SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3386

LOCATION:
Homeside Crazies Hill, Wargrave Reading.

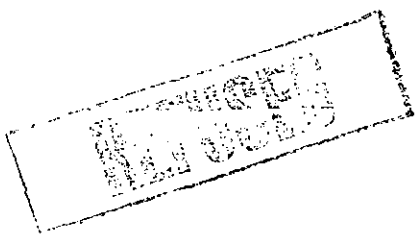
APPLICANT:
Mr C Long C/O P Collis

PROPOSAL:
Proposed two storey side/rear extensions and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **George Allpress**



(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Long
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
Berkshire RG10 8HE

Application Number: F/2001/3386

Parish: **WARGRAVE**

Location: **Homeside, Crazies Hill, Wargrave, Reading.**

Proposal: **Proposed two storey side/rear extensions and single storey rear 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 reasons for which are specified hereunder.

Reason
1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt. The application proposal is therefore considered to conflict with the Berkshire Structure Plan policies C4 and EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1 and WBE1.

Reason
2. The proposed extension would because of its design, form, scale and massing, result in suburbanisation of this rural setting. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3 and WBE1.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C4 and EN1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

WEOIOEBA

RB HL

FROM: George Allpress

DATE: 26 February 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3386

Proposal: Proposed two storey side/rear extensions and single storey rear extension to dwelling..

Site Address: Homeside, Crazies Hill, Wargrave, Reading.

Applicant: Mr C Long C/O P Collis.

Your observations are required in respect of this application **by 22/03/2001** .

NO OBJECTION

Pleasing design which will maintain the symmetry of the properties.

SIGNED: [signature]

Clerk To Wargrave Parish/Town Council.

DATE: 19/3/01

~~FILE PLEASE~~

(DETERMINED)

FILE PLEASE.

Received by Wokingham District Council

Application No: F/2001/3386

Proposal:
Proposed two storey side/rear extensions and single storey rear extension to dwelling.

Location:
Homeside, Crazies Hill, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

26 February 2001

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

Tel: 0118 974 6442

Date: **26 February 2001**

My ref: F/2001/3386

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/2001/3386
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side/rear extensions and single storey rear 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3386**
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side/rear extensions and single storey rear 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 6442

Date: **26 February 2001**

My ref: F/2001/3386

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3386**
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side/rear extensions and single storey rear 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**********

WORK SHEET FOR: George Allpress

Application Number: F/2001/3386

Applicant: Mr C Long C/O Mr P Collis

Location: Homeside, Crazies Hill, Wargrave, Reading.

Proposal: Proposed two storey side/rear extensions and single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		01/03/01

Date of Neighbour Notifications : 26/02/01

Date of Site Visit : 08/03/01

Date Registered : 15/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001
26/03/01 (GA)

This application will have expired on: 12/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

Environment Agency - landfill site within 250 metres

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are: the impact upon the open character and amenity of the Green Belt; neighbour amenity parking and highway safety.

The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

Application Number: F/2000/3386

Appraisal :

The application property is one of a pair of semi-detached houses built of an 'Arts and Crafts' style. The property is situated on the west side of Crazies Hill, set back from the road frontage by around 7.0 metres with a moderately sized front garden. The house is south east facing, set parallel with the road and with a rear garden that has a plot depth of around 25 metres.

The village has no real nucleus in the sense of a compact built heart or centre, although the houses and properties to the south east of the application property are more heavily clustered. This part of the village and that to the north is more spacious in its from with pairs or individual houses set apart from each other giving this part of the settlement a scattered appearance.

The Berkshire Structure Plan, Policy C4, states there will be a presumption against inappropriate development in the Metropolitan Green Belt. Where development is allowed it must be acceptable in scale, form, impact, character and siting. Part (iii) of the Policy allows for limited extensions, alterations and replacement of existing dwellings.

Policy WGB1 of the Wokingham District Local Plan: Deposit Draft 1997, therefore follows, with the same aims and intentions. The Policy reiterates the presumption against inappropriate development save for stated exceptions, and at Part (D) allows for only limited extensions or alterations to existing dwellings.

In addition Policy WOS3, of the Wokingham District Local Plan: Deposit Draft 1997, states the Plan intentions of achieving good design which is sympathetic to and appropriate in its particular location, and of ensuring compliance with all Plan policies.

Policy WBE1, states the aims by which good design, in its local context will be assessed.

The application property and its attached neighbour sit roughly central to their combined plots with each property having a gap between existing flank and boundary. That to the application premises is just over 4.0 metres wide.

The application proposes a two storey side extension and single storey rear extension. The side extension would be 3.5 metres wide leaving a small gap of around 0.7 metres between flank and boundary.

