APPLICATION NO:
F/2000/1860 ✓

LOCATION:
Broom Cottage Maidenhead Road, Wokingham.

APPLICANT:
Mr & Mrs J Dance

PROPOSAL:
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

EARLIEST DATE FOR DECISION: **29/07/2000**
28 day exp. 02/08/2000
APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Natalie Brown**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Dance
Broom Cottage, Maidenhead Road
Wokingham
Berkshire
RG405RH

Application Number: F/2000/1860

Parish: **HURST**

Location: **Broom Cottage, Maidenhead Road, , Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed development by virtue of size and extent represents an unacceptable increase to the scale of the dwelling to the detriment of the rural character of the area. As such, the development is considered contrary to Local Plan Policies WBE1 WOS3, WCC1, WCC7 of Wokingham District Local Plan (Deposit Draft) and to policies LBE1, LBE2, LTV2 and LC19 of Loddon Area Local Plan and policy C4 of Berkshire Structure Plan.

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 C4
   Loddon Area Local Plan PoliciesLBE1, LBE2, LTV2 and LC19.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/09/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 February 2001
My ref. JRM/SB/Hurst/Post-app (F/2000/1860)
Your ref.

Mr J Dance
Broom Cottage
Maidenhead Road
WOKINGHAM
Berkshire RG40 5RH

FIRST CLASS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Dance

APPLICATION NO. F/2000/1860 - SINGLE STOREY REAR EXTENSION, DETACHED DOUBLE GARAGE AND 1.8 M FENCE
BROOM COTTAGE, MAIDENHEAD ROAD, HURST

I refer to recent correspondence over this matter and offer my apologies now for the poor service you have experienced. This letter should have been sent to you in November but was unfortunately overlooked.

I refer to your meeting with my assistant, Natalie Brown on 2 October 2000 with regard to the refusal of the above planning application, and apologise for the delayed response in replying.

Having further reviewed your application, the current extension stands at 18.5 m length and 6.5 m width amounting to 120.25 m² floor area. In terms of compensation for the removal of the floor area with the loft conversion, (your calculations make this 57.92 m²), this would relate to approximately 8.9 m length of extension at the 6.5 m width. The loft conversion alone exceeds 50% of the current ground floor area of the bungalow. I feel that the length of the extension should be reduced by at least 8 m, and that you could perhaps consider a 'square' rather than 'L-shaped' footprint and remove the garage from the application (which adds to the floor area). It would also be appropriate to re-site the garage further from the house so as to retain a degree of openness.

For your reference, I enclose copies of the policies with which the original application was assessed against.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the above number. I will, in any event, contact you to arrange a meeting to discuss the matter further.

Once again, please accept my sincere apologies.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

Encl

Applicants calculations.

Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of 1st floor living area	-	12040 x 4810	=	57.92 sq m
Total current living area (exc outhouse)			**=**	**167.98 sq m**
Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of proposed extension	-	18200 x 6300	=	114.66 sq m
Total proposed living area (exc outhouse)			**=**	**224.72 sq m**
This increase represents a 33.8% increase in living accommodation				

Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of current outhouse	-	5300 x 2800	=	14.84 sq m
Footprint of 1st floor living area	-	12040 x 4810	=	57.92 sq m
Total current living area (inc outhouse)			**=**	**182.82 sq m**
Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of current outhouse	-	5300 x 2800	=	14.84 sq m
Footprint of proposed extension	-	18200 x 6300	=	114.66 sq m
Total proposed living area (inc outhouse)			**=**	**239.56 sq m**
This increase represents a 31% increase in living accommodation				

Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of current outhouse	-	5300 x 2800	=	14.84 sq m
Footprint of 1st floor living area	-	12040 x 4810	=	57.92 sq m
Total current living area (inc outhouse)			**=**	**182.82 sq m**
Footprint of current property	-	12650 x 8700	=	110.06 sq m
Footprint of current outhouse	-	5300 x 2800	=	14.84 sq m
Footprint of proposed extension	-	18200 x 6300	=	114.66 sq m
Footprint of proposed garage	-	6900 x 5400	=	37.26 sq m
Total proposed living area (inc outhouse & garage)			**=**	**276.82 sq m**
This increase represents a 51.4% increase in living accommodation				

2/10/2000 Broom Cottage → with Mr J. Dare.

- trying to keep ridge lower.
- L-shape to reduce impact from road.

