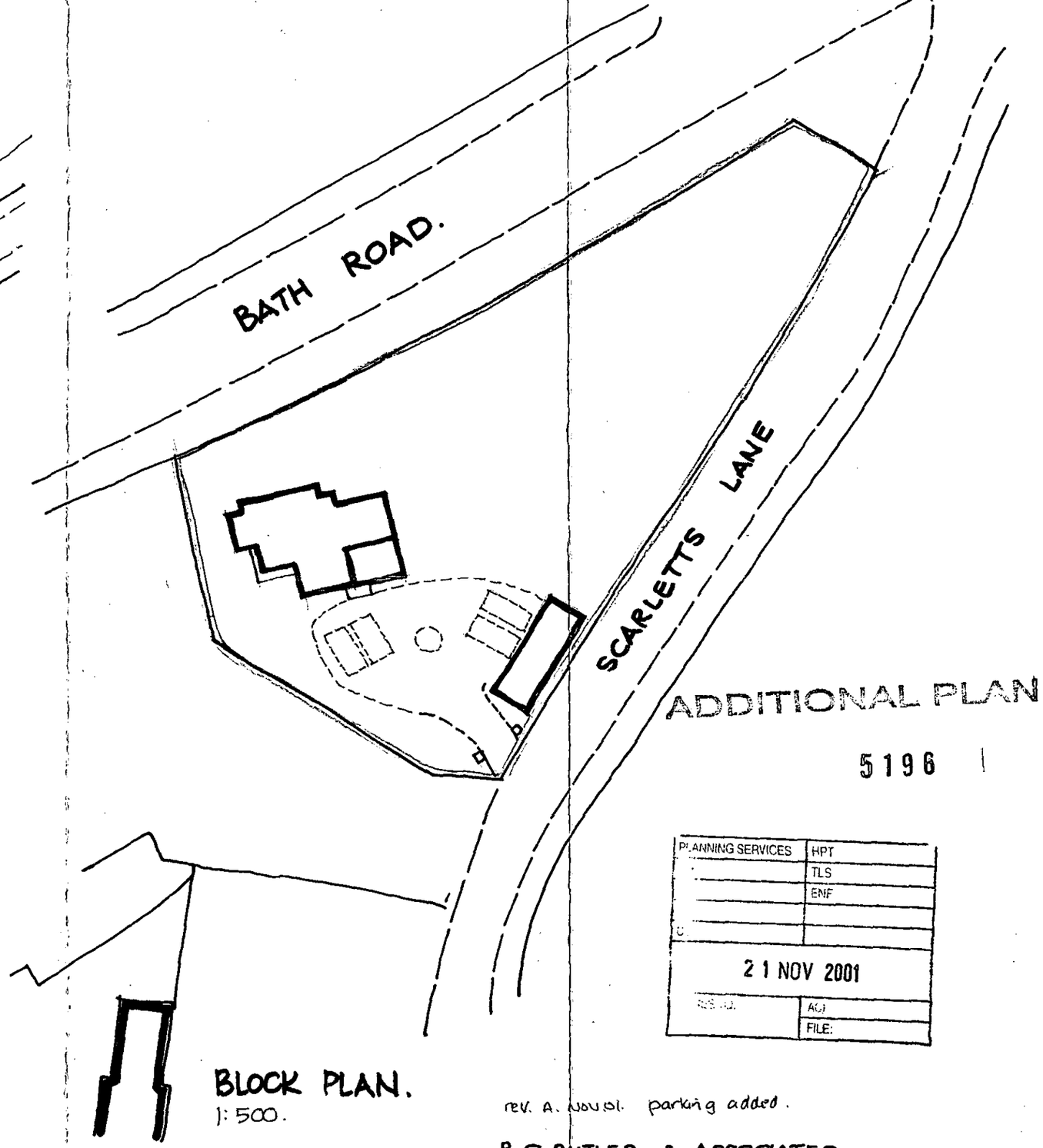
LITTLE SCARLETTS BATH ROAD.
KILN GREEN, TWYFORD.

R.G. BUTLER & ASSOCIATES.
1 MARKET PLACE MEWS. HENLEY.

scale. 1:100. drg no. LS/3



LOCATION PLAN.
1:1250



BLOCK PLAN.
1:500.

