APPLICATION NO:
F/2000/2196

LOCATION:
The Coppers Penny Lane, Wargrave Reading.

APPLICANT:
Mr & Dr Thurston

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/10/2000

CASE OFFICER: **Nicola Lake**

RAILEX
marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Dr Thurston
The Coppers
Penny Lane
Wargrave
Berkshire

Application Number: F/2000/2196

Parish: **WARGRAVE**

Location: **The Coppers, Penny Lane, Wargrave, Reading.**

Proposal: **Proposed single storey side extension to dwelling.**

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

Reason

1. The proposed development would by reason of its massing, size and location result in an unacceptable cumulative change in the scale of development on the site, to the detriment of the open character and amenity of the Green Belt. Therefore, the proposed development is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS3, WGB1 and WGB3 of Wokingham District Local 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 Policy C4.

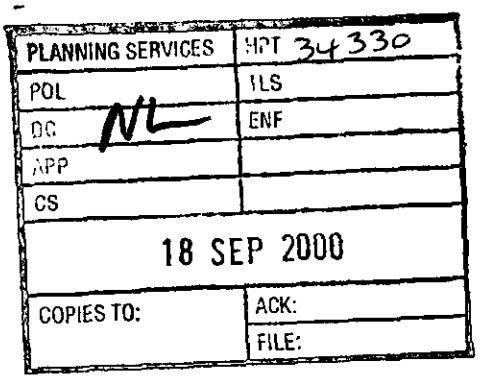
Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WGB3 and WBE1.

John Mitchell
Development Control Manager
Date: 10/11/2000

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.

Dr Julia Thurston,
Coppers
Penny Lane
Wargrave,
Berks. RG10 8PB.
Home Phone 0118 9401938



September 17, 2000

Ms Nicola Lake,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham.
Berks,
RG40 1WR

Dear Ms Lake,,

I write following our telephone conversation regarding three separate planning applications for Coppers, Penny Lane Wargrave, Berks. Ref: F/2000/2196.

A) DORMER WINDOW & BALCONY EXTENSION- DRAWING NOS: 5027:00:3
The balcony aims to add to the property by breaking up the plain elevation on that particular wall.
The dormer window is now designed as you recommened. The dormer height is one tile below the ridge height from the front elevation. It is also no higher than the kitchen/breakfast area ridge height so that the height from the side elevation is no higher than at present.

B) DINING ROOM EXTENSION- DRAWING NOS:5027:00:2 REV A.
I enclose the amended plan following your comments. The side elevations have now been corrected to be consistent with the ridge heights of all the plans.
The proposed dining room extension will have no impact on the front elevation and only marginal impact on the rear and side elevations. The aim is to modernise the interior of the house in keeping with current day life styles.

C) NEW HALL, CLOAKS & DINING ROOM -DRAWING NOS 5027:00:4 REV B
I enclose the amended plan following your comments. The side elevations have been corrected to be consistent with the ridge heights of all the plans.
The front elevation will be architecturally improved by the addition of the new hall, cloaks and dining room extension giving a more visually pleasing house. The side elevation will not change from one side and the other will be masked by the slope of the land. The interior of the house will be improved in several ways. The dining room will be nearer the kitchen. There will be an additional toilet. The front door will be accessed more easily from the top of the drive. The building will not affect any of the neighbours.
There are no concerns from the local Parish Council.

I apologise for any confusion caused by the incorrect side elevation ridge heights on some of the previous plans.
I look forward to hearing from you.

Yours sincerely,

Julia Thurston

DR JULIA THURSTON

WORK SHEET FOR : Nicola Lake

Application Number :F/2000/2196

Applicant : Mr & Dr Thurston.

Location : The Coppers, Penny Lane, Wargrave.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.9.00

Date of Neighbour Notifications :

Date of Site Visit : 06.09.00

Date Registered : 15.08.00

Earliest Date for Decision : 15.09.00

Latest Consultation Date/Site Notice Expiry Date : 15.09.00

Application Expiry Date: 10.10.00

Consultation Responses :
Wargrave P C: No objection.
Highways: No objection subject to conditions.
Letters: One letter of objection.
Landscaping: No objection.

Planning History :
A previous application which dealt with all three of the developments was refused planning permission.

Planning Issues :
Site Designation: Within the Identified Green Belt
Area of Landscape Importance.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the open character and amenity of the Green Belt.

Application Number:

Appraisal :

1. Impact upon the residential amenity of the adjacent dwellings.
The proposed development is for a single storey side extension with a projecting gable. The dwelling has been extensively extended in the past and has an existing % increase in floorspace of approx.138%. The closest adjacent dwelling is The Ridings to the north and the Hennerton development to the west. These properties are not in clear view from the application site.

   Therefore, there would be no overlooking, overshadowing or overbearing. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the open character and amenity of the Green Belt.
The proposed development is for a single storey side extension, which would increase the width of the dwelling by 8.05m. The dwelling has been significantly increased in the past and has an existing % increase in floorspace of Approx.138%. The proposed extension would increase the cumulative % increase up to 224%. This would result in an unacceptable change in the scale of development upon the site, to the detriment of the open character and amenity of the Green Belt.

   The proposed increase in width of the development by 8.05m would also have a depth of 9.24m. This would increase the visible bulk and massing of the property to an unacceptable level, to the detriment of the open character and amenity of the Green Belt.

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

Application Number
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed development would by reason of its massing, size and location result in an unacceptable cumulative change in the scale of development on the site, to the detriment of the open character and amenity of the Green Belt. Therefore, the proposed development is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS3, WGB1 and WGB3 of Wokingham District Local Plan.
	NIL		RSP - C4.
			GBLP - Policy 9.
			WDLP - Policies WOS3, WGB1 & WGB3
			WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: The Coppers Penny Lane Wargrave Reading.

APPLICATION NUMBER: F/2000/2196

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/2196	Mr & Mrs B Leeding Hennerton Beeches Hennerton Wargrave RG10 8PD

App. refused
Letter sent 16/11/00

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

Tel: (0118) 974 6481

Date: **06 September 2000**

My ref: F/2000/2196

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/2196
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2196**
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **06 September 2000**

My ref: F/2000/2196

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/2196
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey side extension to dwelling.

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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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2196**
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/2196

Proposal:
Proposed single storey side extension to dwelling.

Location:
The Coppers, Penny Lane, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

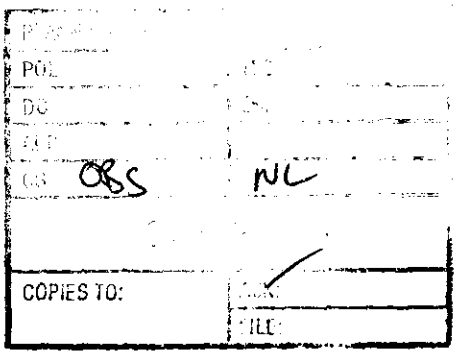
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/09/2000. 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

22 August 2000



J Mitchell Esq.,
Development Control Manager. Environmental Planning Services
Wokingham District Council
P O Box 157, Shute End, Wokingham
Berkshire RG40 1WR

10th September, 2000

Your Ref: Nicola Lake. F/2000/2196

Dear Mr Mitchell

Planning Application No: F/2000/2196
Site Address: The Coppers, Penny Lane, Wargrave, Reading
Proposal: Proposed single storey side extension to dwelling

Thank you for your letter of advice dated 22nd August, 2000. Being situated immediately above the property in question and aware of the refusal given to the previous planning application no: F/2000/1218, we have examined the plans for the three separate applications now submitted.