* moving garage → repositioning (moving further away).
(re: including floor area).

- 3 beds ie, reduce length of extn.

PLANNING SERVICES	HPT
POL	TLS
DC JRM	ENF
APP	
CS	37159
29 NOV 2000	
COPIES TO: NB	ACK: 29/11/00 FILE:

Mr. & Mrs. J. Dance
Broom Cottage
Maidenhead Road
Wokingham
Berkshire
RG40 5RH

Mr. John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REPLY REQUIRED
13/12

Date: 27th November 2000

Dear Mr Mitchell,

Your Ref: Natalie Brown – F/2000/1860

Further to your letter of the 8th of September, I arranged a meeting with Natalie Brown, in the main to understand what the District Local Plan Policies were, and to see what amendments to our proposed extension would be required for permission to be granted.

The meeting took place on the 2nd of October at your offices in Shute End.

I learned from this meeting that there had been no objections from the public to our application, and that there was no objection from the council as to the proposed boundary. The objection was on the style and size of the proposed extension in comparison to the "original property".

We discussed a number of options and Natalie said she needed to consult with a senior officer on a number of the points raised. However she assured me she would do this during that week, and she would write to me week commencing the 9th of October. She phoned me to apologise for not getting back to me about 3 weeks later, but I have not heard from her since.

I am now writing to you to detailing the points raised during my meeting with Natalie in the hope that you may re-consider granting permission regarding our proposed extension.

From my meeting it is my understanding that as a rule of thumb the council uses 50% of the "original dwelling" as a maximum size for extensions, and the garage is only taken into consideration if it is within 5 metres of the proposed dwelling area.

It is with the size of the "original dwelling" where Natalie and I differed;

Footprint of current living area (exc. Outhouse)	167.98 sq metres
Footprint of Ground Floor Living Area (exc. Outhouse)	110.06 sq metres
Footprint of Proposed Living Area (exc. Outhouse)	224.72 sq metres

As a calculation against the current accommodation the proposed extension represents a 33.7% increase in living area, well within your guidelines.

However if you only look at the current ground floor the proposed extension represents a 104% increase in accommodation, and therefore well outside your guidelines.

When asked Natalie stated that she used the ground floor calculation, as this was the "original dwelling", I pointed out that this was not actually the case and that "original dwelling" was a small three room bungalow representing about 60% of the current ground floor accommodation. She then stated that she used the total ground floor footprint as "it had been there sometime". Again I pointed out the 1st floor extension had been there nearly 20 years and asked her definition of "sometime"?

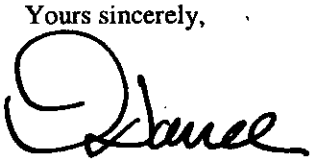
The other issue was relating to the garage, Natalie had taken the footprint of the garage in to consideration, as it was only 4.8 metres away from the "original dwelling", further increasing the percentage over 104%. As there was no objection to the exact positioning of the boundary, I then asked if we moved the garage 50cm further away making it 5.3 metres away from the "original dwelling" could the footprint of the garage not be included within the proposed accommodation?

The only conclusion that was drawn from the meeting was that "Broom Cottage", even in its existing format bares little resemblance to the "original dwelling" and is already way above the 50% rule of thumb set by the council. However it is a disjointed property, neither a house nor a bungalow, and up until recently virtually derelict. It is our desire to restore the property, and bring it in keeping with the rural surroundings, and similar properties in the area. Every effort was made with our application to consider this, and therefore roof height and location remain the same.

There are many calculations that I have done to achieve different results each time, some well within your guidelines and some outside, but in reality we are asking to increase our living area by one bedroom, and provide a garage for two vehicles, at the same time vastly improving the property both internally and externally.

I would be very grateful if you could write to me, to let me know what procedure I need to follow in order to achieve our ambitions.

Yours sincerely,



Jason Dance

REFUSED Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1860	NB
BUILDING CONTROL NUMBER.	FP2000/0677 Howard	
APPL~~ICANT~~/AGENT	Mr H.G. Luther.	
ADDRESS OF SITE	Broom Cottage (Ashridge Wood) Maidenhead Road HURST ~~Wokingham~~	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + detached double garage	

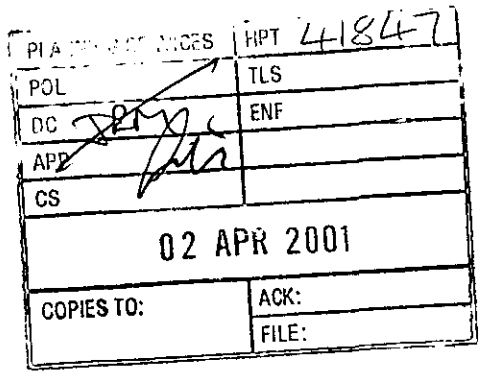
DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	8/9/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

1860



John,
No plan with this
Ian.

