16/5

APPLICATION NO:
**F/2002/6186**

LOCATION:
**Spring Copse Carters Hill Lane, Arborfield Reading.**

APPLICANT:
**Mr/Mrs Heard C/O Richard Fenn Designs Ltd**

PROPOSAL:
**Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.**

EARLIEST DATE FOR DECISION: **12/05/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
***06/06/2002***

CASE OFFICER: **Louise Smith**

WITHDRAWN

137

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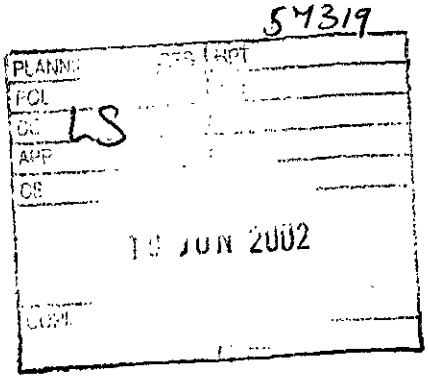
RAILEX
Marbleboard

EASIFILE EP7

54319




'Spring Copse',
Carter's Hill,
Arborfield Cross,
Berkshire.
RG2 9JJ.

8/6/02.

Dear Miss Smith,

I write to confirm following our telephone conversation yesterday that we wish to withdraw our recent planning application, and have post application advice on the design of our planned extension and refurbishment.

Yours sincerely,

M.F and J. A. Heard.

Ap. No F/2002/61.86

Recd AM 6/6/02

# RICHARD FENN DESIGNS LIMITED

**11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.**
**Telephone : READING (0118) 9691684 - www.richardfenndesign.co.uk**

PLANNING SERVICES
POL | TLS 57234
LS | ENF
07 JUN 2002

6th June 2002.

Dear Louise,

**REF : Proposed extension and refurbishment at Spring Copse, Julkes Lane, Carters Hill, Berkshire. Planning Application No. F/2002/6186.**

Further to our recent telephone conversation we are writing to confirm that we have tried to contact the applicants to discuss the present planning application without success.

We believe that you are not prepared to support the application in its present form so we would appreciate it if you could take this letter as confirmation of our request to withdraw the application.

I will contact the applicants and advise them to make arrangements for a meeting where you can go through a scheme that will be acceptable to both parties.

Kind Regards.

Richard Fenn.

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Louise Smith

Copy : Mr and Mrs Heard

## Louise Smith

**From:** architect [architect@ntlworld.com]
**Sent:** 16 May 2002 12:51
**To:** louise.smith@wokingham.gov.uk
**Subject:** REF : SPRING COPSE, CARTERS HILL.

Dear Louise
I have conveyed your thoughts onto the owners of the property Mr and Mrs Heard who have responded so :-

"Dear Richard,

we've had a chat, and these are the points that we would like to make;

- What do they regard as the existing dwelling? The existing outhouses are within 12ft of the house, and are used as accommodation so surely the additional area that we get with the extension is less than the 12% that you are entitled to without planning permission? We also have a cellar to add to the existing floor space.
- Considering the points above, the extension is not large.
- What is the significance of the wildlife heritage area? As I mentioned to you last night, we used this as an objection to an entirely new dwelling which our neighbours were given permission to build, and were told then it had no relevance.
- In our planning application it was made clear that no trees are affected by this proposal.
- The forestry officer could not have visited the site, or he would know already that the only trees in the area are ash, which need to be coppiced *from time to time, and grow back whether you want them to or not!* That's why we are called 'Spring Copse'. Why should we pay any money at all for what is self evident?

We would be grateful if you could get back to Miss Smith with our comments, and are keen to hear her views, thanks Richard,
kind regards,

Jan & Mike Heard"

I would appreciate it if you could discuss these points with your senior officer when you speak to him tomorrow and I look forward to hearing from you in due course
Kind Regards

Richard Fenn

? Talked to Basia (NOT INCLUDED)

# Memo

**To:** Louise Smith

**From:** Conrad Moore

**Date:** 31/05/02

**Re:** **Policy Comments upon F/2002/6186**

---

**Proposed two storey rear extension and single storey side extension to dwelling at Spring Copse, Carters Hill, Arborfield.**

**Countryside Policies**

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The proposal does meet criterion (iii) of the three permitted criteria. However in the last paragraph the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle may be considered acceptable under Category G. The Local Plan Inspector has supported this category (but as Category H of the recommended re-worded policy). Each application will need to be considered on its own merits. Considerations in the final paragraph after the criteria in Policy WCC1 are therefore VERY important as well as the relationship to overall strategy policies. The scheme still increases the bulk, scale and massing of the development on site. This is likely to urbanise the countryside character.

Policy WCC7 applies to the proposal. This is a criteria based policy. You will need to carefully consider the potential ecological impacts in this case as site within a Wildlife Heritage Site (important in the County context). I have already commented on change in scale concerns above.

**Nature Conservation Policies**

The reference of the Wildlife Heritage Site is SU76 U02 whose habitat is Secondary Coppice Woodland and is 6.84 Ha in area. The proposal will need to be considered against the requirements of Policy WNC4. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The direction of the policy remains the same with nature conservation interests that have to be protected and enhanced. Detailed comments from Andy Glencross should be sought to assess this.

It will be necessary to investigate whether any bats (protected species) are present in adjacent trees, or that badgers use the garden area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. If protected species may be affected, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. The Local Plan Inspector has recommended no alteration to this policy.