Whilst we have no specific objection to this particular application (F/2000/2196), from studying the plans it is clear that the project forming the basis of the previously declined application has been split into three parts for these current applications and from detailed examination clearly remain largely dependent upon permission being granted for each section for viability. On this basis our original objections remain valid and a copy of our letter of 12th May, 2000 is attached setting out these points.

Yours sincerely,

B E Leeding Mrs. S Leeding

Hennerton Beeches
Hennerton
Wargrave
Berkshire RG10 8PD

Tel: 0118 9404101

Copy.

C Wood Esq., Head of Planning and Transportation
Wokingham District Council
Environmental Services Department. Planning Services
P O Box 157. Shute End
Wokingham Berkshire RG40 1WR

Your Ref: Nicola Lake F/2000/1218

12th May, 2000

Dear Mr Wood

Planning Application No: F/2000/1218
Site Address: The Coppers, Penny Lane, Wargrave, Reading
Proposal: Proposed single storey and two storey extensions to dwelling.

Thank you for your letter of advice, dated 26th April, 2000. Being situated immediately above the property in question and aware of the various developments already undertaken on the site, we have examined the plans for the proposals now submitted. Please see plan enclosed for relative location (properties not to scale).

Since acquiring the property the present owners have:-

Extended and made changes to the dwelling
Excavated and cleared the site to create a hard Tennis Court, surrounding areas and pathways.
Created a second vehicular access from Penny Lane.
Erected 6ft. close boarded fencing around the rear of the property.
Groundworks for the above have necessitated removal of substantial amounts of the chalk escarpment on which Hennerton stands in this area.

From the plans it is now proposed to further increase the size of the dwelling overall by, it would seem approximately 30%/35%, a large part of this being the extension at the southern end of the dwelling. This extension would again necessitate excavation and erosion of the chalk escarpment abutting and supporting the roadway serving the Hennerton properties. The plan also shows a window inserted at basement level which would indicate the creation of accommodation at this level although this is not further indicated on the plans as submitted. The addition of a further fireplace and chimney in the proposed southern extension is of concern given the proximity of our property above.

As far as we are aware the property is in the Green Belt, an area of Special Landscape Importance, a Wildlife Heritage site. With these considerations in mind we consider that this latest planning application would be detrimental to the site itself and to its location and indeed devalue the efforts of other residents in trying to maintain and support a balance in the flora, fauna and beauty of the area.

contd.

These comments are made without malice, indeed we have not met the current occupants of the property. We would sincerely hope that a site visit will be made by your department before any decision is made.

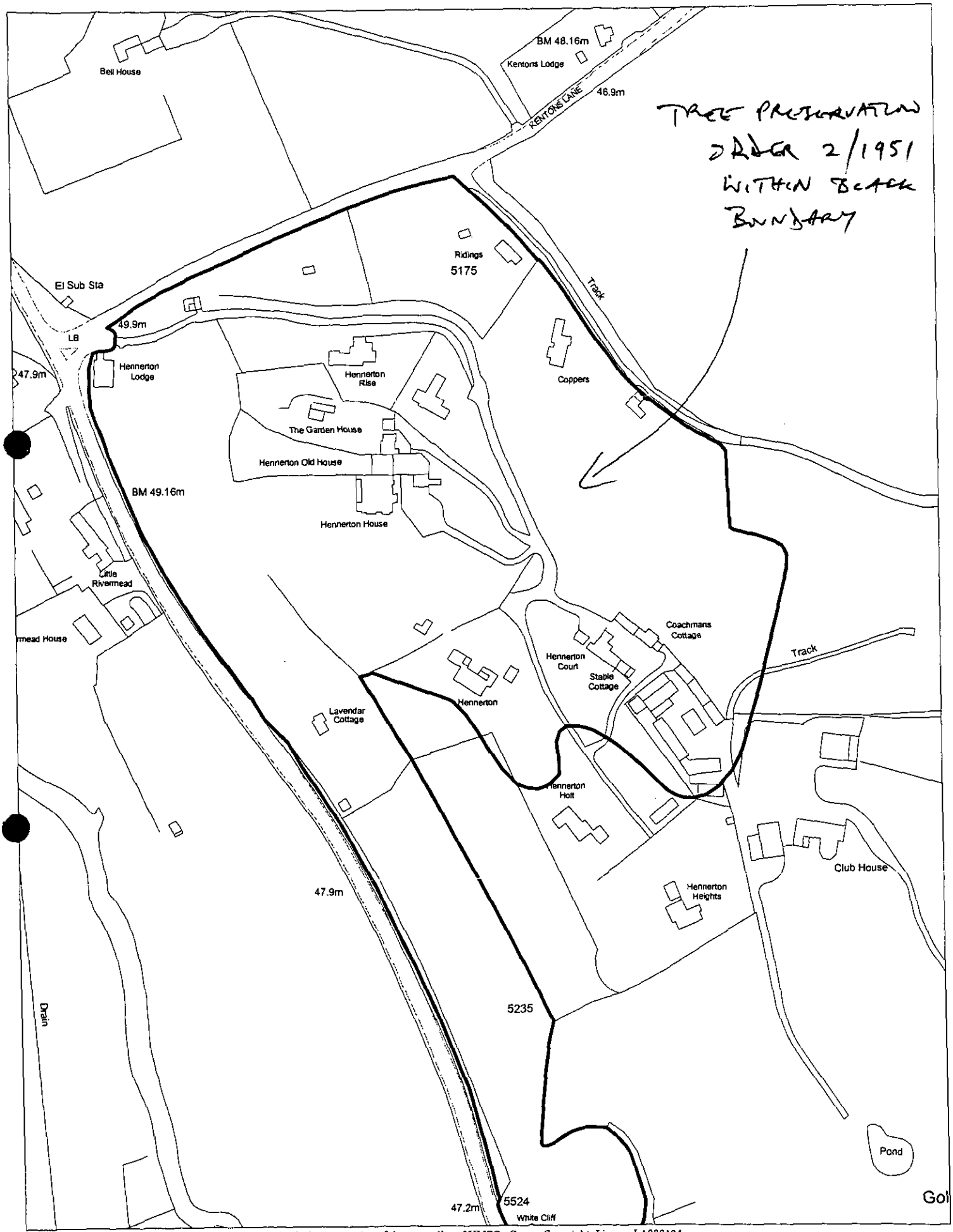
Yours sincerely,

B E Leeding.