Mr. & Mrs. J. Dance
Broom House
Maidenhead Road
Wokingham
Berkshire
RG40 5RH

Attn: John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

29th March 2001

Dear John

Ref: JRM/SB/Hurst/Post-app (F/2000/1860)

Further to your letter of the 15th February 2001, and our subsequent meeting, I have pleasure in confirming we have appointed a new architect for the amended plans.

I have instructed Roger Pring to re-present our application with the relocation of the garage, and the removal of the 4th bedroom as discussed.

I trust these amendments will meet with your approval, however if you have any queries please do not hesitate to contact me.

Yours sincerely,

Jason Dance

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1860

Applicant : Mr & Mrs J Dance .

Location : Broom Cottage, Maidenhead Road, , Wokingham.

Proposal : Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/8

Date of Neighbour Notifications : .....

Date of Site Visit : 14/8 .....

Date Registered : 30/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 25/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Hurst PC: 20/7 - recs refusal as exceeds 50% of property

Highways: conditions

English Nature: 21/7 - does not wish to comment on consultation

Forestry Commission: } none received.
Burton Pastures: → 29/8/2000 - d'mes would be unlikely to affect area of adj ancient woodland ∴ no ecological grounds of objection.
Neighbours/SN: none received.

Planning Issues : (WDLP: Countryside, Ancient Woodland
LALP: Rural).

1) Impact upon neighbouring properties
WDLP: WBE1, NOS3
LALP: LBE1, LBE2

2) Impact upon the character of the area.
WDLP: WC1, WC7
LALP: LTV2, LC19.

3) Impact upon highway safety.

Application Number: F/2000/1860

Appraisal :

• Development: for a detached double garage, 1.8m fence & single storey rear extn to dwelling.
Currently - there is an extensive history to the site - a mixture of extensions are agricultural some refused & some approved.
Just considering the dwelling (approved 154/58)
original g/f area - inc = 12 x 7.9 = 94.8m² } 136m²
• loft conv (app'd) area = 4 x 10.3 = 41.2m² }

• Proposed g/f (inc) = 18 x 5.8 = 104.4 } 136.9m²
garage (inc) = 5 x 6.5 = 32.5 }

95.7 over original floor area inc

• over the original floor area (as in 1958) there would be an increase of 144%, taking into account the loss of an approximate 42m² of loft conversion - there would an increase of 99% over the existing floor area.
• The site is well screened from 'Ashcroft' & the footpath between the two dwellings by shrubs & trees although the roof of Broom Cottage is still visible (↳ along a 1.8m fence) & there is a 1.8m fence at the front with maidenhead ed.

1) Impact upon neighbouring properties.
In terms of detrimental impacts upon neighbouring properties it is considered that there would be no adverse impacts with regard to overlooking/overbearing/overshadowing. 'Ashcroft' is some 25-30m infront of Broom Cottage & is itself set back from the boundary & the footpath between the two sites.

2) Impact upon the character of the area
It is considered that because the site is enclosed by 1.8m fencing to the front - that the fencing within the site would have no significant impacts as a 1.8m fence already exists around the rear garden.
With regard to proposed extn + detached double garage - dwelling this is an unacceptable increase to the scale of the existing & represents an unacceptable increase given the sites countryside/rural setting ∴ is contrary to policies WCC1, WCC7, LC2 + LC19 which state that d'ment would only be permitted if acceptable in scale, form & no significant alteration to the character of the dwelling/dwellings on site. Likewise this d'ment would be contrary to WOS3 by again not being appropriate in scale to the character of the area, Policy WBE1 due to its visual impact layout, form + scale, Policy LBE1 + LBE2 as it is inappropriate to the area.

NB: Hurst PC objected due to scale of d'ment 750% inc to dwelling: overdevelopment.

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

3) Impact upon highway safety.
Proposed 4 beds - there would be provision for 3 cars to park & provided this were retained for such a use - there would be no detrimental impacts upon highway safety.