Given the proximity of trees, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Impacts on trees are not solely from extension siting, and can be as a result of changes to underground / overground services to the house affecting canopies or root structures. The location of the extension, close to trees of any size, may result in the trees future growth affecting light to the dwelling (that results in pressure for their removal). Linked to the preceding paragraph is that mature trees may also be the home of protected species such as owls and bats. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

**Landscape Issues**

Appropriate landscape and planting schemes need to be demonstrated in accordance with Policy WLL7. The proposal could offer an opportunity for enhancement of the landscaping on site. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site contains wildlife habitat important in the County context.

**River Policies**

Site is within the Loddon River Valley as part of the Barkham Brook tributary and subject to Policy WLL5. The Local Plan Inspector has not supported this and little weight should be accorded to this policy. However there do not appear to be any implications from the proposal not covered under Policy WCC4 criteria and Policy WNC4. Structure Plan Policy EN10 should be taken into account though.

The site is partly located within the Environment Agency 2001 floodplain. Policies WIC16 and WIC17 apply. Flood risk may prove to be acceptable given that it relates only to front portion of the site on Julkes Lane and excludes the existing buildings. This does not address the fact whether the building could be insured or the risk in terms of safety. The Association of British Insurers is no longer tied to Environment Agency views on flood risk and uses much stricter criteria to assess. The Environment Agency may need to assess this application as to whether there is any flood risk or safety issues.

**Highways**

Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

**Conclusions**

*Policies WCC1 and WCC7:* You will have to assess whether the extension will alter the impression of scale, bulk, massing and character of the existing property detrimentally and whether any ecological impacts result. I am concerned on these aspects.

*Policies WNC3, WNC4, WBE11 and WLL7.* You will have to satisfy yourself with advice from relevant consultees that the proposed development complies with policy.

There is a policy objection to this proposal on Policies WCC1 and WCC7. In respect of the other policies you will have to satisfy yourself with advice from relevant consultees that the proposed development complies with policy.

Conrad Moore.
Senior Planner.

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Louise Smith DATE: 13th May 2002

| | |
|---|---|
| Location: | Spring, Copse, Carters Hill, Arborfield, Reading |
| Proposal: | Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory |
| Application Number: | F/2002/6186 |

In response to your consultation dated 18th April 2002 for the above application, the tree and landscape comments are as follows:

The applicant site contains a number of mature trees and woodland which are not shown on the a applicants proposals drawing. Whist none of the trees are protected by a TPO the woodland is designated as a Wildlife Heritage Site.

Before I can comment further the applicant should be required to produce and submit for approval an accurate survey which locates all existing landscape features in relation to the proposed extensions.

I shall then wish to re-visit the site to ascertain the full impact of the development proposals upon these landscape features.



15/5 - Left answerphone message with agent to call me back re/ 1 Sc issues.

ROBERT PETROW
Consultant Landscape Architect

Please see Part I from plans.

**To:**
**Neil Etherington**
**Senior Arboricultural Officer**
**Landscape and Trees**

19 APR 2002

**From:** Louise Smith

**Date:** 18 April 2002

1

**Application Number:** F/2002/6186

**Proposal:** Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory..

4

**Site Address:**
Spring Copse, Carters Hill Lane, Arborfield, Reading.

**Applicant:**
Mr/Mrs Heard C/O Richard Fenn Designs Ltd.

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

---

NO TPO
NO CA.

Woodland is designated as a Wildlife Heritage Site.

Woodland to rear, trees close to side → conservatory
need a plan/survey which local development within site feature
not to be determined.

# Environmental Services

For office use only.
Application number: 11.APR.2002 6.06

## Householder planning application form

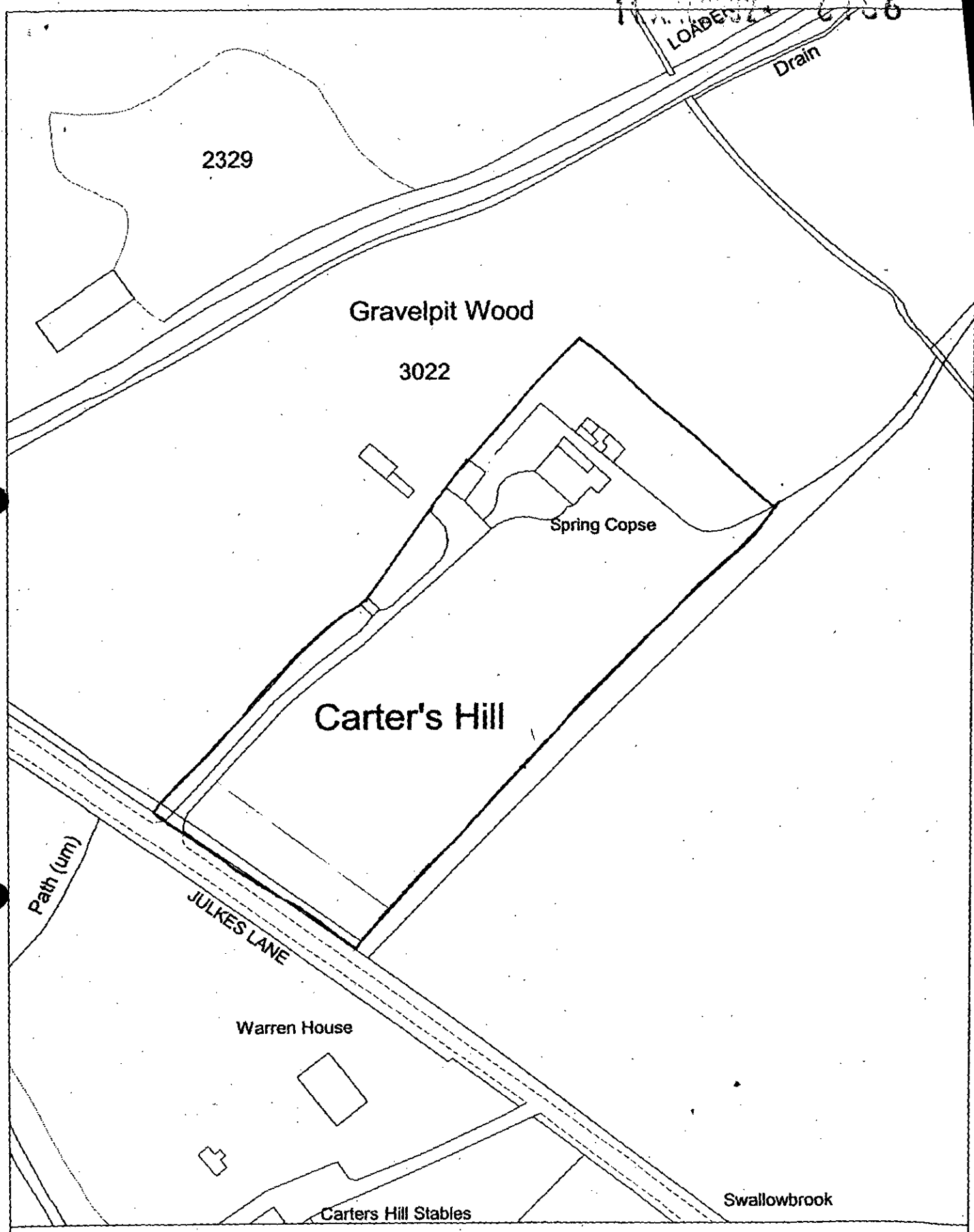
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name | MR & MRS HEARD |
| | Address and postcode | SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| | Phone number | 0118-9760243 |
| 2 | Agent's Name | RICHARD PENN DESIGNS LTD |
| | Address and postcode | 11 HARRIER CLOSE<br>WOODLEY<br>READING<br>RG5 4PE |
| | Phone number | 0118-9691684 |
| 3 | Site<br>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. | SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY REAR EXTENSION TO PROVIDE GUEST ACCOMMODATION PLUS NEW CONSERVATORY. |
| 5 | Are there any trees on the site?<br>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 ☐<br>SEE ACCOMPANYING LETTER |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | ALL AS EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by

Please turn over




Site Plan, Scale: 1 to 1250

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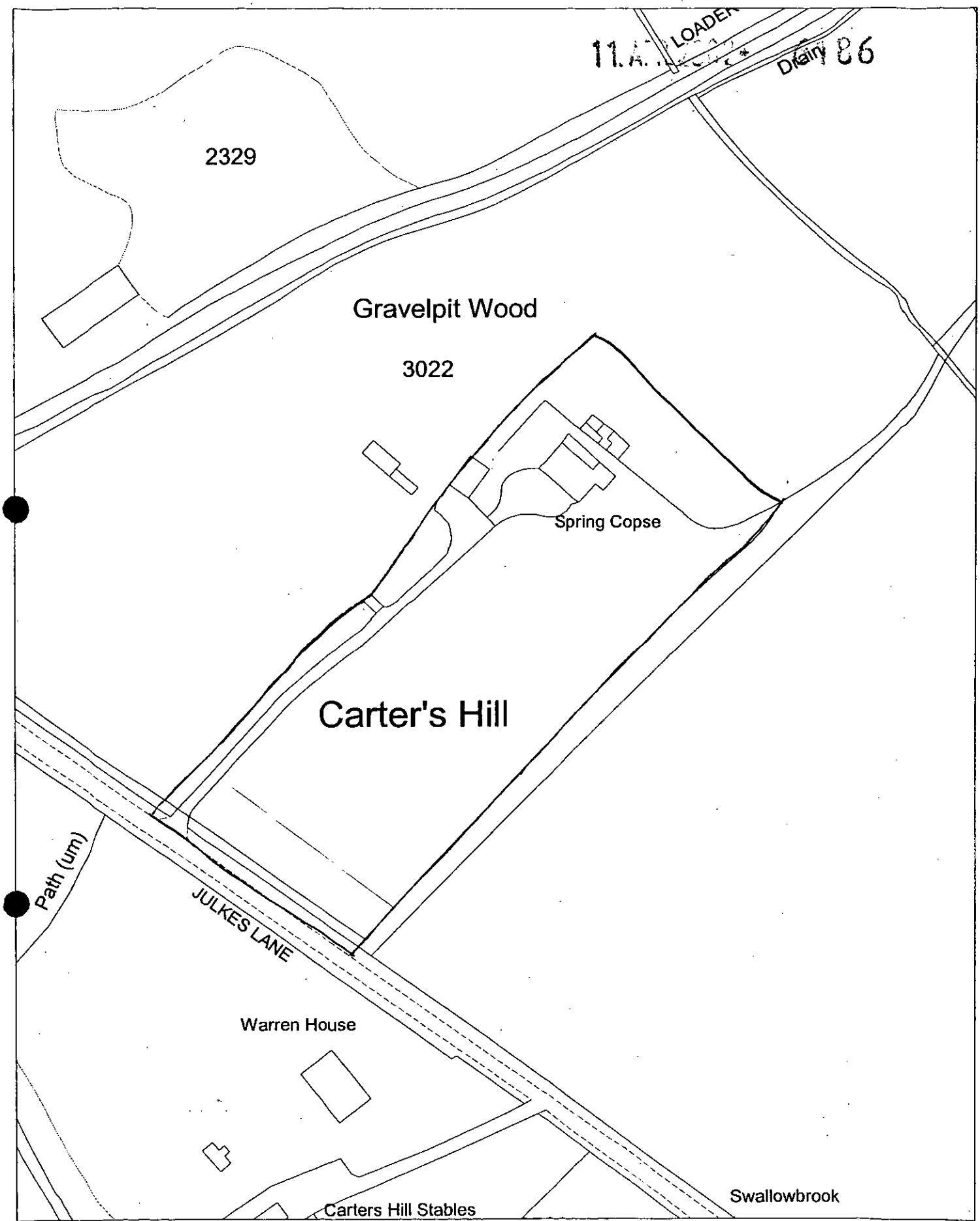
Date: 29 March 2000