Mrs S Leeding

Hennerton Beeches
Hennerton
Wargrave
Berkshire RG10 8PD

Tel: 01189 404101



Based upon the 1997 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. Crown Copyright. Licence LA086134

Landscape Section, Planning Department, Wokingham District Council.

18 August 1997

scale: 1 : 2500

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 1st September 2000

Location: The Coppers, Penny Lane, Wargrave.

Proposal: Proposed single storey side extension to dwelling.

Application Number: LB/2000/2196.

In response to your consultation dated 22nd August 2000 for the above application, the landscape comment is as follows:

The application is acceptable, and the proposals do not affect the country setting of the property.

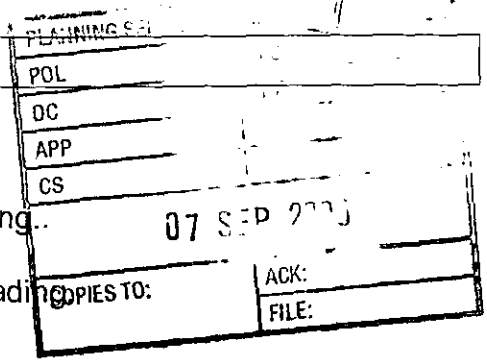
Patricia Green

Patricia Green
Landscape Consultant

RB

FROM: Nicola Lake

DATE: 22 August 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2196

Proposal: Proposed single storey side extension to dwelling..

Site Address: The Coppers, Penny Lane, Wargrave, Reading

Applicant: Mr & Dr Thurston .

Your observations are required in respect of this application **by 15/09/2000** .

No objection.

SIGNED: _____ DATE: 29/8/2000

Clerk To Wargrave Parish/Town Council.

WE01OEBA

DELEGATED

FROM: Nicola Lake

DATE: 22 August 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2196

Proposal: Proposed single storey side extension to dwelling..

Site Address: The Coppers, Penny Lane, Wargrave, Reading.

Applicant: Mr & Dr Thurston .

Your observations are required in respect of this application **by 15/09/2000** .

No objection.

PLANNING SERVICES	HPT
POL	TLS
DC	JNF
APP	
CS	
04 SEP 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 29/8/2000

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 22 August 2000

Application Number: F/2000/2196

Proposal: Proposed single storey side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
The Coppers, Penny Lane, Wargrave, Reading.

Applicant:
Mr & Dr Thurston .

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: Parking, Garaging & Turning)

SR:06.

Signed: _____ **Print name:** ADAM COFFINS.

23/08/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 JUL 2000~~ Valid 15 AUG 2000

Officer: NL | Application No. F/2000/2196

Map No. 14 Site 0.82

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: COPPERS PENNY LANE

Parish: WARGRAVE Ward: ~~WARGRAVE~~ 22.8.00

Applicant: MR & DR THURSTON

Fee Received 95-00 (S) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	complete red line	phoned 4/8	15/8 & 10/8
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	15/8 following	✓ received 21/8
6	Floor plans	dining room		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

1933

(1) Coppers

ADDRESS Pennys Lane PARISH Warcrave

PLOT No.

ORD. SHEET No. 7881

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	
549/56	Mrs. E. Morgan	Bungalow	14-8-56	M
O/2324/61	"	O/L. House in Garden	18.10.61	
O/2382/61	Mr. "	2 Garages "	5.10.61	
O/116/62	"	O/L. 1 "	22.2.62	
O/91/64	Mr. Brownless	"	25.3.64	
O/2/69	Mr & Mrs Morgan	"	27.1.69	
06462	Mr. N. Hartley	Dem. Garage & Porch/ Erect New Garage	W/D	
08887	Mr. I. Hare	Alt/Add.	3.8.78	
BR 9494	"	"	21.9.78	A
10591	Mr. T. Tinson	S/St. Bl & Garage	6.5.79	
BR 10722	"	"	1.6.79	A
BR 17206	"	Stables	9.7.81	A

MINISTRY DECISION O/2/69 - Appeal Refused - 20.5.69

SPECIAL ORDERS

1933

(2) Coppers

ADDRESS Pennys Lane PARISH Warcrave

ORD. SHEET No. 7881

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	
16064	Mr. T. Tinson	Stables	27.8.81	
BR21026	"	2/St. Extension	6.7.83	A
19480	"	S/St. "	30.6.83	
28213	"	2/St "	2.9.87	
BRA 3748	"	"	23.10.87	A
38684	Mr & Mrs "	Bungalow & Garage-in Garden	14.2.92	
F/2000/1218	Mr. & Mrs. Thurston	S/St & 2 St Extn	6.6.00	

MINISTRY DECISION 38684 - Appeal Dismissed - 23.6.92

SPECIAL ORDERS

21 AUG 2000

15 AUG 2000* 22.1.96

Coffers
Perry Lane
Wargrave
RG10 8PB

Saturday 19 August

Dear Mrs Hurst,

I now write to enclose 6 copies of each of the elevation drawings which you requested

Yours sincerely

S. P. THURSTON

15. AUG. 2000* 2196

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

15.AUG.2000* 2196

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
15 AUG 2000 * 2196

1.	APPLICANT'S NAME	Mr. & Dr. J. THURSTON
	ADDRESS	COPPERS, PENNY LANE
		WARGRAVE BERKS
	POST CODE	RG10 8PB PHONE 0118 940 1938
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	SEE PLAN
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW HALL, CLOAKS & DINING ROOM - SINGLE STOREY SIDE EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX 2.00 hectares (2)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	5027.001 EXISTING PLANS & ELEVATIONS 5027.004 NEW HALL CLOAKS & DINING ROOM
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE [ ]	REDEVELOPMENT [ ]
	ERECTION OF NEW BUILDING [ ]	ALTERATION or EXTENSION [X]
9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION [ ]	See question 10
	FULL PERMISSION [X]	
	APPROVAL OF DETAILS/RESERVED MATTERS [ ]	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION [ ]	State period required
	RELAXATION OF CONDITIONS [ ]	State relevant application number Conditions to be relaxed
10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?		SITING [ ]
	EXTERNAL APPEARANCE [ ]	DESIGN [ ]
	MEANS OF ACCESS [ ]	LANDSCAPING [ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? (YES/NO)

A BRIDLEWAY PASSES BY THE SIDE OF THE SITE

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? (YES/NO)
IF YES, ARE ANY TO BE FELLED?

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK PAINTED WHITE
TILES AS EXISTING

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING - A MIX OF HEDGES / FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO NEWLY CONSTRUCTED SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES/NO)

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ 12 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES/NO)

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? (YES/NO)

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ~~ON BEHALF OF~~ J.P. THURSTON DATE 21/7/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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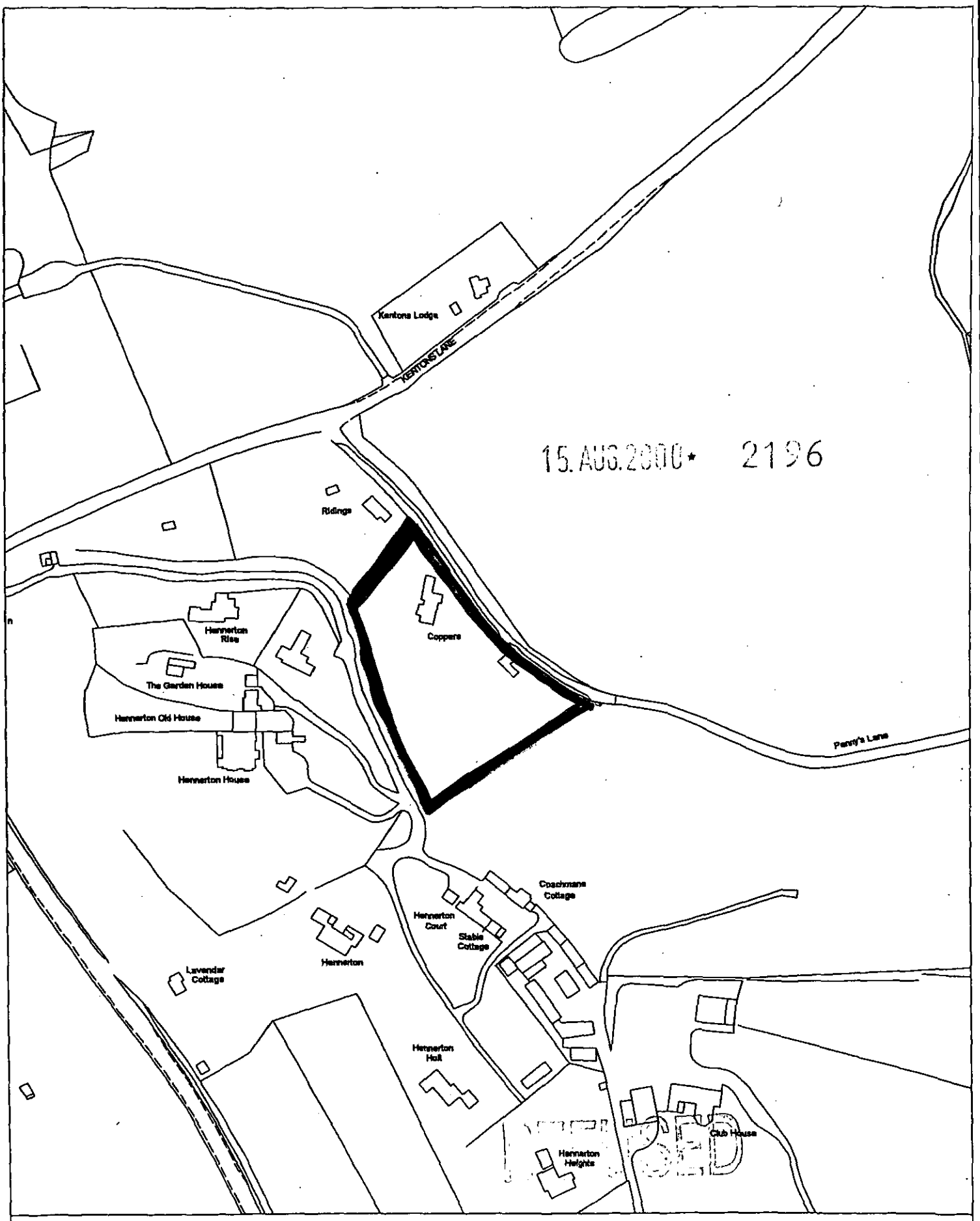
D



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 30 January 1997

25/5/2000.

Coppers.
Pennylane.
Loargaire.

Application F/2000/1218

Original floorspace.

8.5m x 7.2m = 61.2.
3.7m x 4.5m = 16.65
77.85

Existing extensions.

3.7m x 1.3 : 4.81
6.2m x 3m. : 19.6.
4.2m x 10.5m : 44.1
7.5m x 5.4m x 2 = 40.5
108.01.

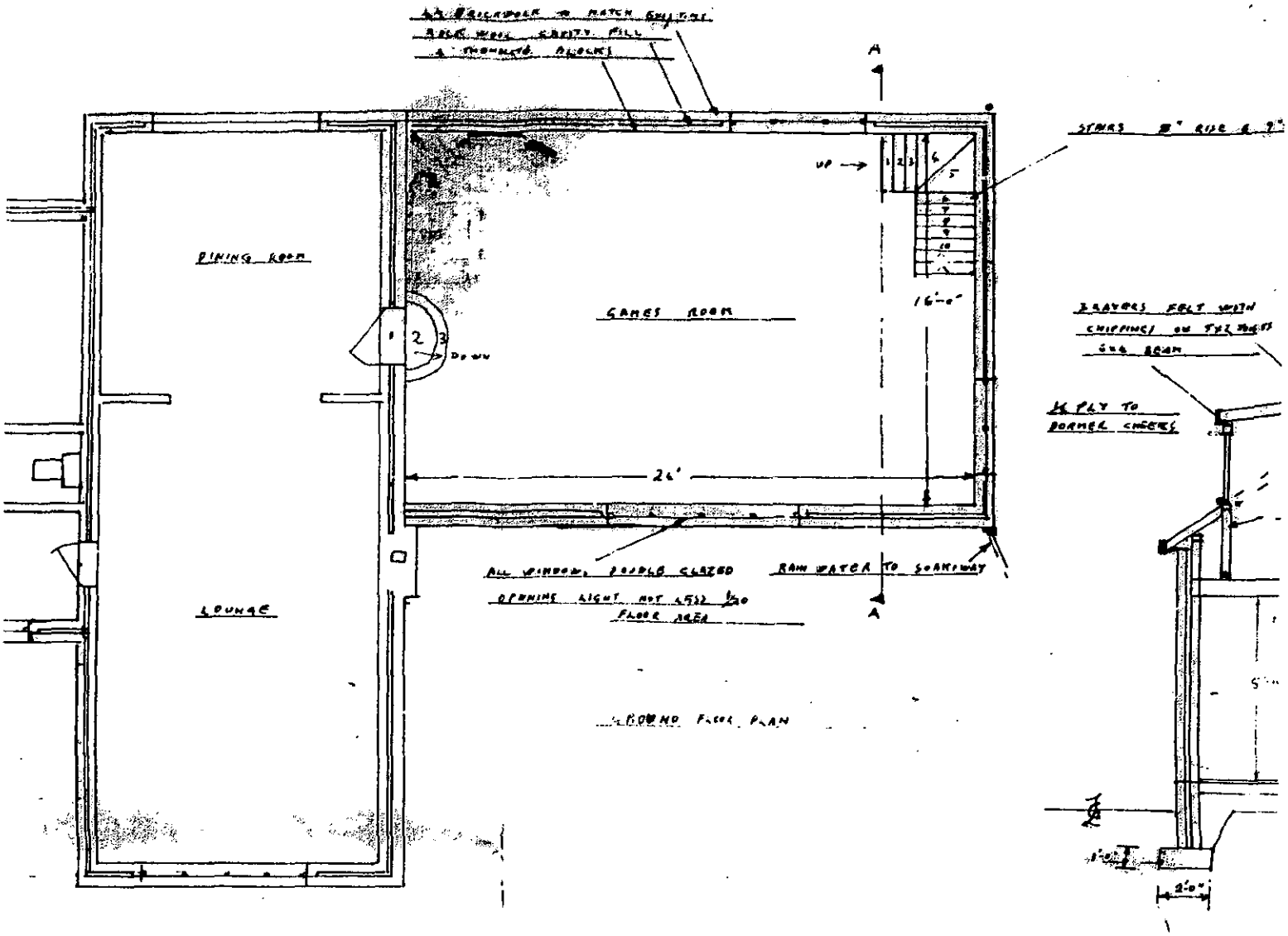
Existing % increase = 138.74 %.