Application Number F/2000/1860
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of size +
			~~Extent~~ represents an unacceptable increase
			to the scale of the dwelling to the
			~~to the~~ detriment of the character of the (area)
			area.
			As such, the development is considered
			contrary to local plan policies WBE1, WOS3,
			WCC1, WCC7 of WDLP (DD) & to policies
			LBE1, LBE2, LTV2 + LC19 of LMLP & policy
			C2 of the RSP.
	N16		RSP : C4 C2
			WDLP (DD): WBE1, WOS3, WCC1, WCC7
			LMLP : LBE1, LBE2, LTV2, LC19.

John Mercer
8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: Broom Cottage Maidenhead Road Wokingham.

APPLICATION NUMBER: F/2000/1860

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/8.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - fence. entrance to dwelling.

2. DESCRIPTION OF SURROUNDINGS

Rural. Detached.

3. DESCRIPTION OF SITE/BUILDING

Building at rear at end garden Outside of garden
Garage to be in existing driveway adj to dwelling
Large S.S rear each alongside screened boundary with pool (Ashcroft

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached. See plan.

5. SITE CONSTRAINTS

TREES

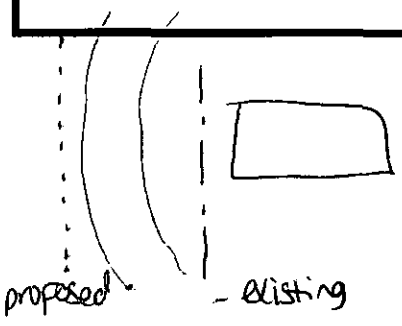
ACCESS/PARKING → driveway - access to house - set back app 5m from road with gate (1.8m)

- Long driveway down side dwelling - existing 1.8m fencing alongside hoved - to be moved to be alongside driveway

LEVELS

BOUNDARY TREATMENT existing 1.8m fence with footpath between Broom Cottage + Ashcroft, some shrubs etc. Our roof of dwelling is visible

OTHERS existing 1.8m fence at front app 4m setback from road fencing at rear



Tel:

Date: **05 July 2000**

My ref: F/2000/1860

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1860
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1860**
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

I wish this application to be listed should the officers recommendation be for C/A . Please discuss
and my reason(s) are Problems at the front.
Very rural area.

Signed: D M Drake Date: 12.7.00.
Councillor Drake

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 MAY 2000 Valid 30 JUN 2000	Map No. 56 Site 19
Officer: NAB / Application No. F/2000/1860	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

30.JUN.2000* 1860

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, DETACHED DOUBLE GARAGE AND 1800 mm HIGH SECURITY FENCE

↑ 1.8 metres??

Location: BROOM COTTAGE MAIDEN HEAD ROAD

Parish: HURST Ward: Hurst 57.2000

Applicant: MR/MRS DANCE

Fee Received 95-00 Required ..... Additional ..... Refund .....

(1)

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		~~16 Feb~~	
5	Elevation plans	Other Side garage ✓ elevation fence ± materials	12/6	✓ fence ? 30/6
6	Floor plans			
7	Metric scale disclaimer	Scale of Sections A-A & Y-Y (1:50 ?)	12/6	✓ 30/6
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 : 5.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

..... (*) Ancient woodlands — please consult { English Nature, Forestry Commiss, Dinton Pastures

..... No pre-apps .....

NEIGHBOURS:

..... S/N + Warrenside & maidenhead Road ✓

..... Ashcroft .....

Natalie Brown

From: Andy Glencross
Sent: 29 August 2000 15:21
To: Natalie Brown
Subject: Planning Application F/2000/1860 - Broom Cottage, Maidenhead Road

Hi Natalie

This development is unlikely to detrimentally affect the ecology of the adjacent ancient woodlands. Consequently there are no ecological grounds on which to object to this application, although I have not visited the site.

Cheers

Andy Glencross

Received after end of application consultation date
LD expiry date 29/07/2000.
NRB.

ST. NICHOLAS HURST PARISH COUNCIL

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

FILE
DC
APP
CS
COPIES TO:
ACK:
FILE:

19th July, 2000

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

For the attention of Natalie Brown

Dear Miss Brown,

Application F/2000/1860

I refer to the above-mentioned Application by Mr. and Mrs. J. Dance of Broom Cottage, Maidenhead Road, Wokingham; proposed single storey rear extension to dwelling: detached double garage and 1800 mm high security fence.

It has been noted that the site plan submitted with the Application omits all the out-buildings, and the plans, in general, are not of good quality.

The proposed extension exceeds the usual 50% of the property and the proposal is regarded as overdevelopment. In the circumstances, my Council consider that the Application should be refused.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 05 July 2000

Application Number: F/2000/1860

Proposal: Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

Parish: HURST PARISH

Site Address:
Broom Cottage, Maidenhead Road, , Wokingham.

Applicant:
Mr & Mrs J Dance .

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

✓ below as applicable;

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

SC: 23 (INSERT Garaging Parking & Turning).

SR: 06.

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

20/07/00

PLANNING SERVICES	HPT 31680
POL	TLS
DC NB	ENF
APP	
CS	
12 JUL 2000	
COPIES TO:	ACK:
	FILE:

Tel.

Date: 05 July 2000

Your Ref:

My Ref: Natalie Brown / F/2000/1860

ENGLISH NATURE RECEIVED 10 JUL 2000 THAMES & CHILTERN TEAM

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

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1860

Site Address: Broom Cottage, Maidenhead Road, , Wokingham.

Proposal: Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1860** in all communications and any response should be addressed to **Natalie Brown** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Natalie Brown

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Victoria Taylor Conservation Officer:

Date: 10 July 2000

Received by Wokingham District Council

Application No: F/2000/1860

Proposal:
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

Location:
Broom Cottage, Maidenhead Road, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 July 2000

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

Tel:

Date: **05 July 2000**

My ref: F/2000/1860

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1860
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1860**
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Detached double garage and 1800 mm high security fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

1933
(1)

BROOM COTTAGE 30 JUN 2000 1660 E

ADDRESS MAIDENHEAD ROAD PARISH HURST (X WOK/WITHOUT)

PLOT No. DUPLICATE (ORIGINAL MISSING) ORD. SHEET No. SU.8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
57/51	MR. L.C. CHANDLER	O/L	13.3.51	C/A
154/58	"	DETACHED BUNGALOW	11.11.58	APP C/A
05177	"	AGR. TO PRIVATE RES.	26.8.76	APP
09432	MR. A. ERANGEY	S/ST. EXTENSION	26.10.78	REF
BR 9654	"	ALT/EXT	15.11.78	REF
09899	"	S/ST. EXTENSION	18.1.79	REF
10213	"	"	15.3.79	C/A
BR 13380	"	"	30.4.80	APP
21065/6	"	S/L. RES CARAVAN	5.4.84	30.4.85
BR 22797	"	GARAGES, BUTCHERY, COLD STORE	5.6.84	APP
BR 22952	MR & MRS "	BILLIARD ROOM & STUDY	4.7.84	APP
21647	"	BUTCHERS WORKSHOP, COLD STORE, GARAGES	28.6.84	REF

MINISTRY DECISION

SPECIAL ORDERS TPO 544/92

1933
(2)

BROOM COTTAGE E

ADDRESS MAIDENHEAD ROAD PARISH HURST

PLOT No. DUPLICATE (ORIGINAL MISSING) ORD. SHEET No. SU. 8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21831	MR & MRS A. ERANGEY	BILLIARD ROOM & STUDY	26.7.84	C/A
24[illegible]2/24302	"	RENEWAL 21065/6	11.9.85	30.4.87
24886	"	DOUBLE GARAGE	7.1.86	C/A
32403	W/DR.			
35860	APPEAL "	REDUNDANT AGR. BLDGS.	17.10.90	REF
		TO L.IND (B1)	17.10.90	REF
36199	TELECOMM. SEC. CELL. RADIO	R/O S/ST. EQ. ROOM	23.10.90	REF
		30M. RADIO TOWER		
		AERIALS - FENCE 2.4M.		
38864	APPEAL MR. A. ERANGEY	C/O/USE REDUNDANT	11.3.92	REF
		BLDGS. TO L.IND.		
44943				
96/6[illegible]65/E	W/DR.			

