APPLICATION NO:
F/2001/5583

LOCATION:
Longcroft Church Lane, Arborfield Reading.

APPLICANT:
Mr A Dugdale C/O Simpson McHugh

PROPOSAL:
Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Louise Smith**

697

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Dugdale
C/O Simpson McHugh
Studio 4
Warmair House
Green Lane
Northwood
Middx HA6 2QB

Application Number: F/2001/5583

Parish: **ARBORFIELD**

Location: **Longcroft, Church Lane, Arborfield, Reading.**

Proposal: **Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of *window in rear elevation***

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LD3 and C2.
Loddon Area Local Plan Policies LBE1, LBE2, LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5583

Applicant : Mr A Dugdale C/O Simpson McHugh.

Location : Longcroft, Church Lane, Arborfield, Reading.
Proposal : Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation

Site Notice Displayed ? :

YES	NO	DATE
✓		17/1/2.

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/2.

Date Registered : 24/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 18/02/2002. 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 :
Parish Council - no objections

Planning Issues :
Countryside / Rural.
Impact on Neighbours.
Impact on Streetscene.

Application Number: F/2001/5583 - Longcroft

Appraisal:

Development

The site is a chalet bungalow situated within a rural area of sporadic development in Arborfield.

The proposed development is for a pitched roof to the garage with the relaxation of condition 3 of the consent F/2001/3689 for the insertion of windows in the rear elevation. Three windows are proposed in the roof, two of which will be velux rooflights. The pitched garage roof would measure 2.5m to the eaves and 4.1m to the ridge with a hip end in the side elevation.

The extension granted under consent F/2001/3689 remained within a 50% cumulative increase in floorspace. This application proposes no addition to this figure.

1. Impact upon neighbouring properties

   Longcroft is set at a similar level at the rear to its neighbour, Parkhill. As the windows are proposed in the rear elevation, they would not infringe upon the privacy of the neighbouring dwelling itself. However, it is felt that overlooking into this neighbour's garden should be an area for attention. The neighbour has stressed this matter, however, this neighbour itself overlooks the garden of Longcroft. Furthermore, a considerable two storey side extension was conditionally approved (F/2001/4853) for Parkhill, with rear first floor windows overlooking Longcroft's garden (exerting a similar relationship to that proposed here). It is therefore considered that the issue of overlooking is felt on both properties and would therefore not warrant a refusal on these grounds. Furthermore, no more overlooking would occur than if velux windows were inserted in the rear elevation of the original roof of Longcroft under PD rights. It is felt that condition 3 (F/2001/3689) should have been restricted to side elevation windows. To have included the rear elevation was unduly honourous to the neighbours at Park Hill.

   Although the pitched roof would increase massing to the garage, it is set a sufficient distance from the curtilage so as not to provoke any adverse effects on the neighbours. Any overshadowing or overbearing effects would be felt on Longcroft itself.

2. Impact upon the character of the area

   The pitched roof to the garage would be more in keeping with the overall design of the dwelling than the existing flat roof. The increase in massing would not be heavily felt on the streetscene as the dwelling is party screened by the high hedge at the front of the curtilage.

Approval: ~~Refusal:~~

✓

Application Number F/2001/5583
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	~~C014~~	~~R014~~	INSERT: side elevations of the first floor level or above

LODDON AREA
#1 LOCAL PLAN
- Area of sporadic development, site of archaeological interest
Rural Area
Countryside

RECORD OF SITE VISIT

SITE ADDRESS: Longcroft Church Lane Arborfield Reading.

APPLICATION NUMBER: F/2001/5583

OFFICER: Louise Smith

DATE OF SITE VISIT: 14/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Sporadic dev^t of houses along countryside lane.
Varying designs.
Detached chalet bungalows + 2 storey dwellings
white render + red brick.

3. DESCRIPTION OF SITE/BUILDING
Construction at moment of gsr + rear extension
Trees in rear garden. (deciduous)
Shed in rear corner.
Over looks countryside to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
front hedge - screened.
To Left - 2m to 3m high hedge
rear - 1.8m wire mesh fence shrubs/weeds beyond to similar height or over tree beyond.
To right - 1.8m to 2m wire mesh fence. hedge on neighbour property just above

5. SITE CONSTRAINTS

TREES Deciduous in rear gdn.