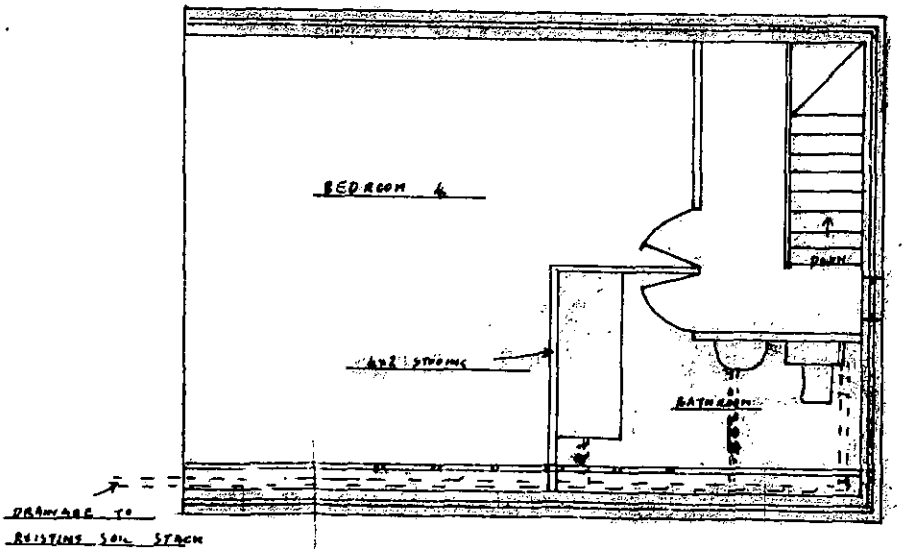
9.247 x 5.5m = 50.86m²
2.5m x 6.2m = 15.5m²
66.36m²

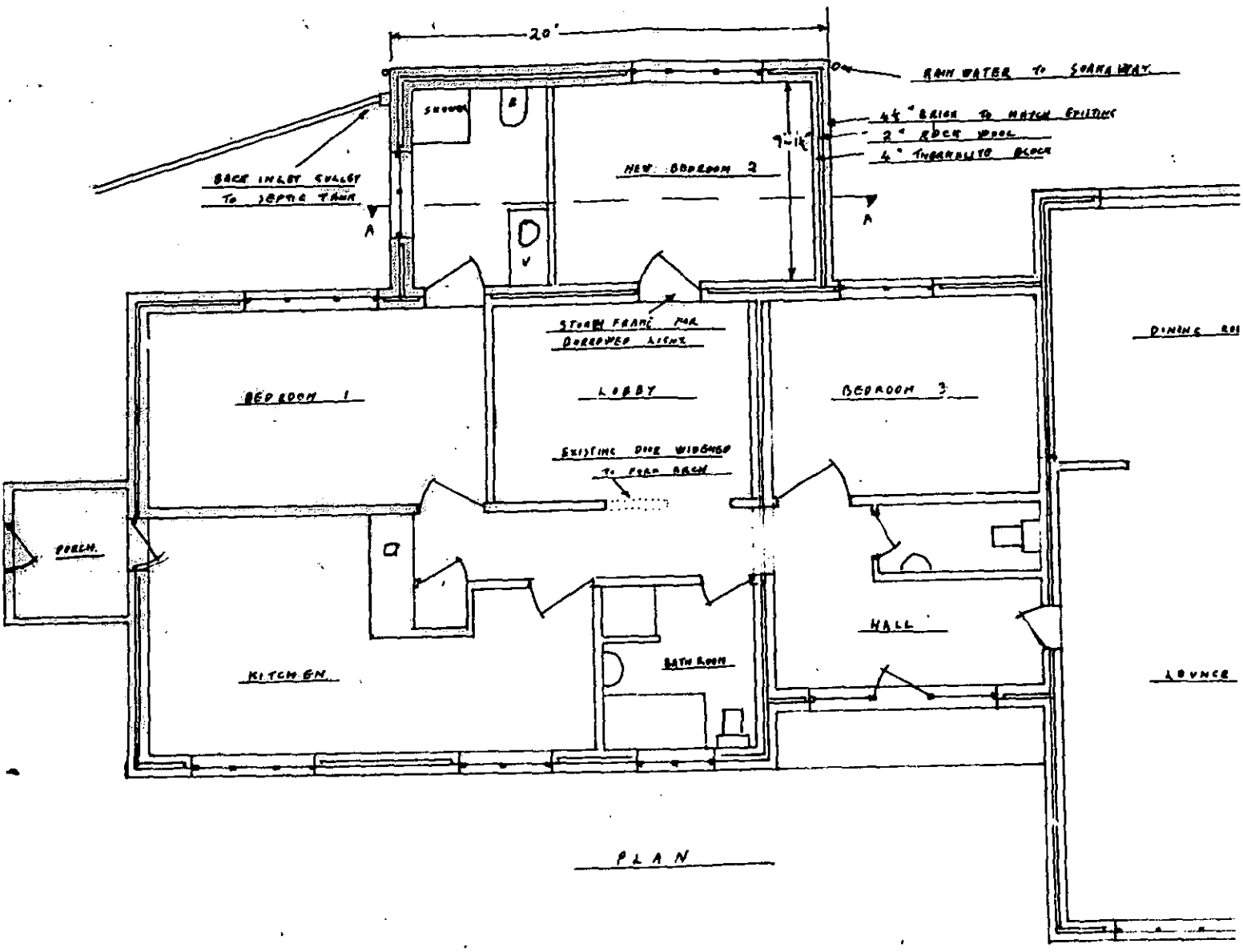
7.11.2000

Proposed % increase = $\frac{66.36}{77.85} \times \frac{100}{1}$: 85.24 %.