Site Plan, Scale: 1 to 1250

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Date: 29 March 2000

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Landscape Section, Environmental Services, Wokingham District Council.
25 April 2002

Scale: 1 : 8000

N
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**Louise Smith**

**From:** rfdl@ntlworld.com
**Sent:** 30 May 2002 07:55
**To:** louise.smith@wokingham.gov.uk
**Subject:** REF : PLANNING APPLICATION NO. F/2002/6186

Dear Louise,

REF : Proposed extension and refurbishment at Spring Copse, Julkes Lane, Carters Hill, Berkshire. Planning Application No. F/2002/6186.

Just e-mailing to check on the progress of the planning application as we haven’t heard from you for about 10-14 days.

The owners Mr and Mrs Heard are anxious to start the conservatory element of the proposal and seeing that it is replacing an existing conservatory albeit slightly larger could the proposed new conservatory be treated as “permitted development”?

We can negotiate on the rest of the development in due course.

Thanks in anticipation.

Kind Regards.

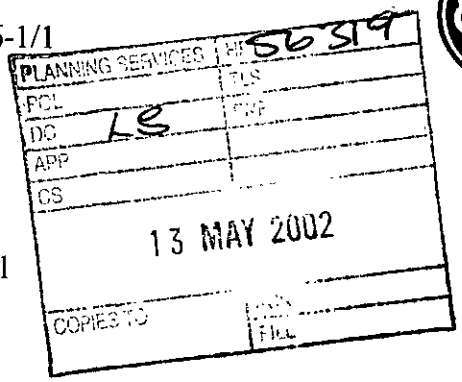
Richard Fenn.(Agent)

Replied 30/5- explained look into for him.

House with all exts + o/b was as is now in 1930.

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005636-1/1
**Your Ref :** LS/F/2002/6186




**Date :** 09 May 2002

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

FAO: Louise Smith

Dear Madam

**2 STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION TO FORM REPLACEMENT CONSERVATORY**

**SPRING COPSE CARTERS LANE ARBORFIELD READING**

Thank you for your letter dated 18 April 2002, received on 19 April 2002. Please quote the following reference in any correspondence: SU76NE/22/2. 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.

**CONDITION:** Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON:** To prevent the increased risk of flooding and to improve water quality.

**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

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

## Water Conservation

### Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

### Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

### Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

### Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

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

Yours faithfully



**PAUL BUSING**
**Planning Liaison Officer**
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Richard Fenn Designs Ltd

## Louise Smith

**From:** Andy Glencross
**Sent:** 03 May 2002 13:26
**To:** Louise Smith
**Subject:** PA F/2002/6186 Spring Copse Carters Hill Lane Arborfield

Hi Louise

This application will result in damage to a Wildlife Heritage Site which is contrary to Council policy.

Policy WNC4 of the Wokingham District Local Plan Deposit Draft 1997 states the following

*Where a site (WHS) is shown to have a nature conservation value then any proposal that leads directly or indirectly to deterioration,, sufficient to remove or adversely affect its value will not be permitted.*

In addition this policy goes on to state that

*In determining proposals for development that could adversely affect existing and proposed sites, the council will where appropriate require that development proposals are accompanied by an environmental statement.*

Consequently we will reqyuire an ecological survey of the site, outlining the what is to be damaged /lost and suggested mitigation for that damage/loss.

All buildings have potential to act as roost sites for bats which are legally protected species. These outbuildings are to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

## Louise Smith

**From:** John Mullaney
**Sent:** 25 April 2002 12:07
**To:** Louise Smith
**Subject:** F/2002/6186 Spring Copse, Carters Hill Lane, Arborfield

*I have no objections to this application.*

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

## HIGHWAYS CONSULTATION SHEET

**From:** Louise Smith **Date:** 18 April 2002

**Application Number:** F/2002/6186

**Proposal:** Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.

**Parish:** ARBORFIELD PARISH

**Site Address:**
Spring Copse, Carters Hill Lane, Arborfield, Reading.

**Applicant:**
Mr/Mrs Heard C/O Richard Fenn Designs Ltd.

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).

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.

**Signed:** _____ **Print name:** Adam 25/04/02.

1933

ADDRESS Spring copse. Carters Hill PARISH Arbor

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision | |
|---|---|---|---|---|---|---|
| | | | | | Building | Planning |
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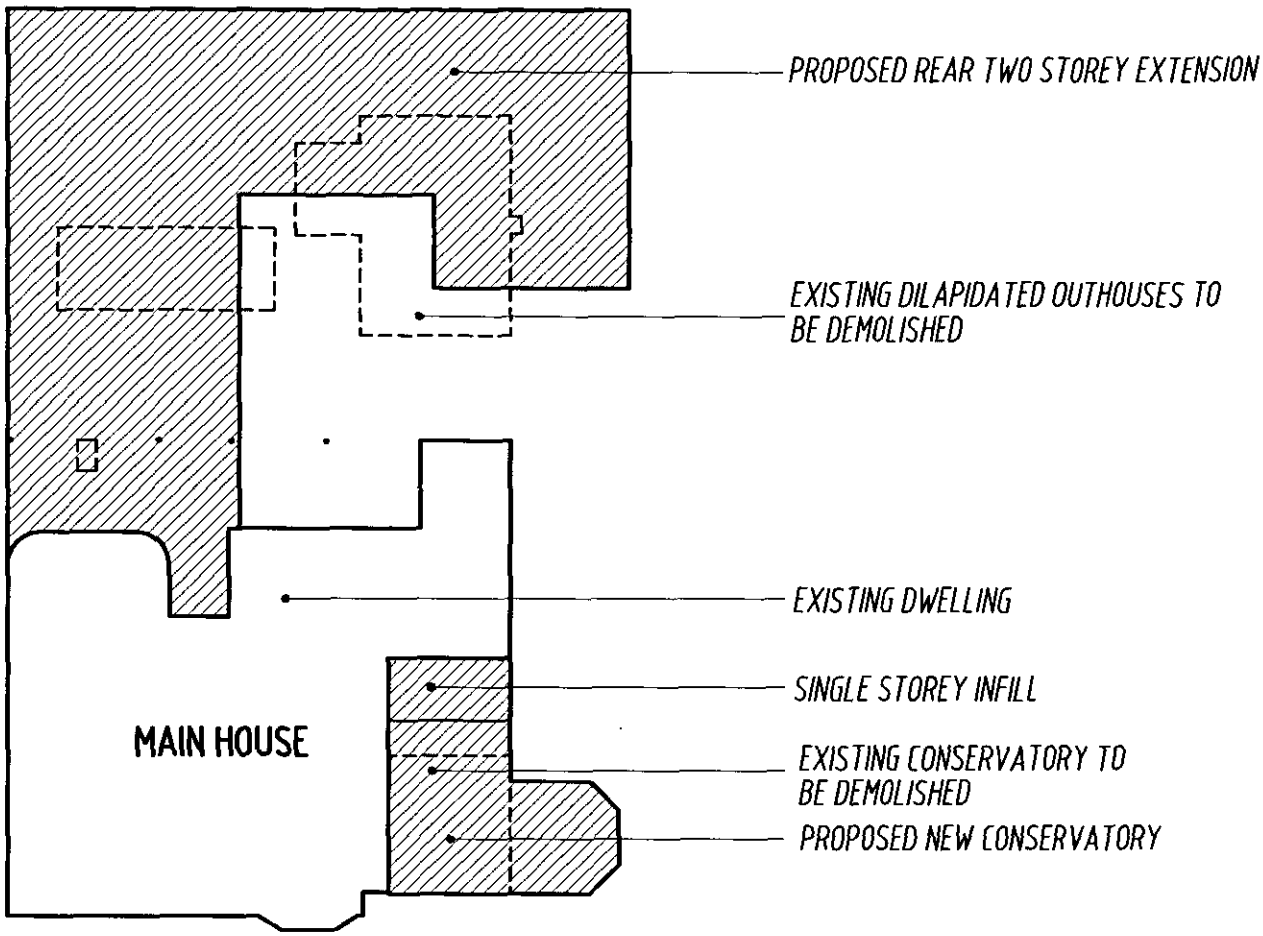
MINISTRY DECISION:

SPECIAL ORDERS: P.O.Eng - Proposed dwell - Mrs Heard 14/06/00

11.APR.2002* C186




**BLOCK PLAN (Scale 1:200)**

| | |
|---|---|
| **RICHARD FENN DESIGNS LIMITED** | 11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.<br>Telephone READING (0118) 9691684<br>Fax (0118) 9628813 E-Mail : rfdl@ntlworld.com |
| PROPOSED TWO STOREY REAR EXTENSION PLUS NEW CONSERVATORY AT SPRING COPSE, JULKES LANE, GARTHERS HILL, ARBORFIELD<br>for MR AND MRS MIKE HEARD. | DATE: March 18th 2002 / SCALE: 1:200 |
| BLOCK PLAN | DRAWING No.: MH.100. / REVISION: |

# Environmental Services

For office use only.
Application number: 11.APR.2002 6.06

## Householder planning application form

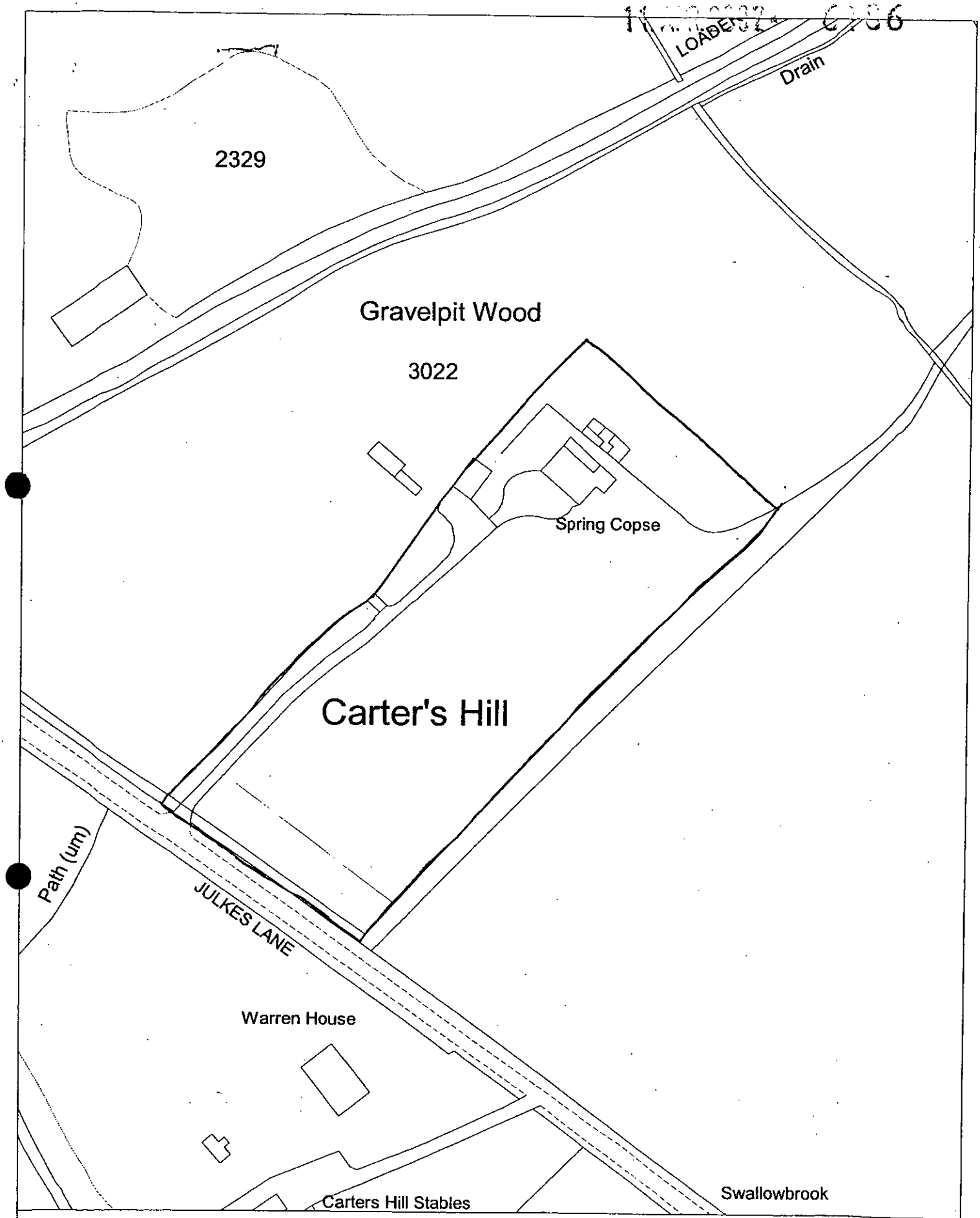
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name | MR & MRS HEARD |
| | Address and postcode | SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| | Phone number | 0118-9760243 |
| 2 | Agent's Name | RICHARD PENN DESIGNS LTD |
| | Address and postcode | 11 HARRIER CLOSE<br>WOODLEY<br>READING<br>RG5 4PE |
| | Phone number | 0118-9691684 |
| 3 | Site<br>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. | SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY REAR EXTENSION TO PROVIDE GUEST ACCOMMODATION PLUS NEW CONSERVATORY. |
| 5 | Are there any trees on the site?<br>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 ☐<br>SEE ACCOMPANYING LETTER |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | ALL AS EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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




Site Plan, Scale: 1 to 1250

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Date: 29 March 2000

N
W E
S

(*) 2 x PRE-APPS (*)
ATTACHED

| Application Number : F/2002/6186 | Map No : 67 |
|---|---|
| Case Officer : LS | Site Area : 0.96 |
| Valid Date : 11/4/02 | Received Date: 21/03/2002 |

**Level : Delegated Application**

**Description : Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.**

**Location : Spring Copse, Carters Hill Lane, Arborfield, Reading.**

**Parish : AB Ward : ARB**

**Applicant : Mr/Mrs Heard C/O Richard Fenn Designs Ltd.**

**Fee Required: £95 Fee Received: £95** (2)

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

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**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | - Front elev. should show rear extension in the background.<br>- Need to show 4 "courtyard" elevations. | phoned 8/4 | ✓ 11/4 |
| FLOOR PLANS | Need other side elev of conservatory<br>2 chimneys missing from 2nd side elev. | to follow | ✓✓ 11/4 |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health — Potential for subdivision (3 kitchens!)

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans — Dev. in Wildlife Heritage Site.

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures — Dem. of outhouses — Dev. in W.H. Site

CPRE

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Flood zone within red line.

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

(Rural Area Countryside)

## NEIGHBOURS

STN + see map.

2x pre-apps attached

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

Tel: (0118) 974 6463

Date: 18 April 2002

My ref: F/2002/6186

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG


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/2002/6186**
**Spring Copse, Carters Hill Lane, Arborfield, Reading.**
**Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.**

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Louise Smith** Application Number: **F/2002/6186**
**Spring Copse, Carters Hill Lane, Arborfield, Reading.**
**Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cowan

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

**Received by Wokingham District Council**

# Application No: F/2002/6186

**Proposal:**
Proposed two storey rear extension to dwelling and single storey side extension to form replacement conservatory.

**Location:**
Spring Copse, Carters Hill Lane, Arborfield, 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/2002/6186 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2002. 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.**

**Trevor Watson**
**Development Control Manager**

**18 April 2002**

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : rfdl@ntlworld.com

6186

20th March 2002.