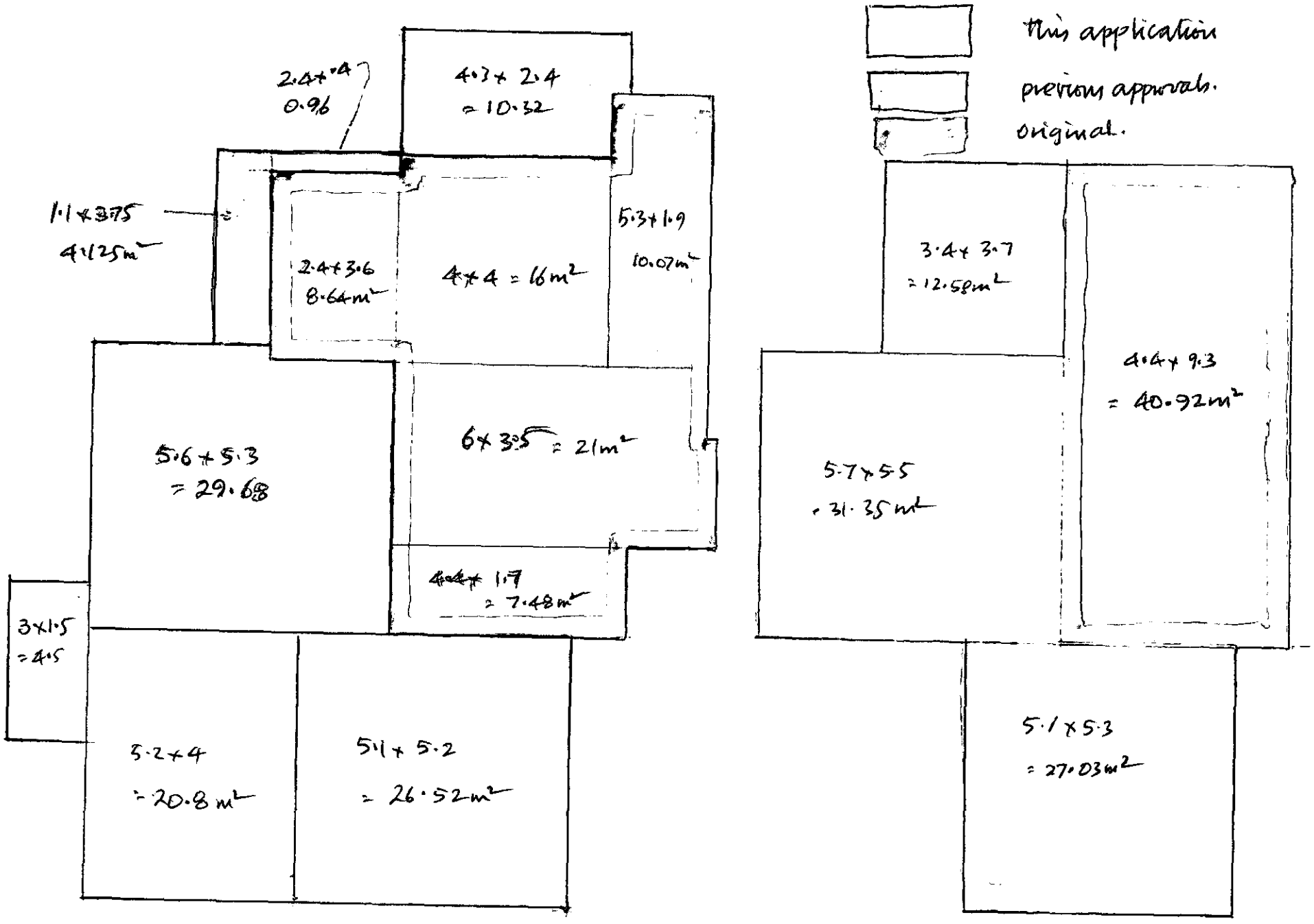
ADDITIONAL PLAN

5196

PLANNING SERVICES	HPT
	TLS
	ENF
21 NOV 2001	
	ACI
	FILE:

rev. A. Nov 01. parking added.

R.G.BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.
PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.
scales 1:1250 1:500 date oct 2001 dg no 542/3 A


this application
previous approvals.
original.
2.4 x 4
0.96
4.3 x 2.4
= 10.32
1.1 x 3.75
4.125m²
2.4 x 3.6
8.64m²
4 x 4 = 16m²
5.3 x 1.9
10.07m²
5.6 x 5.3
= 29.68
6 x 3.5 = 21m²
4.4 x 1.7
= 7.48m²
3 x 1.5
= 4.5
5.2 x 4
= 20.8m²
5.1 x 5.2
= 26.52m²
3.4 x 3.7
= 12.58m²
4.4 x 9.3
= 40.92m²
5.7 x 5.5
= 31.35m²
5.1 x 5.3
= 27.03m²

Original dwelling Gnd Flr 63.19 m²
1st Flr 40.92 m²
104.11 m² = 100%

Previous approvals.

Gnd Flr incl conservat. = 85.90
1st Flr 58.38
144.28 m² = 138%
Stables 72.00 m²
216.28 m² = 207.[illegible]%

This application.

Gnd Flr. (excl conservatory area) = 9.58
1st Flr 12.58
22.16 m²

Previous approvals + This application =
216.28 + 22.16 238.44 = 229 %.

Original : Grd Fl = 8·64 + 16 + 10·07 + 21 + 7·48 = 63·19 m²

1st Fl = 40·92

40·92

104·11 m² = 100%

Previous app

Grd : 10·32 + 29·68 + 45·9 (incl conservatory) = 85·90 m²

1st : 31·35 + 27·03 = 58·38 m²

Stables : 72·00

216·28 m² = 207%

This application :