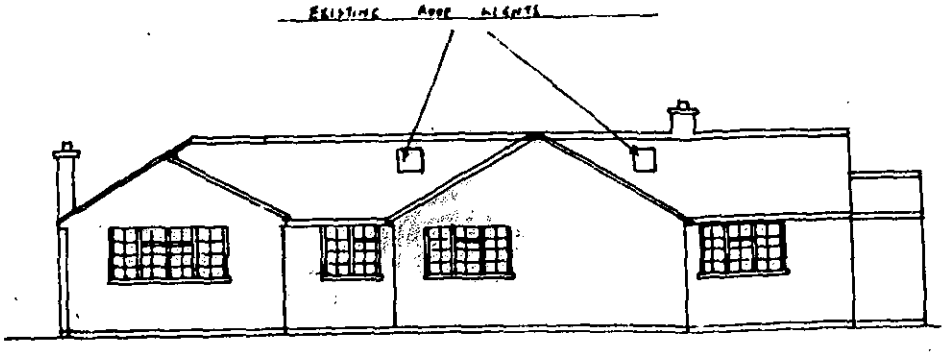
Total cumulative % increase = 138.74 + 85.24 = 223 %.


BRICKWORK TO MATCH EXISTING
CAVITY FILL
& FACING BLOCKS
A
STAIRS
UP
DINING ROOM
GAMES ROOM
16'-0"
DOWN
LOUNGE
24'
ALL WINDOWS DOUBLE GLAZED
OPENING LIGHT NOT LESS THAN 1/20
FLOOR AREA
RAIN WATER TO SOAKAWAY
A
GROUND FLOOR PLAN
BEARERS FELT WITH
CHIPPING ON TOP TO
GAS ROOM
1/2 PLY TO
BORDER CHECKS
2'-0"

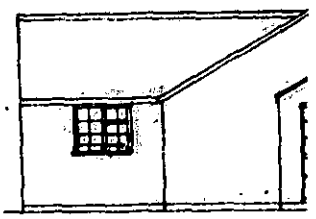

BEDROOM 4
DOWN
AIR STORING
BATHROOM
DRAINAGE TO
EXISTING SOIL STACK
FIRST FLOOR PLAN



PLAN



REAR ELEVATION

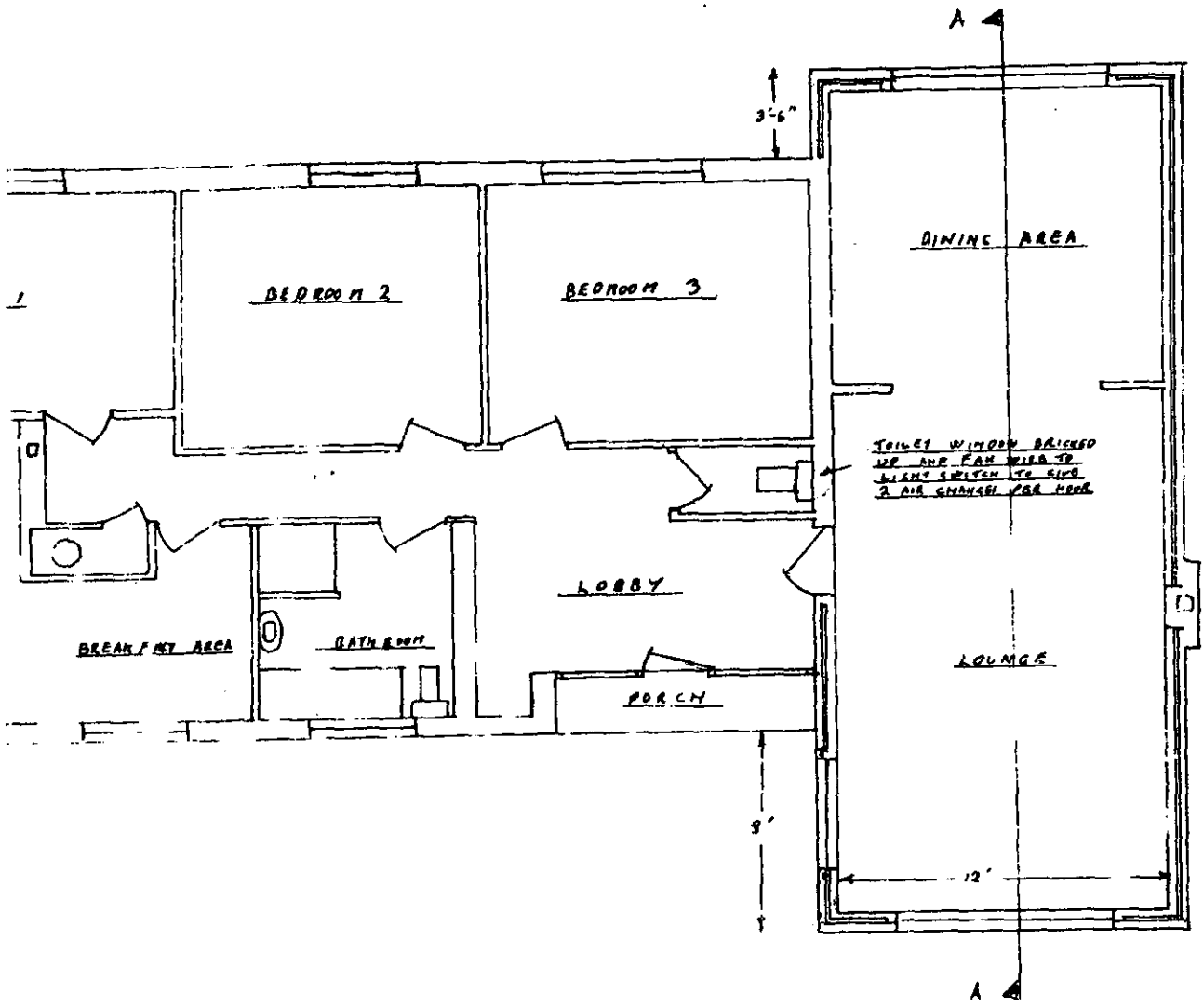


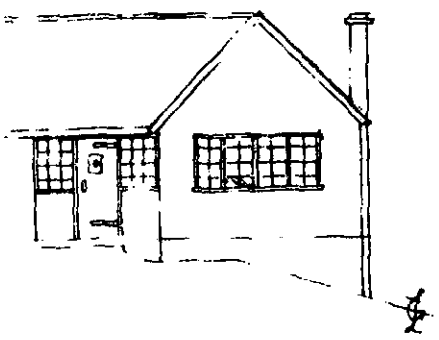
END

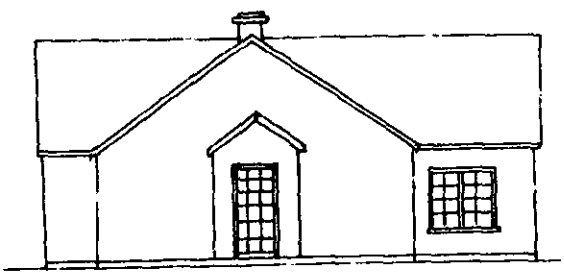
PROPOSED EXTENSION TO SHOWER ROOM & BEDROOM FOR MR T.R TINSON AT COL

TENSION AND ALTERATION TO HALL AT COPPERS, PENNYS LANE, WARGRAVE.