Dear Sir/Madam,

**REF : Proposed two storey rear extension, single storey side extensions and new conservatory to Spring Copse, Julkes Lane, Carters Hill, Arborfield for Mr and Mrs Heard.**

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Heard which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. MH.10 and MH.100.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Whilst writing we would like to confirm that Spring Copse is on the edge of Gravelpit Wood with too many trees in the applicants ownership to show on the drawings however none of the trees will be affected by the proposal.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

11.APR.2002 6186

# RICHARD FENN DESIGNS LIMITED

**11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.**
**Telephone : READING (0118) 9691684**
**Fax : READING (0118) 9628313 E-Mail : rfdl@ntlworld.com**

10th April 2002.

Dear Mrs Hurst,

**REF : Proposed two storey rear extension, single storey side extensions and new conservatory to Spring Copse, Julkes Lane, Carters Hill, Arborfield for Mr and Mrs Heard.**

Further to our recent telephone conversation please find enclosed as requested 6 copies of our latest drawing no. MH.10a which has been revised to include the extra information that you requested to be added.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

| | |
|---|---|
| PLANNING | 55176 |
| POL | HS |
| DD CAH | ENF |
| APP | |
| DS | |
| 11 APR 2002 | |
| COPIES TO | ACK. |
| | FILE |

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mrs C.Hurst.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

11.APR.2002 6186

# Environmental Services

For office use only.
Application number: 11.APR.2002 6186

## 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.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name | MR & MRS HEARD |
| | Address and postcode | SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| | Phone number | 0118-9760243 |
| | Agent's Name | RICHARD FENN DESIGNS LTD |
| | Address and postcode | 11 HARRIER CLOSE<br>WOODLEY<br>READING<br>RG5 4PE |
| | Phone number | 0118-9691684 |
| 3 | 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. | Site<br>SPRING COPSE<br>JULKES LANE<br>CARTERS HILL<br>ARBORFIELD |
| 4 | Give brief details of the proposal for example, two storey side extension. | About the application<br>TWO STOREY REAR EXTENSION TO PROVIDE GUEST ACCOMMODATION PLUS NEW CONSERVATORY |
| 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 ☐<br>SEE ACCOMPANYING LETTER |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | ALL AS EXISTING |
| 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

1933

**ADDRESS** Spring copse, carters Hill **PARISH** Arbor

**PLOT No.** **ORD.SHEET No.**

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision | |
|---|---|---|---|---|---|---|
| | | | | | Building | Planning |
| | | | | | | |
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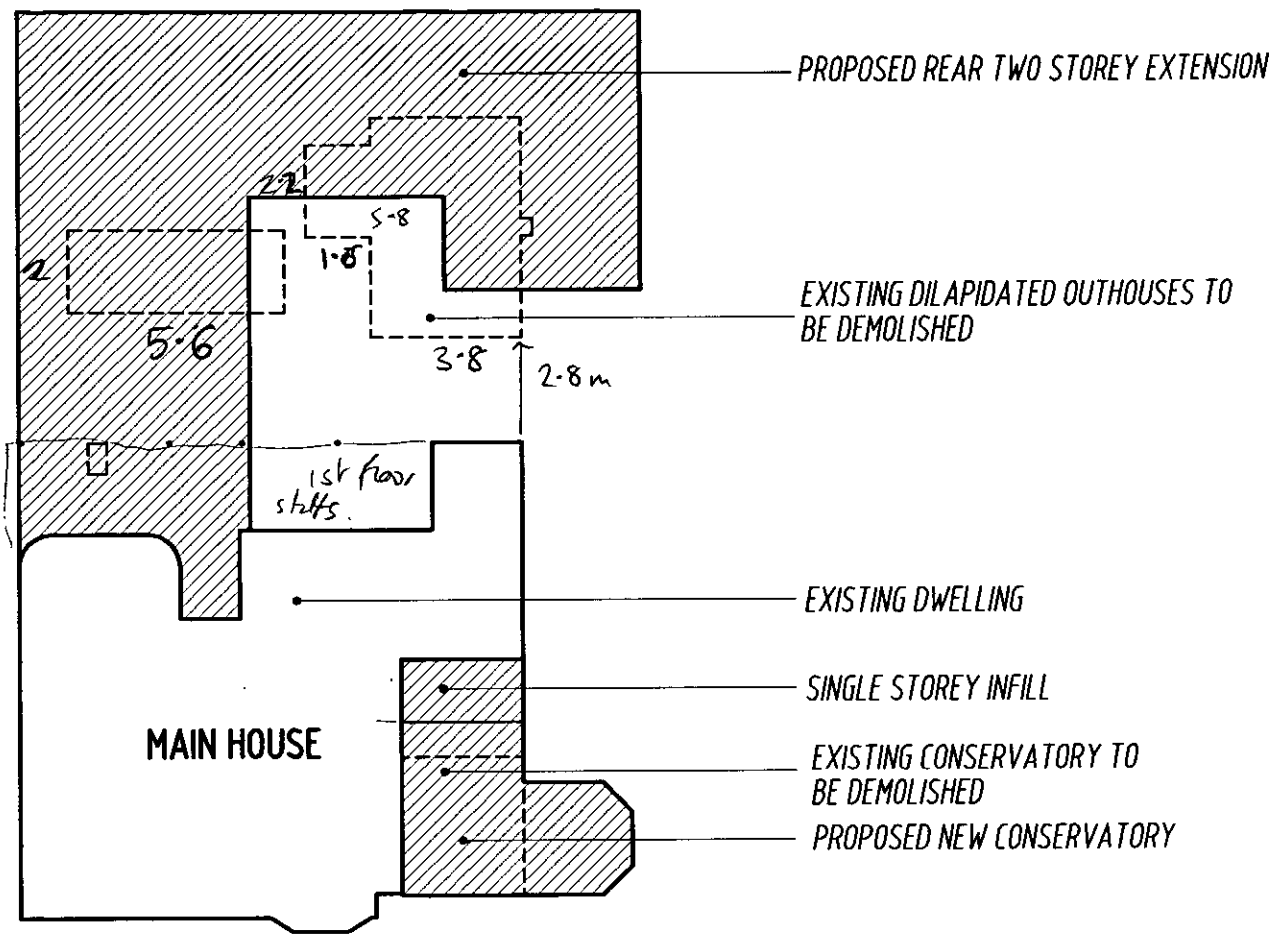
**MINISTRY DECISION:**

**SPECIAL ORDERS:** P.O.Eng - Proposed dwell - Mrs Heard 14/06/00

11.APR.2002 • 6186




**BLOCK PLAN (Scale 1:200)**

F/S Outbuildings – (rough calc's - not exact floor plans).