Grd : 0·96 + 4·125 + 4·5 + 20·8 = 30·38

1st : 12·58

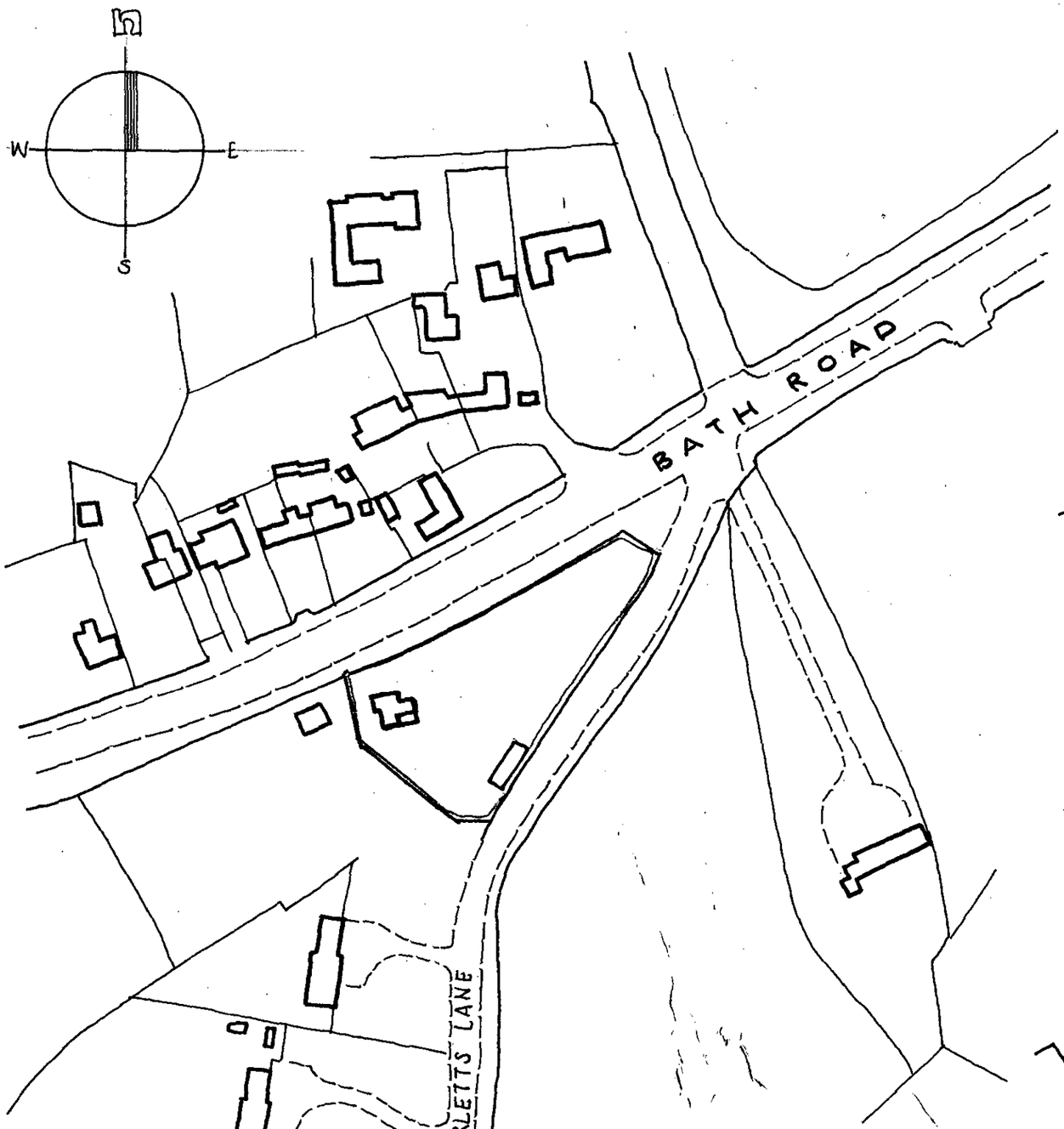
12·58

42·96 m²

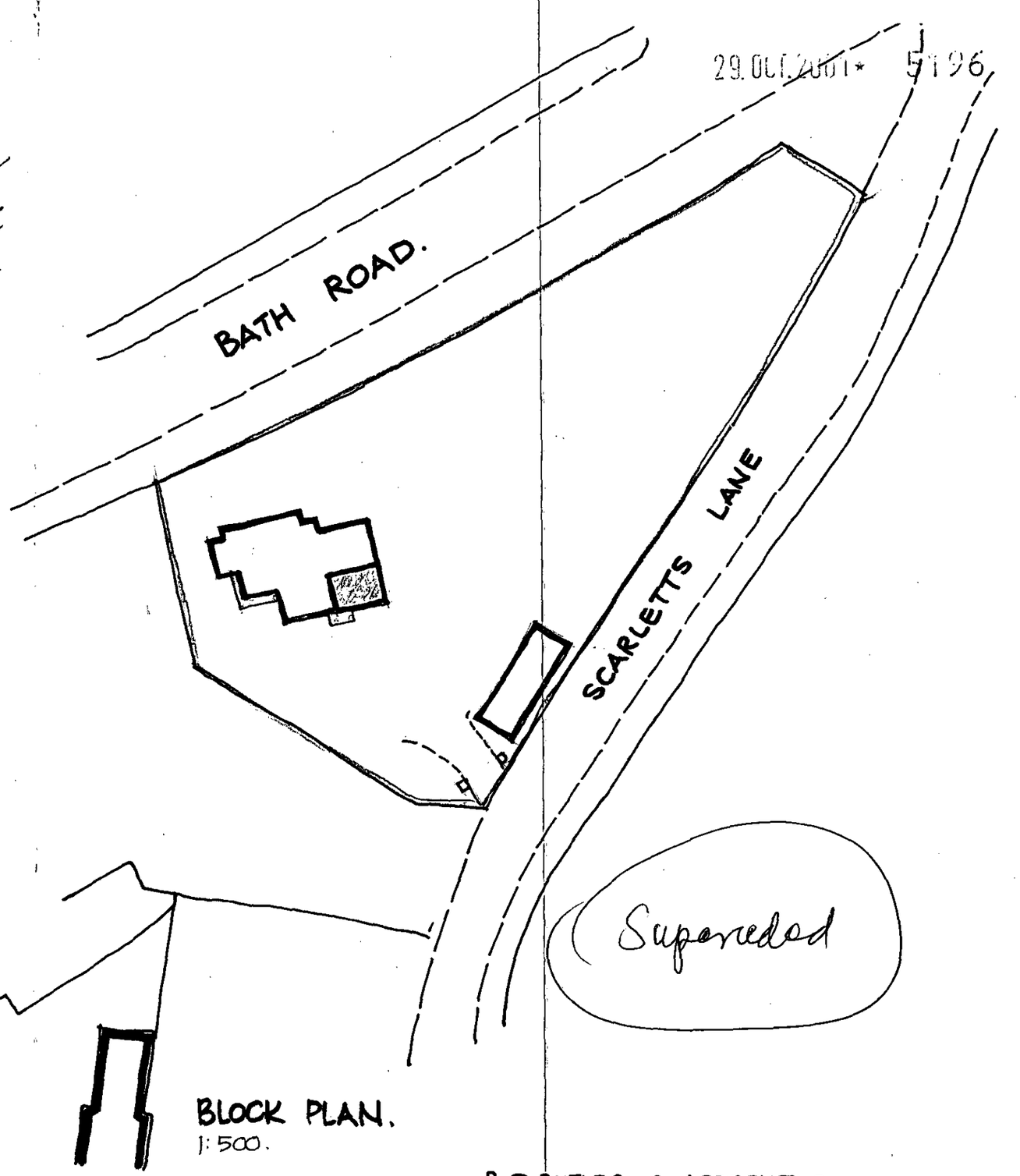
Original ——————— 104·11 = 100%

Previous + This app = 216·28 + 42·96 = 259·24 m² = 249%

29.OCT.2001 5196



LOCATION PLAN.
1:1250



BLOCK PLAN.
1:500.

Superceded

R.G.BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.
PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.
scales 1:1250 1:500 date oct 2001 dg no 542/3

29.OCT.2001 5196



WEST ELEVATION.



SOUTH ELEVATION.



EAST ELEVATION



NORTH ELEVATION.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.

PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.

scale 1:100 date oct 2001 dgn no 542/2

29.Oct.2001* 5196



WEST ELEVATION.