SCALES ¼" TO 1' / ⅛" TO 1'

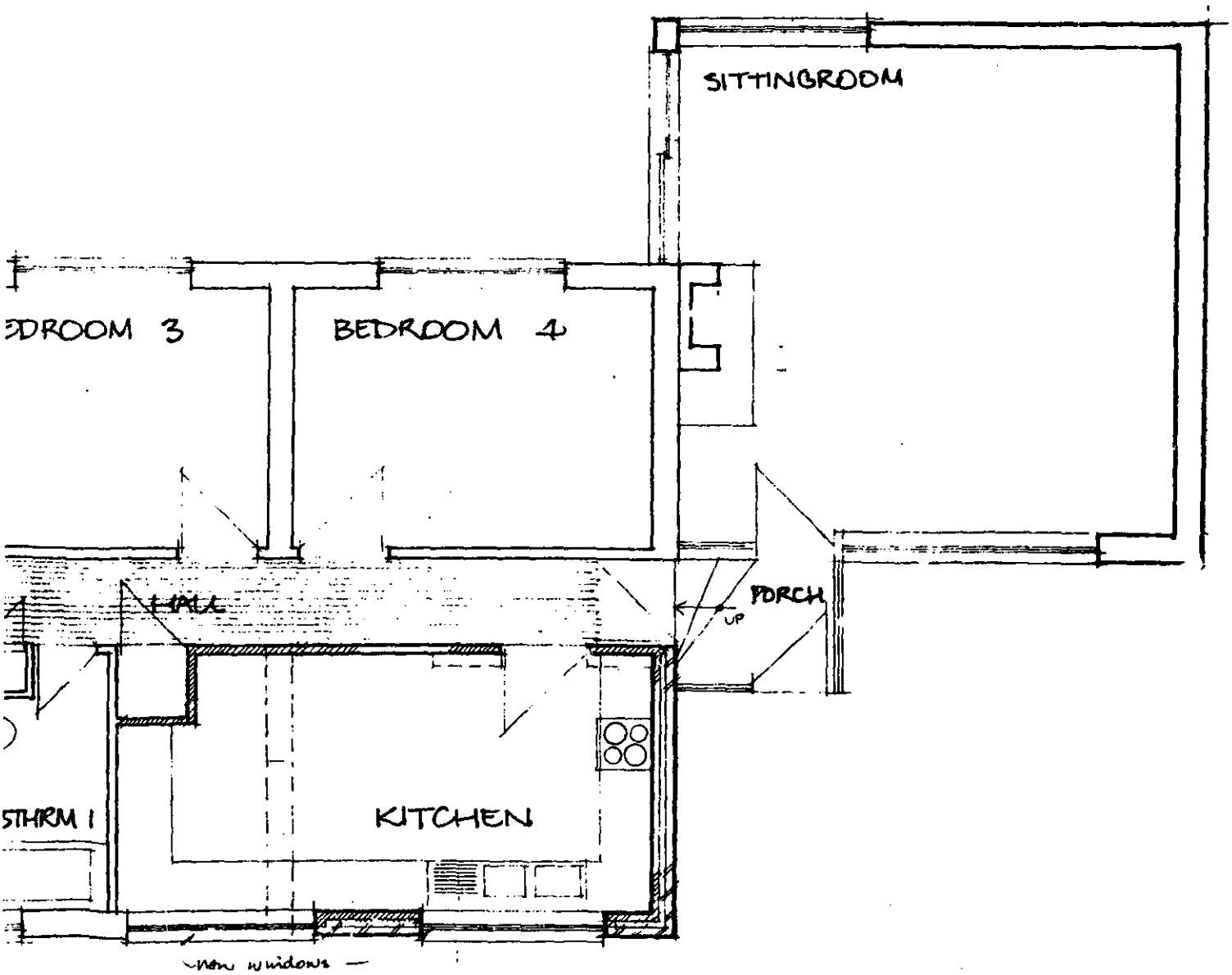




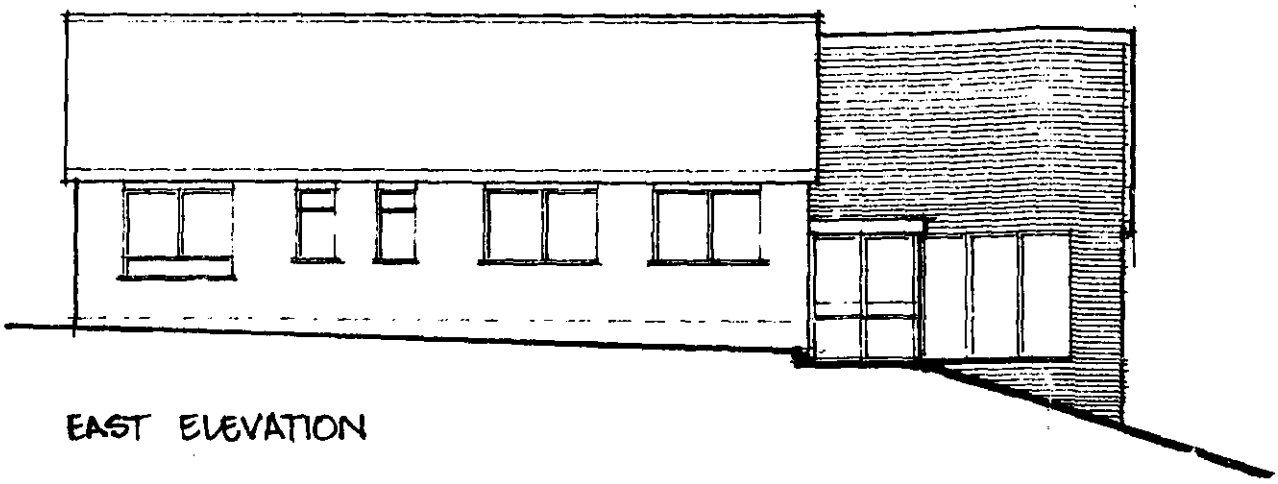


SOUTH ELEVATION

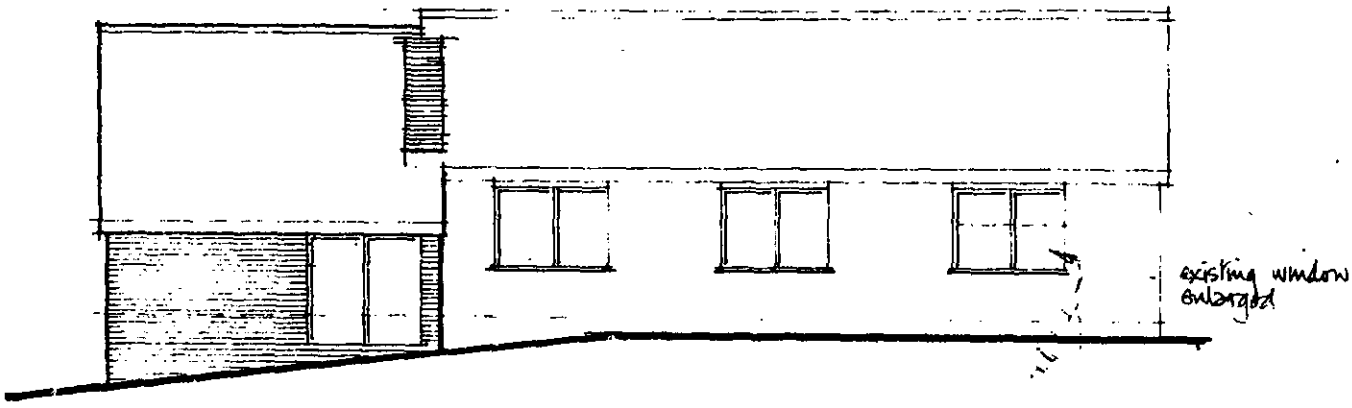




Doesn't seem to of been extended in this way