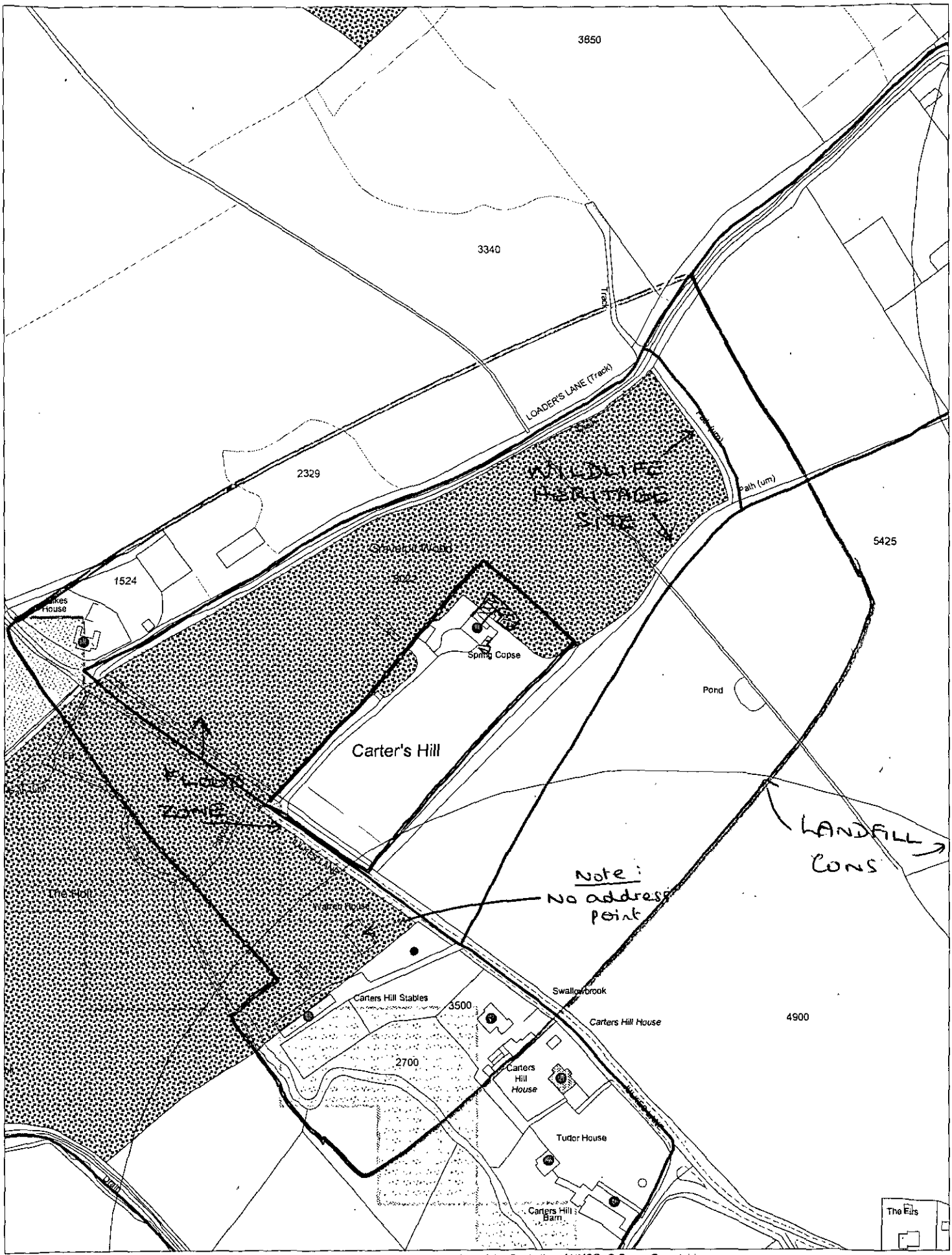
$= 2 \times 5.6$
$= c11.2 m^2$

$= 1.6 \times 2.2 = 3.52$
$= 5.8 \times 3.8 = 22.04$
$= c25.56 m^2$

TOTAL $= 11.2 + 25.56$
$= c36.76 m^2$

| | |
|---|---|
| **RICHARD FENN DESIGNS LIMITED** | 11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.<br>Telephone READING (0118) 9691684<br>Fax (0118) 9628813 E-Mail : rfdl@ntlworld.com |
| PROPOSED TWO STOREY REAR EXTENSION PLUS NEW CONSERVATORY AT SPRING COPSE, JULKES LANE, CARTERS HILL, ARBORFIELD<br>for MR AND MRS MIKE HEARD. | DATE: March 18th 2002 / SCALE: 1:200 |
| BLOCK PLAN | DRAWING No.: MH.100. / REVISION: |

11 APR 2002 6186

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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 2500

N W E S