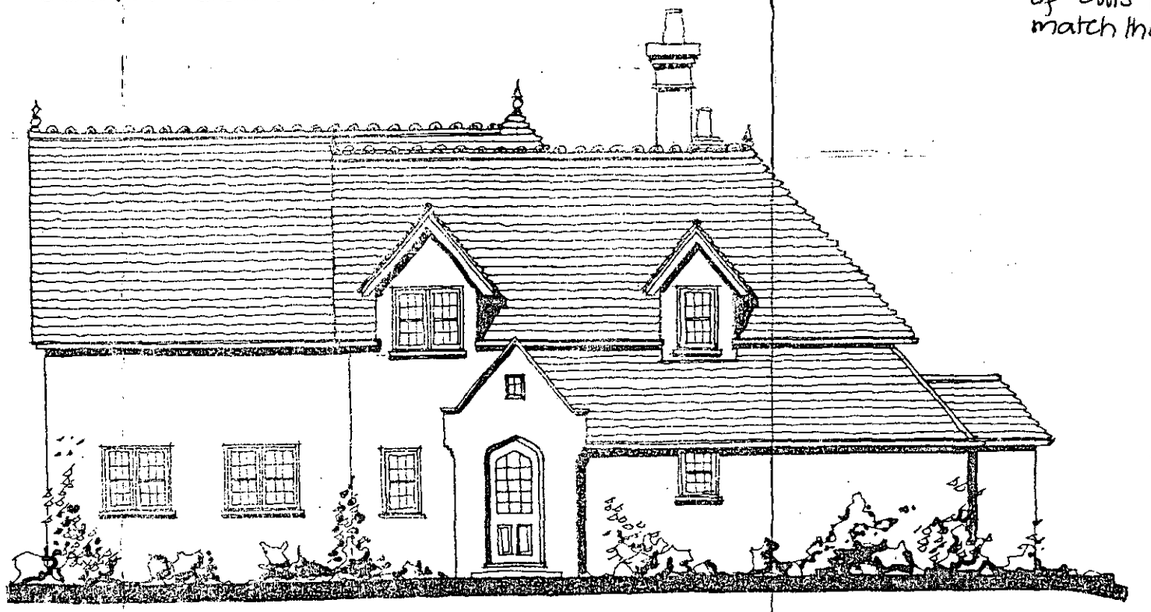
SOUTH ELEVATION.

White frames.

facing bwk upto u/s of cills painted to match the house.



EAST ELEVATION



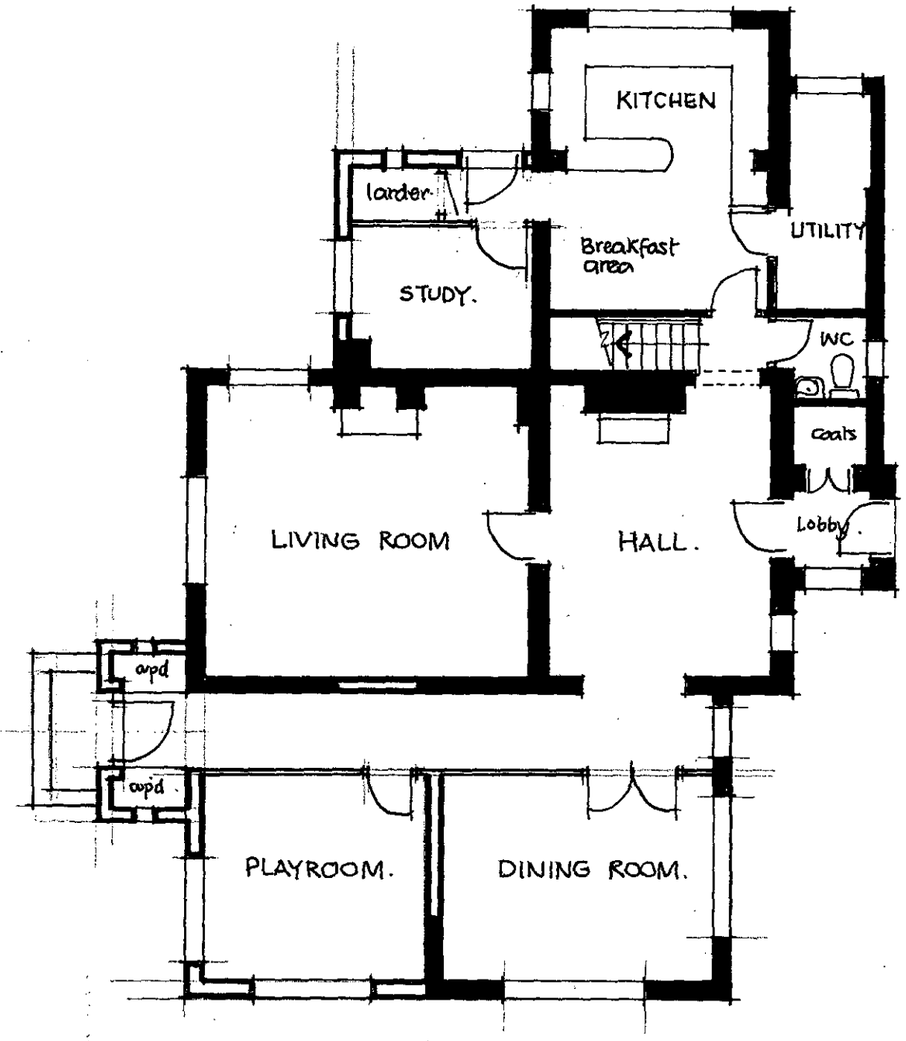
NORTH ELEVATION.

LITTLE SCARLETTS BATH ROAD.
KILN GREEN, TWYFORD.