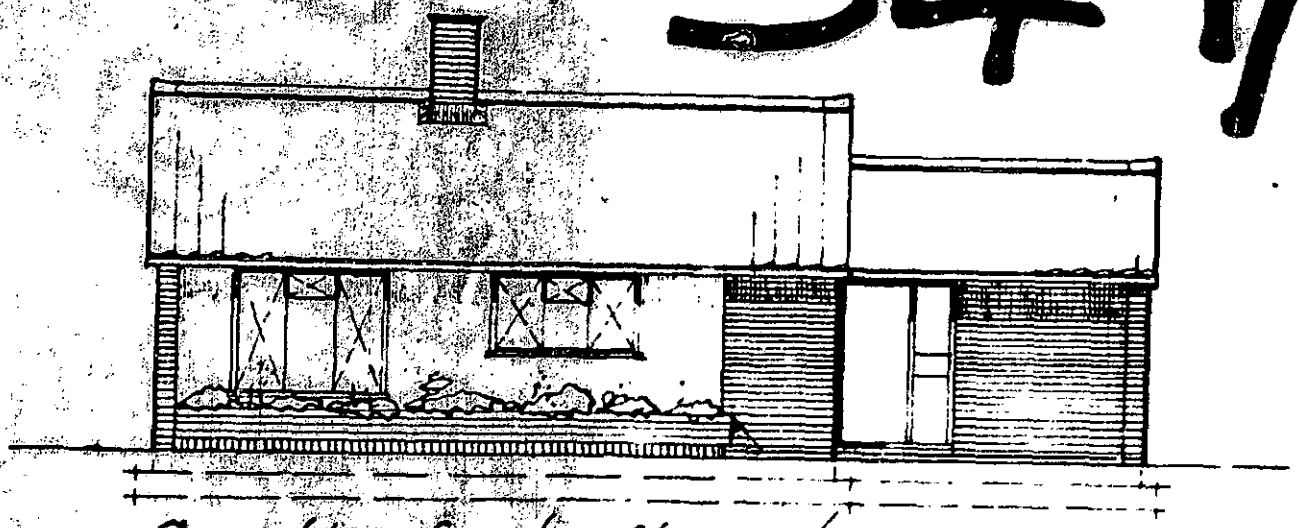


EAST ELEVATION

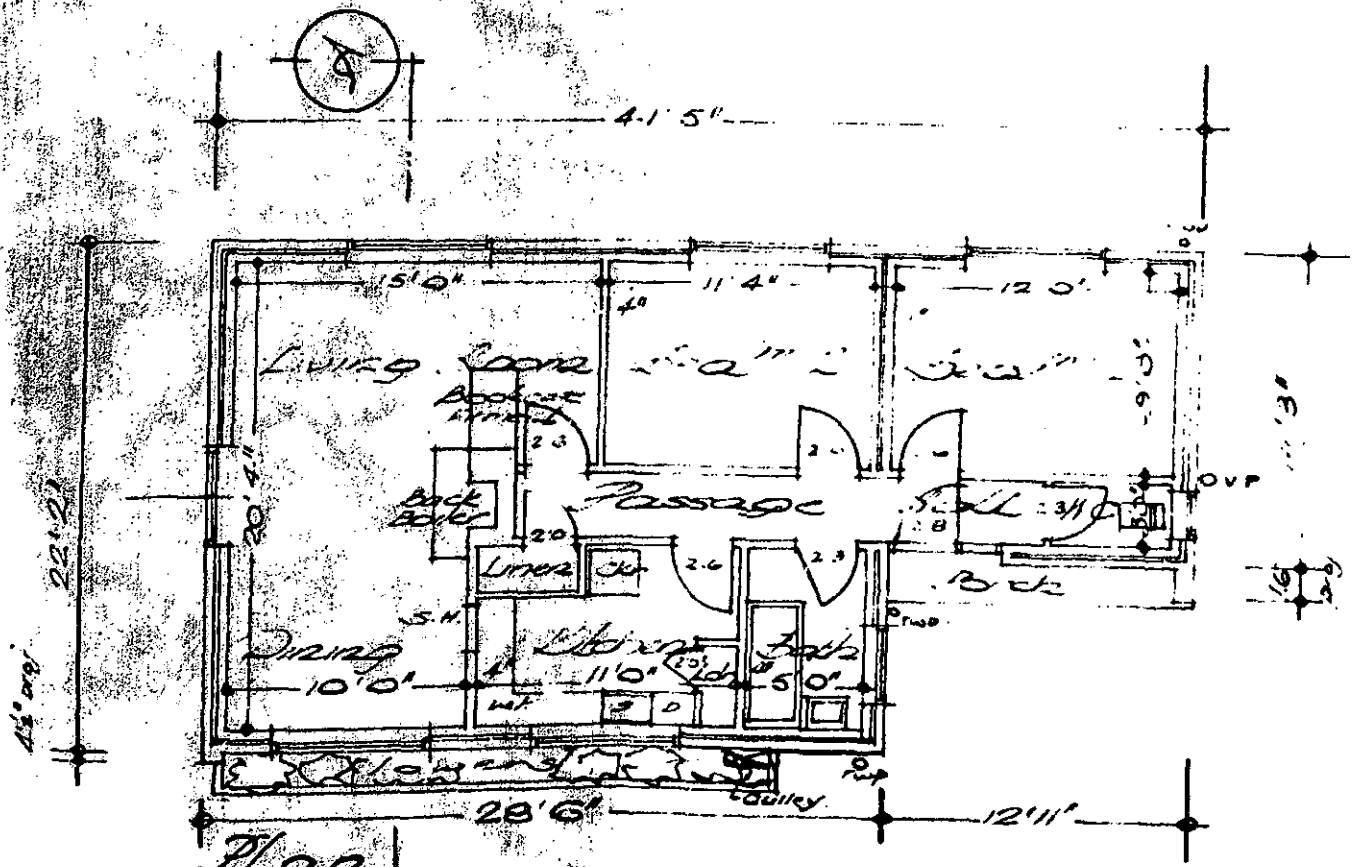


WEST ELEVATION

549/5



South East Elevation -



Plan

PROPOSED BUNGA

FOR MRS-E-MORG