ACCESS/PARKING -

LEVELS same

BOUNDARY TREATMENT - as above

OTHERS —

Re [illegible] 28/1/2

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

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

25th January 2002

Ms L Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Smith

Reference: F/2001/5583, Longcroft Church Lane, proposed pitch roof to garage and relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation

In principal the Parish Council has no objections to the relaxation of condition 3 of consent F/2001/3689, however, the condition was imposed to safeguard the residential amenities of the occupiers of neighbouring properties. The Parish Council notes strong objections made by a neighbouring resident and feels the applicants proposals for insertion of window or windows should be made available for consultation.

The Parish Council has no objections to the proposed pitch roof to garage.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

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

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

Parkhill
Church Lane
Arborfield
Berkshire
RG2 9JA

25TH January 2002

Application Number F/2001/5583

Site address: Longcroft Church Lane Arborfield

Proposal: Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of windows in rear elevation.

Dear Miss Smith

Thank you for your letter dated 9th January 2002

It is impossible to put into words the utter amazement we felt when we were told that the new members of the Planning Services Department were considering removing the conditions applied to Longcrofts recently passed planning application.

As you will know the original planning application proposed for Longcroft was totally rejected by the Planning department, the rejection was based on the unacceptable impact the proposed extensions would have on its countryside location and the direct effect it would have in its only close neighbour Parkhill.

Following long negotiations and final compromises between all parties, the planning department (Mr John Mitchell Development Control Manager assisted by Ms Humayan) granted permission to Longcroft subject to certain conditions.

Condition 3 of the Notification of Approval of Planning was a key feature of the final agreement, it was specifically put in place to protect the privacy to the rear garden area of its neighbouring property, Parkhill.

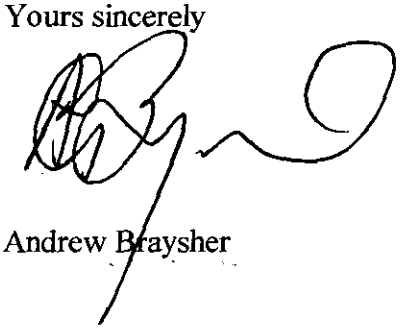
Whilst additional windows to the front of Longcroft would intrude upon the neighbouring property, it was considered acceptable so long as the rear gardens privacy was protected. The loss of privacy to both front and back gardens of Parkhill was not acceptable and thus condition 3 considered essential.

At our resent meeting you made it quite clear that when looking at planning applications you consider the impact on neighbouring properties just as important as the impact upon its location.

We are very lucky to live up such a beautiful lane in Arborfield and fully understand the extreme pressure you are under regards redevelopment of old properties in rural areas. However this application has only just recently been passed and was carefully followed and approved at all levels by the authorities involved, we are therefore strongly opposed to any possible changes to these conditions in such a sort period of time, let alone the effect it will have upon us.

I therefore ask for your support, in backing up the members of the Parish Council and all your previous colleagues from the Planning Services Department by rejecting any relaxation of the conditions applied to this application.

Yours sincerely



Andrew Braysher

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

Tel: (0118) 974 6463

Date: **09 January 2002**

My ref: F/2001/5583

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2001/5583
Longcroft, Church Lane, Arborfield, Reading.
Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation

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 **Louise Smith** on **(0118) 974 6463.**

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5583**
Longcroft, Church Lane, Arborfield, Reading.
Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

* PRE-APP ATTACHED *

Application Number : F/2001/5583	Map No : 80
Case Officer : ~~[illegible]~~ LS	Site Area : 0.21
Valid Date : 24/12/01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed pitched roof to garage plus relaxation of condition 3 of consent F/2001/3689 for insertion of window in rear elevation

Location : Longcroft, Church Lane, Arborfield, Reading.

Parish : AB Ward : ARB

Applicant : Mr A Dugdale C/O Simpson McHugh.

Fee Required: £95 Fee Received: ~~£0~~ 95-00

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	PROPOSED REAR WINDOWS (SEE PRE-APP) ?	9/1	
FLOOR PLANS			
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

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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)

Pre-app attached

NEIGHBOURS

S/W + see map

+ addtn list attached

24 DEC 2001

55

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/3689	Andrew Braysher Parkhill Church Lane ARBORFIELD Berkshire RG2 9JA

App APPROVED
LETTER SENT
31/05/01

24.DEC.2001 * 5583

SIMPSON McHUGH
ARCHITECTS & SURVEYORS

Studio 4, Warmair House, Green Lane
Northwood, Middx. HA6 2QB

Tel: 01923 835553
Fax: 01923 841625

PLANNING SERVICES	HDT
POL	TLS
DC	ENF
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK:
	FILE:

21st December 2001

Our Ref: PJMcH/JCW/2216

Planning Department
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Mr T. Watson

Dear Sirs,

RE: EXTENSIONS AT 'LONGCROFT' CHURCH LANE, ARBORFIELD

We have been instructed by Mr A. Dugdale to submit an application for Planning Consent for amendments to the design on his above project.