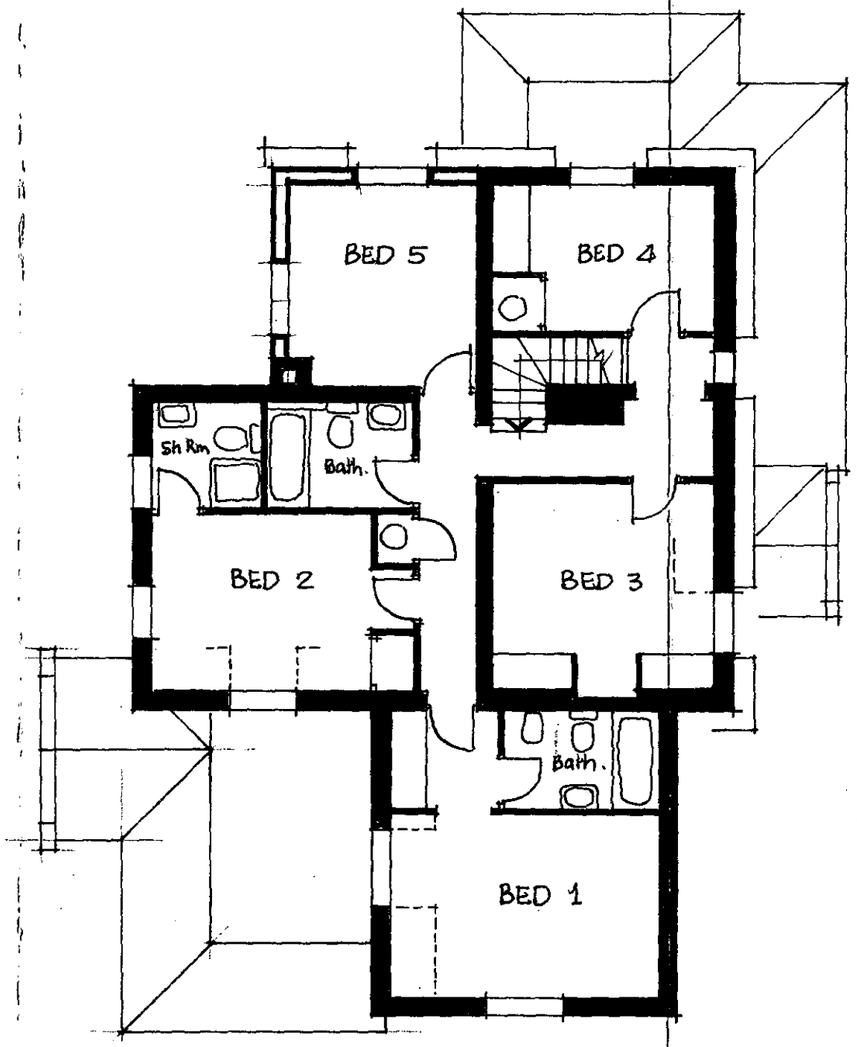
R.G. BUTLER & ASSOCIATES.
1 MARKET PLACE MEWS. HENLEY.

scale. 1:100. drg nº. LS/3

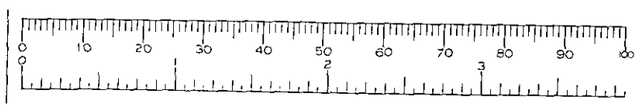
29.OCT.2001* 5196



GROUND FLOOR

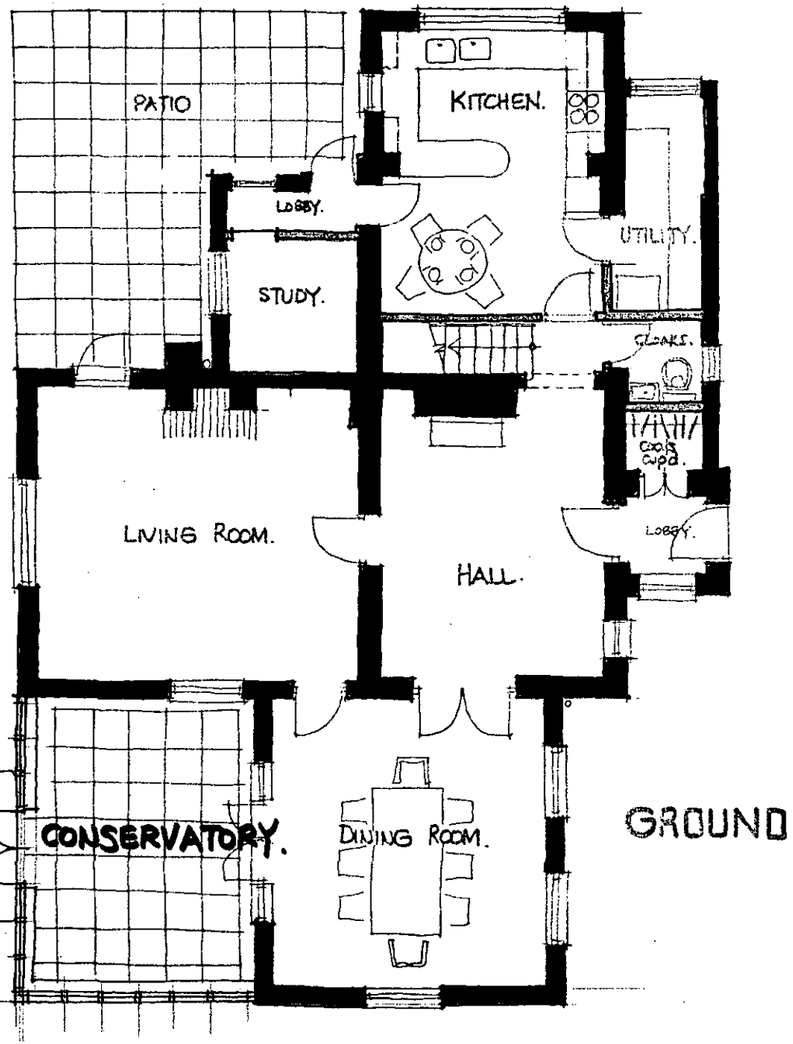


FIRST FLOOR.



R.G. BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.
PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.
scale 1:100 date oct 2001 drg no 542/1

29.OCT.2001* 5196



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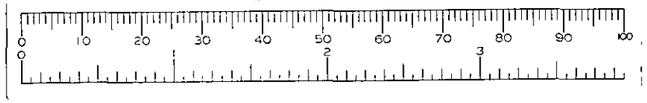

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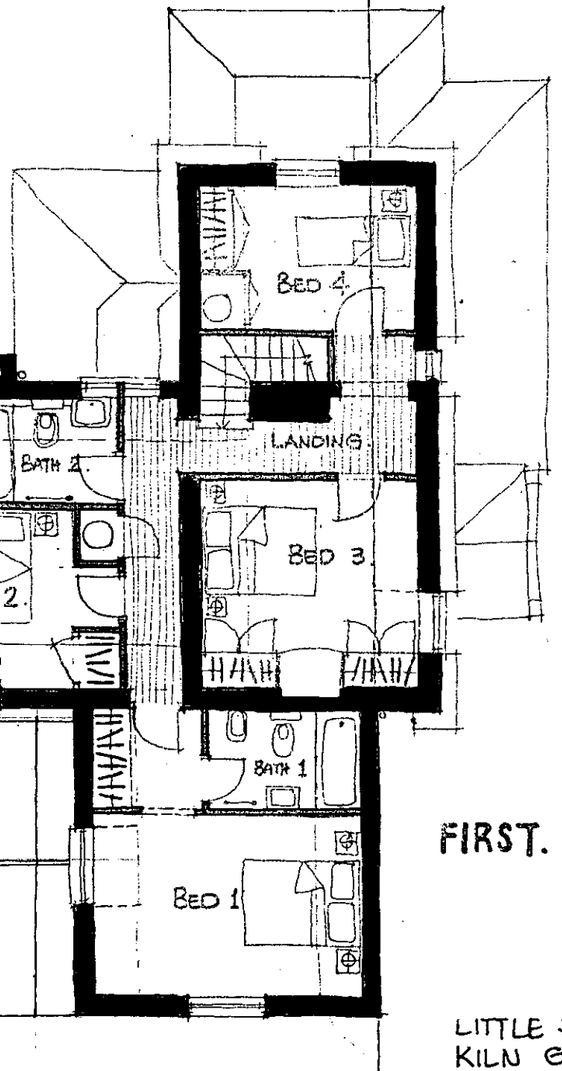


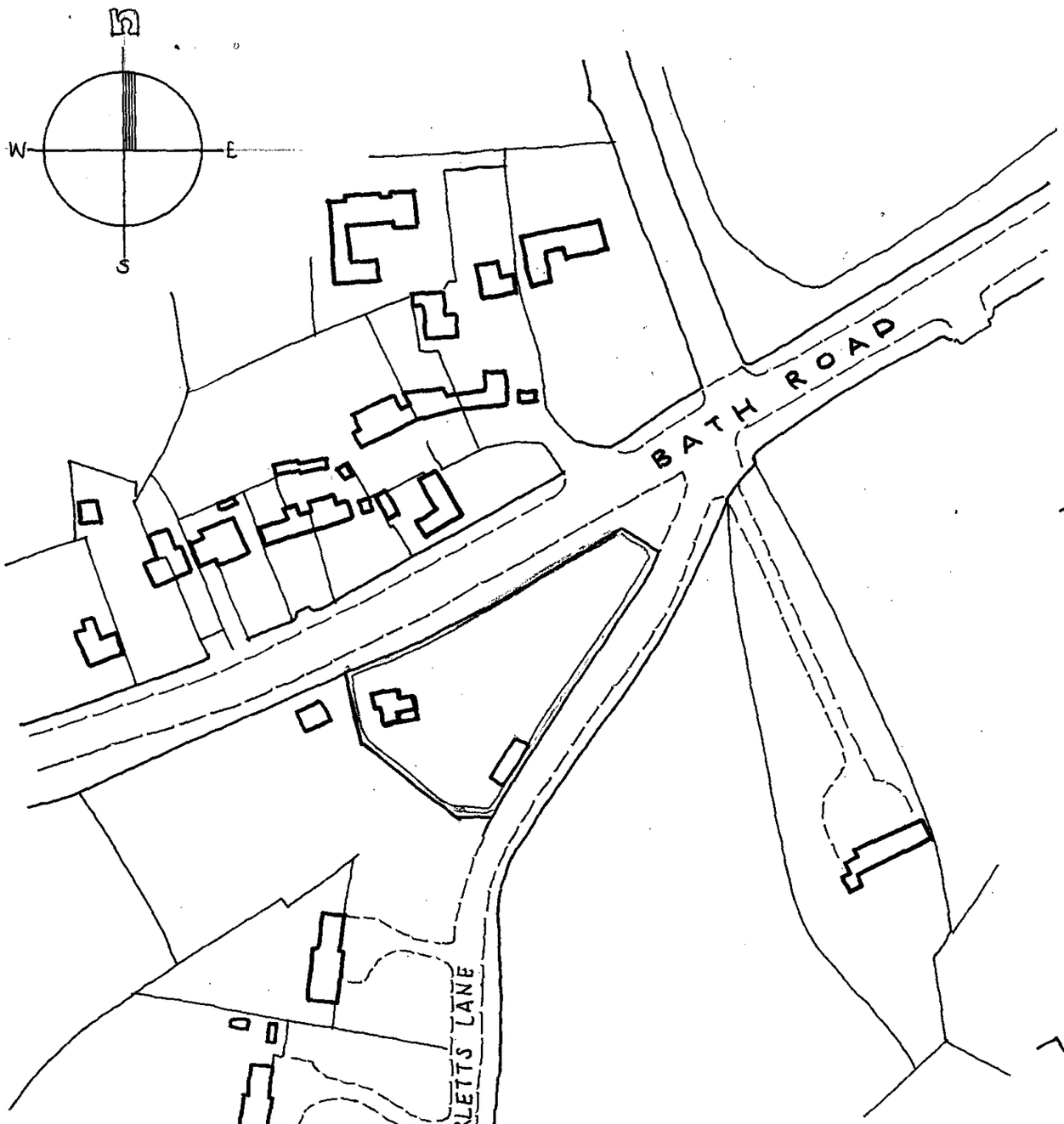
FIRST.

FIRST FLOOR.

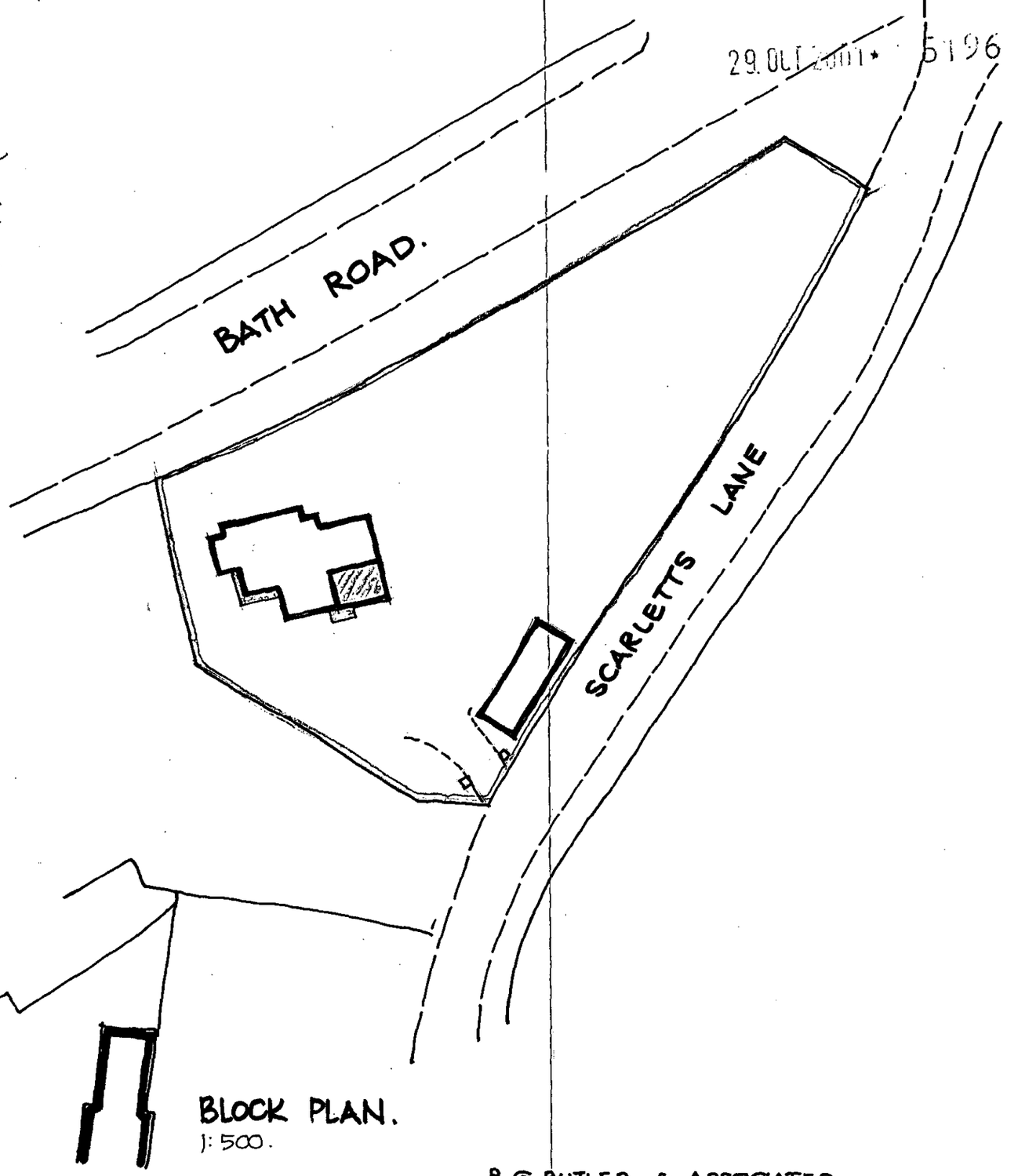
LITTLE SCARLETTS, BATH ROAD.
KILN GREEN, TWYFORD.

R.G. BUTLER & ASSOCIATES.
1 MARKET PLACE MEWS. HENLEY.

scale 1:100. drg no. LS/2

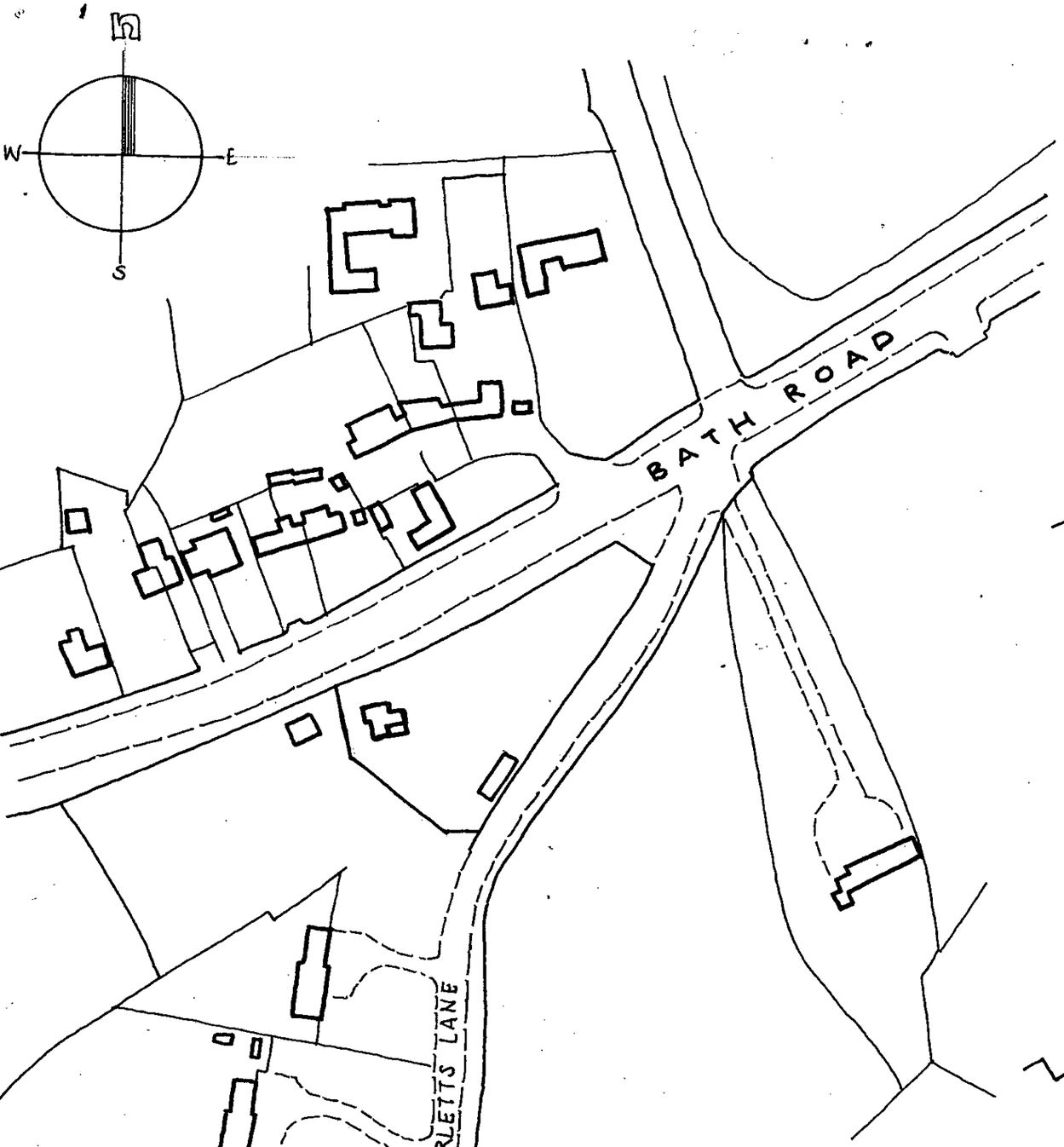


LOCATION PLAN.
1:1250

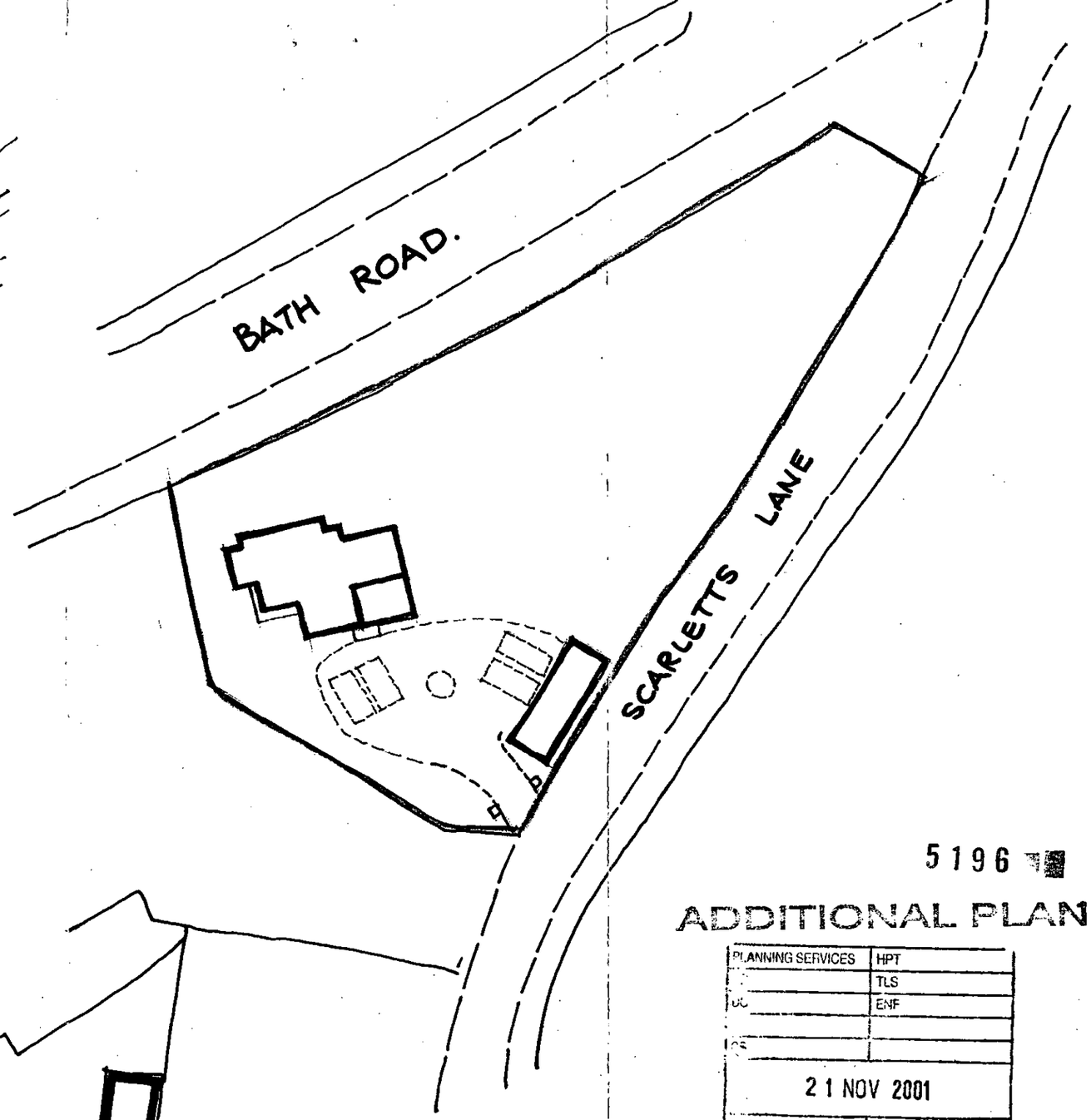


BLOCK PLAN.
1:500.

R.G.BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/fax 0118 934 3040.
PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.
scales 1:1250 1:500 date oct 2001 dg no 542/3



LOCATION PLAN.
1:1250



BLOCK PLAN.
1:500.

5196

ADDITIONAL PLAN

PLANNING SERVICES	HPT
	TLS
DC	ENF
CS	
21 NOV 2001	
FILES TO:	ACK:
	FILE:

rev. A. Nov 01. parking added.

R.G.BUTLER & ASSOCIATES
11. STRATHMORE DRIVE CHARVIL READING
RG10 9QT. Tel/Fax 0118 934 3040.

PROPOSED EXTENSION TO
LITTLE SCARLETTS. SCARLETTS LANE
KILN GREEN.

scales 1:1250 1:500 date oct 2001 dg no 542/3 A