The side extension would be recessed, and appear subordinate to the front elevation, by around 1.3 metres and the ridge line would be lower than the existing by around 1.0 metre.

The rear extension would 'L' shaped in plan form, have a hipped roof, be around 2.5 metres deep joins with that proposed to the neighbouring house, and extending to 3.7 metres at its longest point.

The existing dwelling has a mock timber framed gable front with centred leaded lights. The gable frontage falls to ground floor level at the side of the house. The main roof is hipped at its side with a side elevation that rises above the gable frontage. Both gable and hip are similarly pitched at around 45 degrees.

The application proposal is similarly designed with a roof form that follows the existing pattern.

The proposed extensions would result in an approximate increase of floor area of 59 per cent on the original.

The merits of the application are: that the extensions are of a high standard of design and in particular that the street frontage reads as an integral, albeit subordinate, part of the existing building. The property is within the built form of the village and the property adjacent is a school.

However, the application proposal would almost entirely fill the plot width of the application site, result in a building which is suburban in its appearance and detract from the openness of the Green Belt. In particular this part of the village is characterised by the spacious nature of its built form, that proposed is considered to significantly erode this.

Moreover, the proposed extensions would be particularly prominent given the ground to the south west of the application site is open allowing long views of the application site.

The application proposal is therefore considered to conflict with Local Plan policies which seek to retain the open character of the Green Belt and achieve good design that is appropriate to its setting.

In terms of amenity: no adjacent dwelling would be impacted upon.

The application demonstrates compliance with parking standards.

In conclusion the application proposal would not result in harm to neighbour amenity and would comply with Local Plan parking standards. However, the proposal would detract from the character of this location and erode the openness of the Green Belt. The proposal is therefore considered to conflict with Local Plan policies which seek to protect the open character of the Green Belt. Planning permission is therefore recommended to be refused.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/3386

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt, The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1.
2			The proposed extension would because of its design, form, scale and massing, result suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1.
			INFORMATIVE
1	**N16**		***INSERT:*** *Berkshire Structure Plan policies C4, and* EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

John Mitchell
27/3/01

RECORD OF SITE VISIT

SITE ADDRESS: Homeside, Crazies Hill, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3386

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Metropolitan Green Belt - village setting *characterised by scattered dwellings with open land to the front and to the rear.*

3. DESCRIPTION OF SITE/BUILDING One half of a pair of cottages. Built of red brick with clay tile roof, gable fronted. situated on the west of the road.

4. RELATIONSHIP TO ADJOINING PROPERTIES To the north east is the attached half of this semi-detached pair (current planning application for a similar scheme submitted for that property), adjacent to the west is Crazies Hill, Church of England School.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Unmade front drive and side parking.
LEVELS	Fall to north east.
BOUNDARY TREATMENT	timber fencing
OTHERS	Green Belt

Our ref: SP\2001\003264\001
Your ref: F/2001/3386
Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: George Allpress

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

SOL	LS
DC	EMF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir/Madam

2 STOREY SIDE/REAR EXTNS. & SINGLE STOREY REAR EXTENSION HOMESIDE, CRAZIES HILL, WARGRAVE, READING

Thank you for your letter dated 26 February 2001 which was received on 28 February 2001. You are asked to quote the following reference in any correspondence: SU78SE/5/5.

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 799 809	100m	The Horns, Cockpole Green	Inert

In view of distance it is unlikely that landfill gas will present a risk to this proposal..

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: P. Collis, The Beren, Hatchgate Farm, Cockpole Green, Wargrave, RG10 8HE

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 26 February 2001

Application Number: F/2001/3386

Proposal: Proposed two storey side/rear extensions and single storey rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
Homeside, Crazies Hill, Wargrave, Reading.

Applicant:
Mr C Long C/O P Collis.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins

2/3/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3386 relates.

Address of site HOMESIDE, CRAZIES, WARGRAVE, BERKS.

Signed Peter Miller

Date 1 March. 2001.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 FEB 2001	Map No. 24 Site 0.04
Officer: GA / Application No. F/2001/3386	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED TWO STOREY SIDE/REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION TO DWELLING

Location: HOMESIDE CRAZIES HILL

Parish: WARGRAVE Ward: Wargrave 26.2.01

Applicant: MR C LONG

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

Enforcement (3) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	party wall act applies agent will send covering letter.		
5	Elevation plans	Other side elevation (to show dining room ext=)		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.2.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 250m Land Fill Site Consultation .....

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

HERITAGE BODIES

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

OTHERS: (GREEN BELT)

.....

.....

Joint pre-app for Lenham & Homeside is with file no. F/2001/3343

NEIGHBOURS:

SN + see map.