Please find enclosed our completed Householder Application forms together with 6 copies of our drawing 2216/8A detailing the revised design for your approval.

This drawing now shows the existing flat roof to the garage replaced with a hipped pitched roof as discussed with Mr Dugdale. As also discussed, this application seeks to obtain approval for the requirements of Condition No.3 of the existing Planning Consent to be relaxed with reference to the rear elevation only. We understand Mr Dugdale will provide you with his cheque for £95 to cover your required application fee under separate cover.

We trust this submission is in order but please advise if you require any additional information at this stage.

Yours faithfully,

Cha to follow.

P.J. McHugh

c.c. Mr A. Dugdale

2001 | 5583

24.DEC.2001 • 5583

07 JAN 2002

M. D. M. DUGDALE
LONGCROFT
CHURCH LANE
ARBORFIELD
BERKS RG2 9SA

3rd, January 2002

Dear Mr Thorpe

Please find enclosed a cheque for £95.00 in respect of the planning application submitted by our agent and concerning the above property. I trust that everything is in order and look forward to receiving the acknowledgment of the application.

Yours faithfully

M. Dugdale

24.DEC.2001 5583

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. A. DUGDALE
	ADDRESS	'LONGCROFT'
		CHURCH LANE, ARBORFIELD
		BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SIMPSON McHUGH
	ADDRESS	STUDIO 4, WARMAIR HOUSE
		GREEN LANE, NORTHWOOD
		MIDDX
	POST CODE	HA6 2QB Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	'LONGCROFT'
		CHURCH LANE
		ARBORFIELD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	NEW PITCHED ROOF TO GARAGE + RELAXATION OF CONDITION 3 OF APPROVAL REF: F/2001/3689
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		PLAIN TILES TO MATCH MAIN ROOF
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.		YES / ~~NO~~ AS APPROVED
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans.		YES / ~~NO~~ AS APPROVED
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR A. SUGDALE

DATE 21/12/01

ADDRESS Longcroft PARISH Arborfield

PLOT No. Church Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
676/54		Bungalow/Garage/Access	14.9.54	APP C/A
F/2000/2852	Mr. A. Dugdale	S/St/F & S + raising roof to form 1st floor	18.01.01	REF
F/2001/3689	"	S/St/S&R + dormer exts.	23.5.01	ADP
			Mike agreed to	relax cond. for rear elevation
				need to reinforce for side elevations