MINISTRY DECISION ENF. NOTICE AGAINS OFFICE/STORAGE UPHELD & PLANNING PERMISSION

SPECIAL ORDERS REF: 31.1.90 38860 - APPEAL DISMISSED - 19.9.91
38864 - APPEAL ALLOWED - 11.11.92

1933

(3)

ADDRESS Broom Cottage Maidenhead Road PARISH Hurst

PLOT No. DUPLICATE · ORIGINAL MISSING ORD. SHEET No. SU.8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64704/F	MR. A. TRANTER	AGR. BLDGS. TO L.IND. (B1c) CONSTRUCTION OF GAS CYLINDER STORAGE AREA - RELOC. OIL TANK	17.2.97	C/A

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only
Application number: 30 JUN 2000* 1860

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	Mr & Mrs J.Dance, "Broom Cottage" Maidenhead, Bks RG40 5RH
	Phone number	01344 869883 WORK : 0118 974 6000
	Agent's Name Address and postcode	
	Phone number	
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.	as above Complete Plans on Drawing
4	Give brief details of the proposal for example, two storey side extension. About the application	Build S/Storey Rear Ext/Double Garage/1800m^{m} High Surrounding Security FENCE
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.	Matching Tiles to Extension Bungalow also cement rendered outer walls matching
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: 3	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

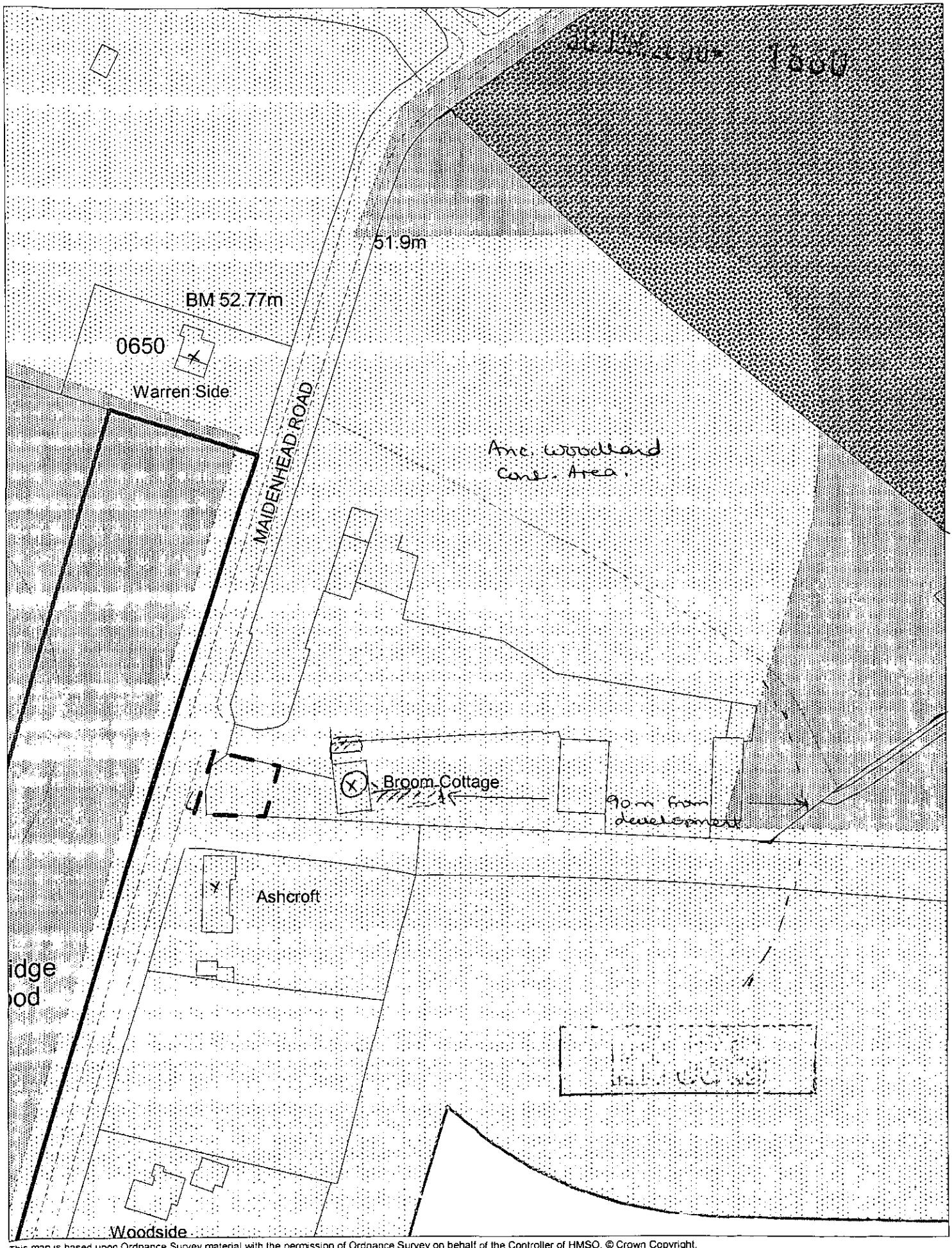
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 1st May 2000

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



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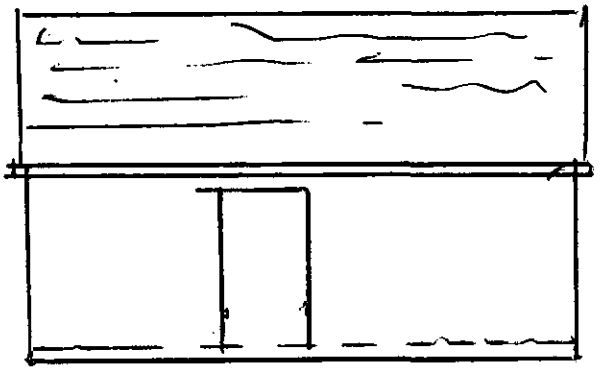
Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

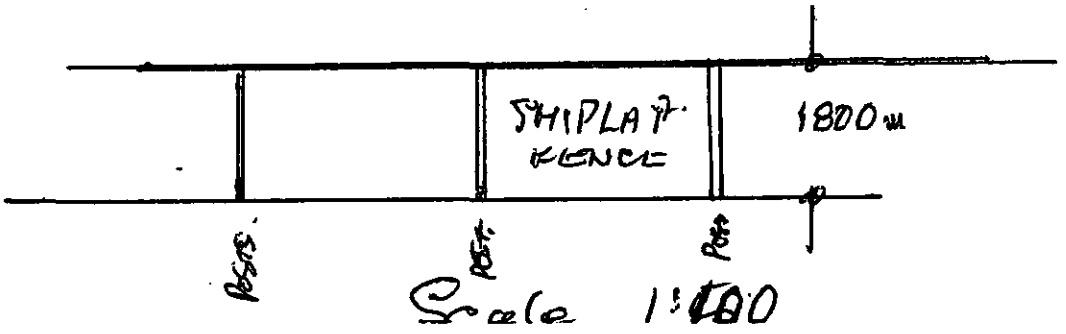
N W E S

30.JUN.2000 1660



SIDE ELEVATION 'GARAGE'

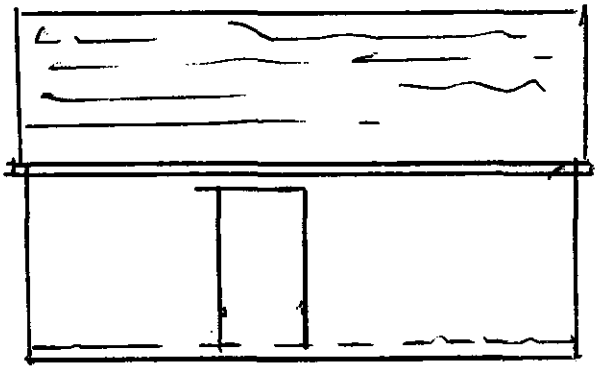
Scale. 1/100



Scale 1:100

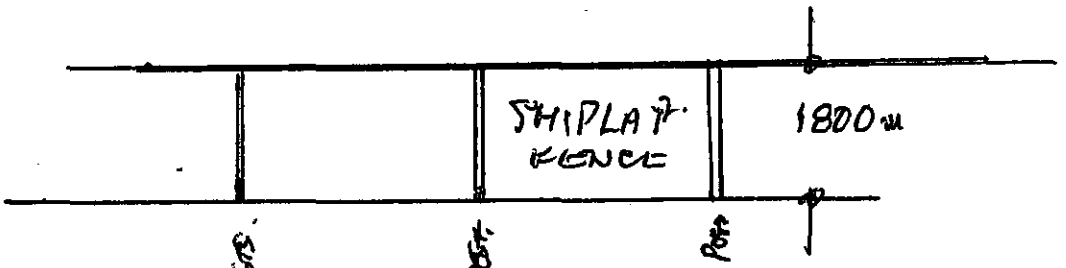
APPROVED

30. JUN. 2000 1660



SIDE ELEVATION 'GARAGE'

Scale. 1/100



Scale 1:100



RECEIVED