.....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS Homeside. Crazies Hill. PARISH Wargrave E

PLOT No. ORD. SHEET No. SU. 7980.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/511/66.	Mr D A Craig	Garage	29 9 66	App n/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Land - Extensions - 7-3-96

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 15.FEB.2001 • 3386

Householder planning application form

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

1	Your name Address and postcode Phone number	MR. C. LONG HOMESIDE CRAZIES HILL WARGRAVE BERKS.
2	Agent's Name Address and postcode Phone number	P. COLLIS THE TSEREN HATCHGATE FARM COCKPOLE GREEN WARGRAVE RG10 8HE 0118 9401541
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	 HOMESIDE CRAZIES HILL WARGRAVE BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES TO MATCH EXISTING RED BRICKS TO MATCH 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

9	How many bedrooms does the property have?	Existing: 3	Proposed: 1
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. C. LONG.

Date 13·1·01

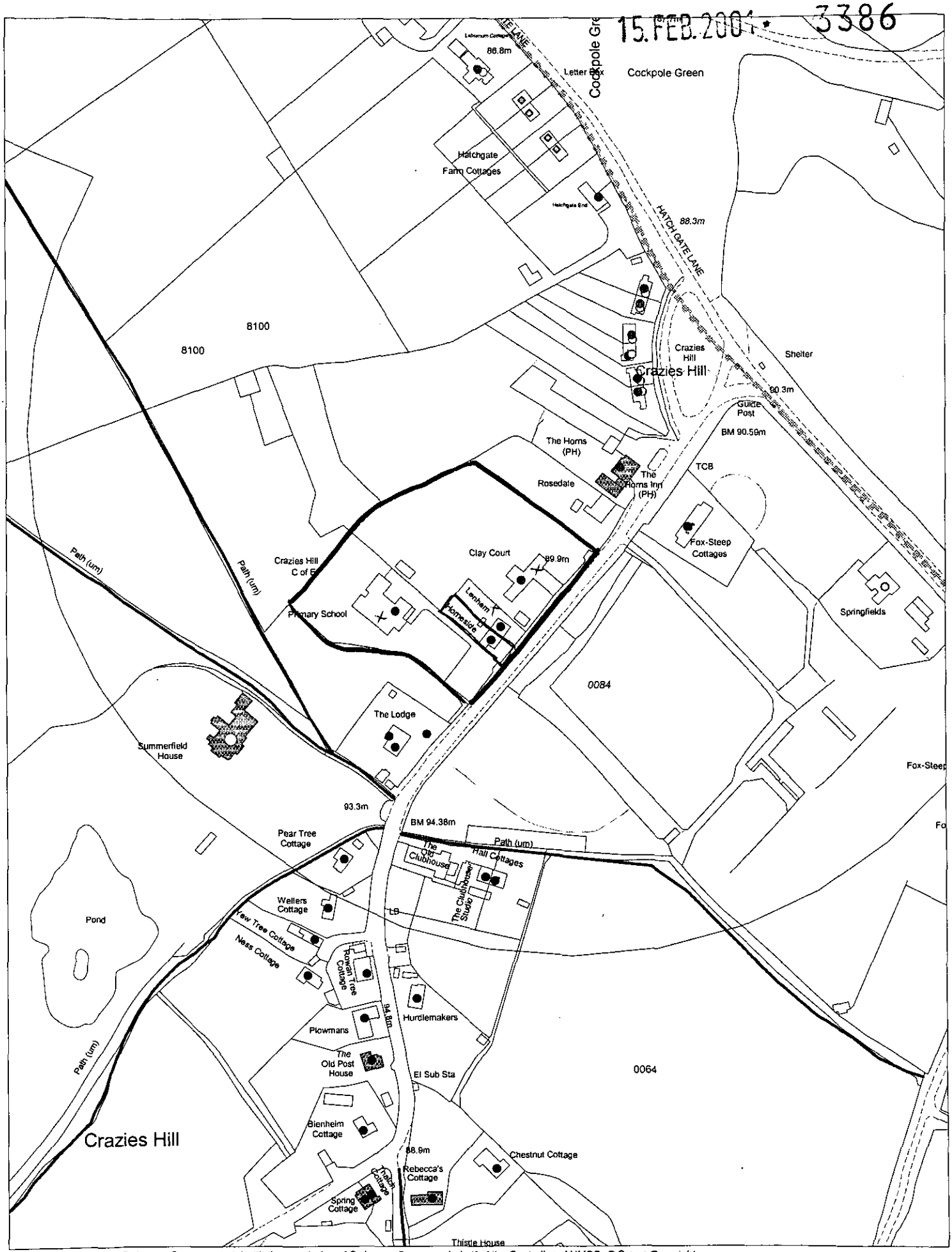
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3386**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

15.FEB.2001 3386



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2001 Scale: 1 : 2500

N W E S