DATE OF COMPLETION

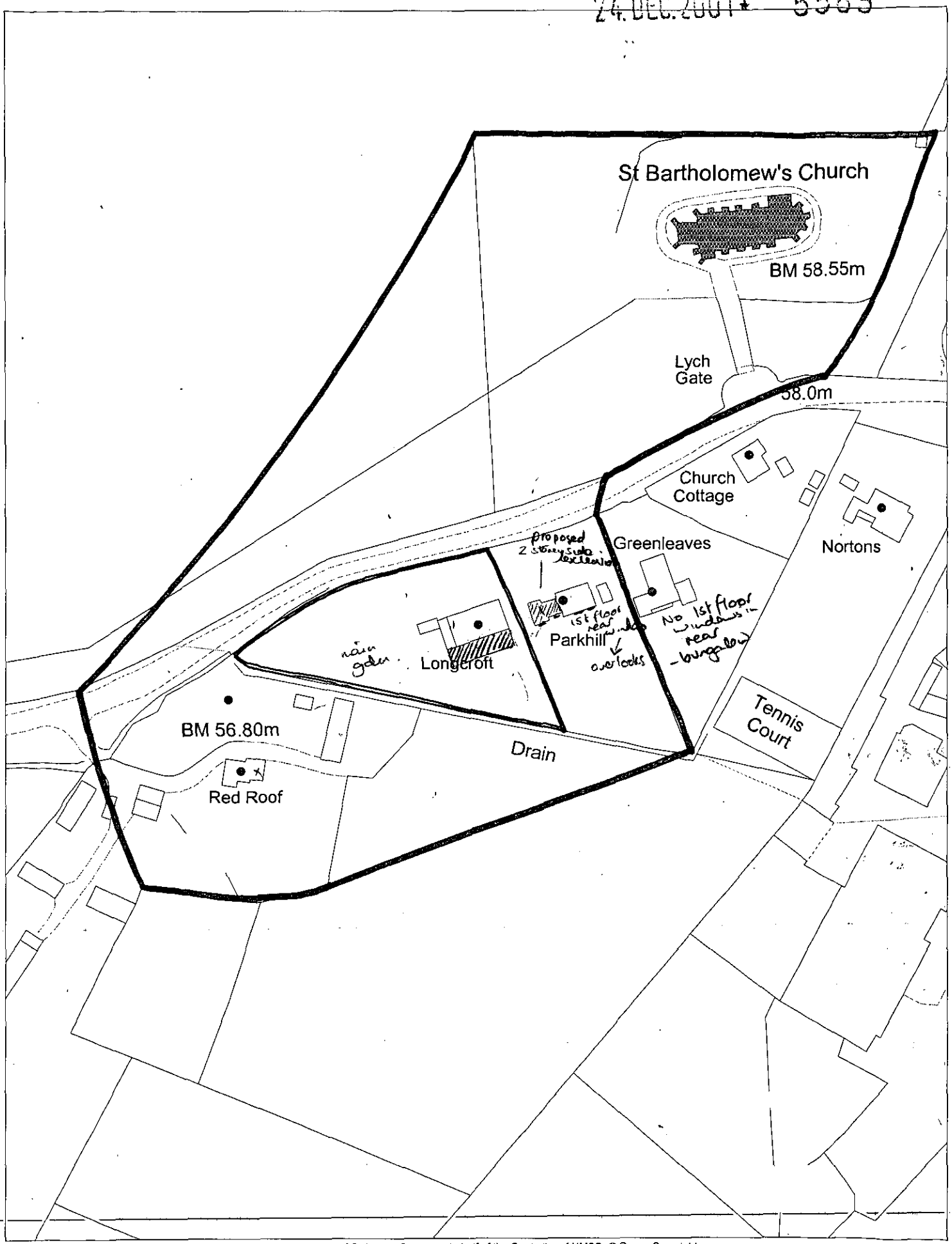
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

24.DEC.2001* 5583



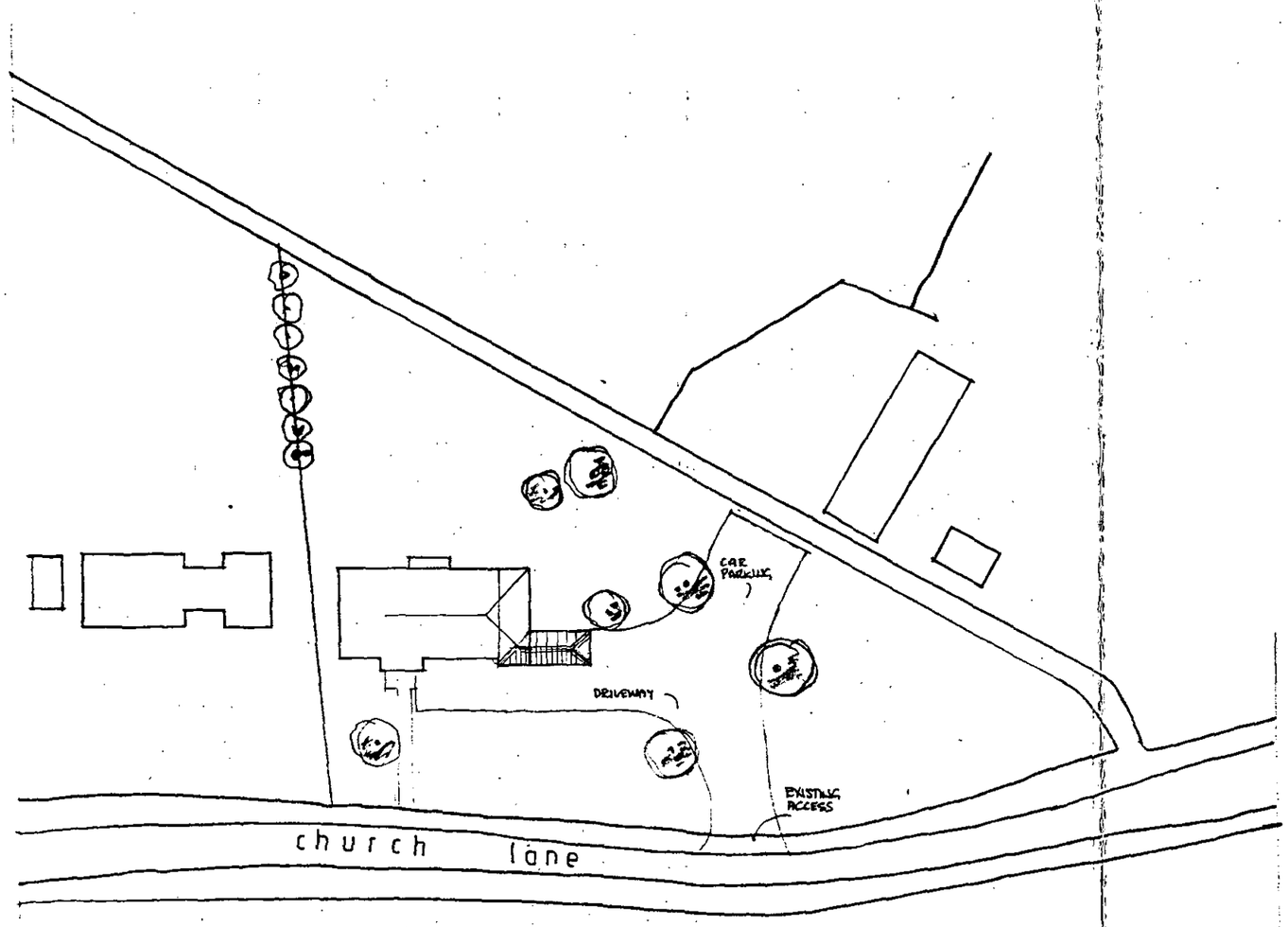
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
3 January 2002 Scale: 1 : 1250

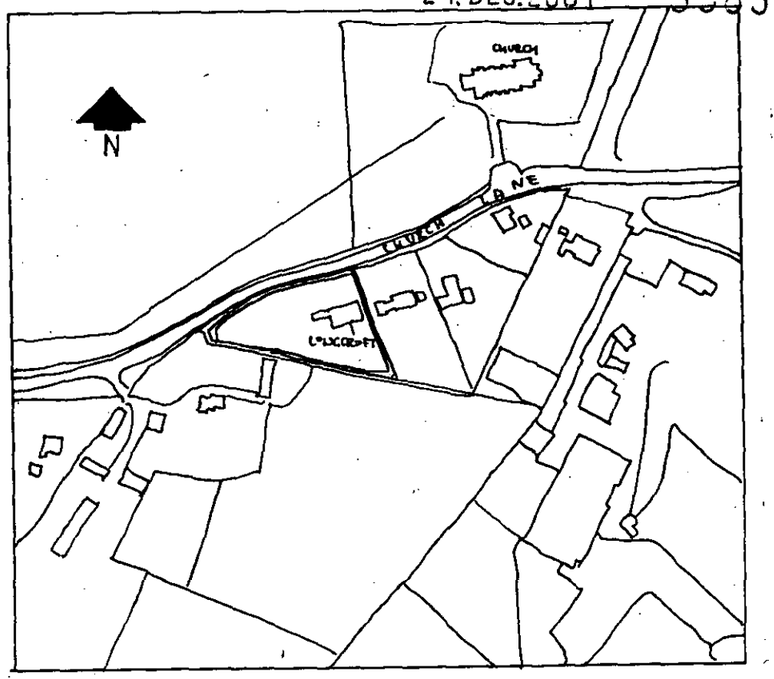
N W E S

B · DEC 01 · ROOF TO GARAGE

24.DEC.2001 * 5583



SITE PLAN 1:500



SITE LOCATION 1:2500

APPROVED

SIMPSON McHUGH
ARCHITECTS & SURVEYORS
Studio 4, Warmair House, Green Lane,
Northwood, Middx. HA6 2QB
Tel: 01923 835553
Fax: 01923 841625

CLIENT : MR. A. DUGDALE

PROJECT : "LONGCROFT"
CHURCH LANE, ARBORFIELD

TITLE : DESIGN PROPOSAL

drawing no: 2216/7

scale:

drawn:

revision: A

date: OCT '00

checked: