20/3

APPLICATION NO:
F/2002/5918

LOCATION:
Elgol Greensward Lane, Arborfield Reading.

APPLICANT:
Mr A Yates C/O ARD

PROPOSAL:
Proposed dormer extensions to dweliing and raising of roof line to form rooms in loft space.

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

REFUSED

CASE OFFICER: Louise Smith

LISTING EXP 20/3

01

10JS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Yates
C/O ARD
13 Circuit Lane
Reading
Berks
RG30 3HB

Application Number: F/2002/5918

Parish: **ARBORFIELD**

Location: **Elgol, Greensward Lane, Arborfield, Reading.**

Proposal: **Proposed dormer extensions to dwelling and raising of roof line to form rooms in loft space.**

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 by virtue of its size, scale and massing in conjunction with the previous extensions to the dwelling would unacceptably alter the scale of development on site, to the detriment of the rural character of the area. As such, it is contrary to policy LC19 of the Loddon Area Local Plan and to policy WCC7 of the Wokingham District Local Plan (Deposit Draft).

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, LT6, LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WCC1 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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.

Date: 13 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5918

Location: Elgol, Greensward Lane, Arborfield, Reading.

Proposal: Proposed dormer extensions to dwelling and raising of roof line to form rooms in loft space.

Applicant: Mr A Yates C/O ARD.

Case Officer: Louise Smith

The new plans show the following: Roofline raised by a further 600mm. Drawing no: 01/31/03/A. - 01/31/04

Comments are required by 20/03/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 2002/5918 Date Rec. 8/3/2

Location: Elgoil, Greensward Lane

Parish: Arbourfield

Applicant: Mr A Yates.

Description of attached plans: Roofline raised by a further 600mm.

Drawing No's: 01/31/03/A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 Days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 13.03.P5

Yellow - *Case Officer Copy*
Green - Part One Copy

Date: 06 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5918

Location: Elgol, Greensward Lane, Arborfield, Reading.

Proposal: Proposed dormer extensions to dwelling and raising of roof line to form rooms in loft space.

Applicant: Mr A Yates C/O ARD.

Case Officer: Louise Smith

The new plans show the following: Block plan showing proposed development.

Comments are required by 13/03/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 2002 5918 Date Rec. 28/2/2

Location: Elgol, Greenward Lane

Parish: Arborfield.

Applicant: Mr A Yates.

Description of attached plans: Block plan showing proposed development.

Drawing No's: ———

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses ~~14~~ DAYS.

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From:

New Site Notice ~~Y~~/N

Revised Proposal Description:

CASE OFFICER LS.

Consultations Sent by Admin. on 06.03.95.

Yellow - Case Officer Copy
Green - Part One Copy

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

PLANNING SERVICES	HPT 5.3945
POL	TLS
DC 28	ENF
APP	
CS	
07 MAR 2002	
COPIES TO	ACK:
	FILE:

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

Fax & Post

Louise Smith
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham

7th March 2002

Dear Ms. Smith,

Ref: Elgol, Greensward Lane, Arborfield, Reading – F/2002/5918

Following further detail design, please find the enclosed revised elevations showing the roof line raised by 600mm and a detailed section through showing the Velux window cill height at the rear. I have now marked the roof height on the elevations as 6.6m. I have also sent 4 copies of each to you in the post.

Thank you for your help in this matter.

Yours sincerely,

Tony Derrett

REFUSED

ARD

0118 9542602
07-MAR-02 09:21 ARD ARCHITECT 0118 9542602 PAGE: 1

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

54017

PLANNING SERVICES	HPT
POL	TLS
DC LS	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK
	FILE

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

Fax & Post

Louise Smith
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham

REVISED PLAN
5918

7th March 2002

Dear Ms. Smith,

Ref: Elgol, Greensward Lane, Arborfield, Reading – F/2002/5918

Following further detail design, please find the enclosed revised elevations showing the roof line raised by 600mm and a detailed section through showing the Velux window cill height at the rear. I have now marked the roof height on the elevations as 6.6m. I have also sent 4 copies of each to you in the post.

Thank you for your help in this matter.

Yours sincerely,

Tony Derrett.

ARD

Applicationo	Name & Address
F/2002/5918	John & Ann Ashton Gailana Greensward Lane ARBORFIELD RG2 9JN
Application Refused	Letters sent 03.04.02

WOKINGHAM UNITARY
Aiming for Excellence

K SHEET FOR : Louise Smith

Application Number : F/2002/5918

Applicant : Mr A Yates C/O ARD.

Location : Elgol, Greensward Lane, Arborfield, Reading.
Proposal : Proposed dormer extensions to dweliing and raising of roof line to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/2

Date of Neighbour Notifications : .....

Date of Site Visit : 25/2

Date Registered : 14/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 11/04/2002. 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 :

Highways - conditional Approval.
Parish Council - no objection
Neighbour Garland - objection - to % increase in rural area.

Planning Issues :
Rural Area / Sporadic Dev't.
Impact on Neighbours
Impact on Streetscene.
Parking Provision

Application Number: F/2002/5918 – Elgol, Greensward Lane

Appraisal:

Development

The site is a detached bungalow, situated within an area of sporadic development and rural zone in Arborfield.

The application proposes raising the original roofline by 2.1m and inserting three dormer windows in the front elevation. The property has already undergone substantial single storey rear extensions, and combined with the proposal it would represent a 124% cumulative increase in floor space to the original dwelling.

1. Impact upon neighbouring properties

   The new dormer windows would overlook neighbouring properties on the opposite side of Greensward Lane, however, as there would be an intervening distance of 30m, it is not considered sufficient to warrant a refusal on this basis.

   The original rear and front building lines of Elgol and neighbouring Galiana are parallel, and therefore it is not felt that the development would be overshadowing or overbearing with respect to this neighbour. Furthermore, there are no North facing side elevation windows in Galiana.

   The other adjacent neighbour, Grange Cottage, is set over 40m from the dwelling in question, and therefore the effect of the development would only be felt on this neighbour's garage.

2. Impact upon the character of the area

   As discussed, the site lies within an area of sporadic development and therefore different housing styles and ages can be found along Greensward Lane. The development would be highly visible on the street scene, ~~and the raised roofline would form an incongruous feature~~. Furthermore, the dwelling has already undergone extensive development, and the cumulative increase in floor space would amount to 124%. This is considered an excessive development for ~~a~~ this site in a rural area

3. Impact upon highway safety (parking provision)

   The increased requirement for car parking would be met by the driveway. Highways have no objections to the development, on the condition that these parking and turning spaces are retained.

Approval: **Refusal:**

✓

Application Number F/2002/5918
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its size, scale and massing in conjunction with the previous extensions to the dwelling would unacceptably alter the scale of development on site, to the detriment of the rural character of the area. As such, it is contrary to policy LC19 of the Loddon Area Local Plan and policy WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT6 LT12 LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 W CC1 WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 C2.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD MNT Lloyd
(Development Control Manager)

Date: 26.3.02

Area of sporadic dev't.

RURAL AREA
do % calc's

RECORD OF SITE VISIT

Sullven - 2 storey house, 3 flat roofed front dormers.
The old school - side pitched roof hip dormer. (bungalow with loft conversion)

SITE ADDRESS: Elgol Greensward Lane Arborfield Reading.

APPLICATION NUMBER: F/2002/5918

OFFICER: Louise Smith

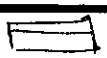
DATE OF SITE VISIT: 25/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Rural area - country road - some new dwellings being erected (replacement).
sporadic housing dev't. - linear dev't. few houses
variety of designs bung/2 storey

3. DESCRIPTION OF SITE/BUILDING v. visible bungalow on road.
Long bungalow - white render, brown roof tile - integral gge
pitched roof porch
extends width of plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Re/ elgol + Gailana.
Front + rear building lines of original dwellings = level
sits ~~[illegible]~~ in middle of 2 bungalows. - Similar height levels
yet further down road → Oakdene + Sherborne = higher c.2m
roofed bungalows but different design → front gable

Elgol + Gailana = 



5. SITE CONSTRAINTS

TREES ~~N/A~~ conifers to left side of dwelling → need trimming back? poss.

ACCESS/PARKING 4

LEVELS Same.

BOUNDARY TREATMENT Front, open posted fence - left. 1.6m cbfence + neighs garage + tall conifers or trees to side of house.

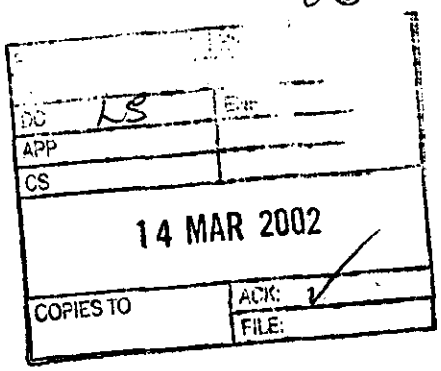
OTHERS Right 1.6cb fence + garages of neighb's → no side elevation windows.

Gailana - flat roof integral garage on boundary line
→ strange roof design at join to original roof on rear roof slope would be partly visible through this gap created by the gge.

Streetscene

Dormers → look v. large + dominating?

068



Gailana
Greensward Lane
Arborfield
Reading
Berkshire
RG2 9JNy
Postcode
Phone 01189760135

13 March 2002

Wokingham Unitary
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR *Ref F/2002/5918*

Dear Madam

We are in receipt of your letter dated 20th Feb2002 which, due to our holidays we have just received.

We live on the south side of Elgol and due to an approved Planning Application (not by the present owners) when a disabled child was living there with her parents we now have a distance between our homes of approximately 9 inches, not sufficent to maintain either wall. Over a 6 months period in the last two years we suffered from noise of their just completed extensionto three bedrooms and three bathroons and it is proposed we have to suffer again whilst this extra height is added to tower above us giving six bedrooms and four bathrooms, Is this really necessary?.

It is our understanding that a house cannot be extended beyond 50% of its original size, and in this respect we enclose a copy of the original plans for both houses which in our estimation shows that Elgol has exceeded this limit. We strongly object to this application.

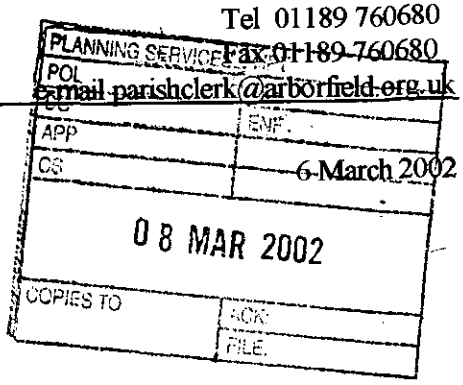
Yours sincerely

John & Ann Ashton

P.S. The house on the other side of "Elgol" is up for sale so they are unlikely to object to this application!

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk



6 March 2002

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

Dear Ms Smith

Planning Application F/2002/5918
Elgol, Greensward Lane, Arborfield
Proposed dormers and raising of roof line

The Parish Council has no objections to the proposal.

Yours sincerely

Mrs Zoe Bolton
Clerk to the Council

Application Number : F/2002/5918	Map No : 80,88
Case Officer : LS	Site Area : 0·15.
Valid Date : 14 FEB 2002	Received Date: 14/02/2002

Level : Delegated Application

Description : Proposed dormer extensions to dwelling and raising of roof line to form rooms in loft space.

Location : Elgol, Greensward Lane, Arborfield, Reading.

Parish : AB **Ward : ARB** 20/2/02 JB.

Applicant : Mr A Yates C/O ARD.

Fee Required: £95 **Fee Received: £95** (4)

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	SHOW DEVELOPMENT	20/2.	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	SHOW POSITION OF PROPOSED VELUX WINDOWS.	20/2.	
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 20|2·|02 TB

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

NEIGHBOURS

S/N + see map

OTHERS

Rural Area / Countryside

No pre-apps

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 20 February 2002

Application Number: F/2002/5918

Proposal: Proposed dormer extensions to dweliing and raising of roof line to form rooms in loft space.

Parish: ARBORFIELD PARISH

Site Address:
Elgol, Greensward Lane, Arborfield, Reading.

Applicant:
Mr A Yates C/O ARD.

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).

C122, R122

C137, R137

Signed: _____ **Print name:** Adam 22/07/02

Received by Wokingham District Council

Application No: F/2002/5918

Proposal:
Proposed dormer extensions to dwelling and raising of roof line to form rooms in loft space.

Location:
Elgol, Greensward 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/2002/5918 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 16/03/2002. 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.

Head Planning and Transportation

21 February 2002

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

Tel: (0118) 974 6463

Date: **20 February 2002**

My ref: F/2002/5918

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/2002/5918
Elgol, Greensward Lane, Arborfield, Reading.
Proposed dormer extensions to dweliing and raising of roof line to form rooms in loft space.

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/2002/5918**
Elgol, Greensward Lane, Arborfield, Reading.
Proposed dormer extensions to dweliing and raising of roof line to form rooms in loft space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

5918

Environmental Services

For office use only.
Application number: 14.FEB.2002* 5918

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	MR. A. YATES
	Address and postcode	'ELGOL' GREENSWARD LANE ARBORFIELD CROSS RG2 9JW
	Phone number	
2	Agent's Name	ARD CHARTERED ARCHITECT
	Address and postcode	13 CIRCUIT LANE READING RG30 3HB.
	Phone number	0118 9542601
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.	'ELGOL' GREENSWARD LANE ARBORFIELD CROSS
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION AND ALTERATION

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 ☐ N/A
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES TO MATCH BRICKS TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 6
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 [signature]

Date 12/2/02

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

14.FEB.2002* 5918

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

With Compliments

(1)

ADDRESS Elgol 1 Greenwards Lane PARISH ARB.

49/61 - 2 Det. Bungalows - 23/3/61 - C/A

PLOT No. 01119/68 125/68 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1694	Mr N D Sudbury	Ext to Garage	15 11 74	~~App~~ w/a
01783	"	"	19 12 74	N/A C/A
BR. 8644	Mr. & Mrs. Sudbury.	S/storey ext.	22.5.78	APP N/A
08539	"	"	3.8.78	N/A C/A
39153	TRUSTEES FOR MISS S. TURTON	PART GARAGE + S/ST. EXT TO PROVIDE BEDROOM / SHOWER / CARER'S ROOM	27.4.92	C/A
FP/92/0668	"	"	3.8.92	APP
99/69075/F	Mr. A. Yates	S/St/F - Porch + R Ext. to conserv. new railings & gate to front boundary	6.4.99	C

DATE OF COMPLETION

MINISTRY DECISION FP99/8483 Mr A Yates. a) Hall, bay window & consery. extns b) int. altns. 25/2/99 C/A

SPECIAL ORDERS

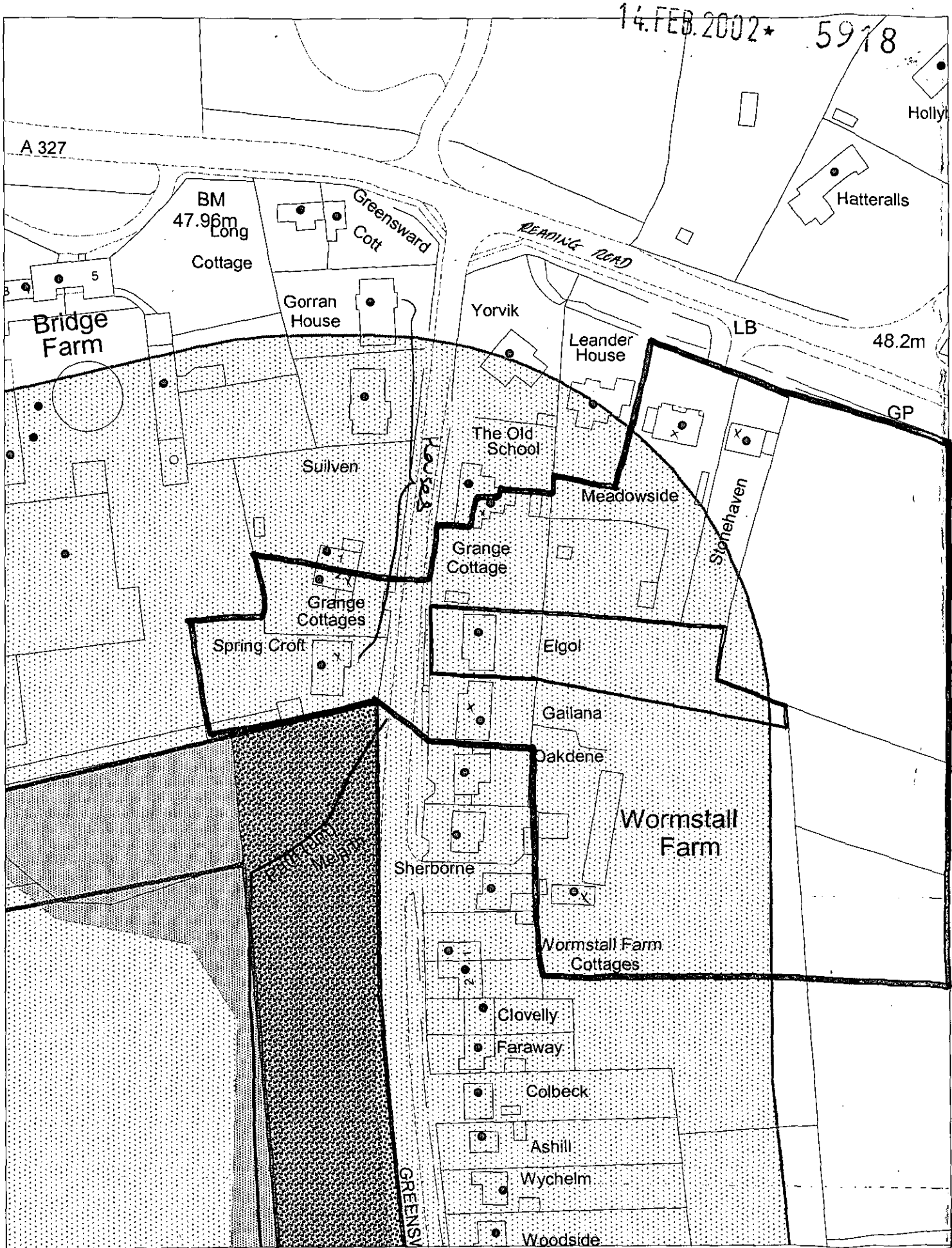
DRAINAGE

(2)

ELGOL 1 GREENWARDS LANE. PARISH: ARBORFIELD.

PLAN NO.	APPLICANT.	DESCRIPTION OF DEV'T	DATE OF DECISION	DECISIO
FP99/8483	Mr A. Yates.	a) Hall, bay window & consery. extns b) Internal alterations.	25/2/99	C/A
F/2002/5918		Dormer exts to dwelling & raising of roof line - rooms in loft space		

14.FEB.2002 * 5918



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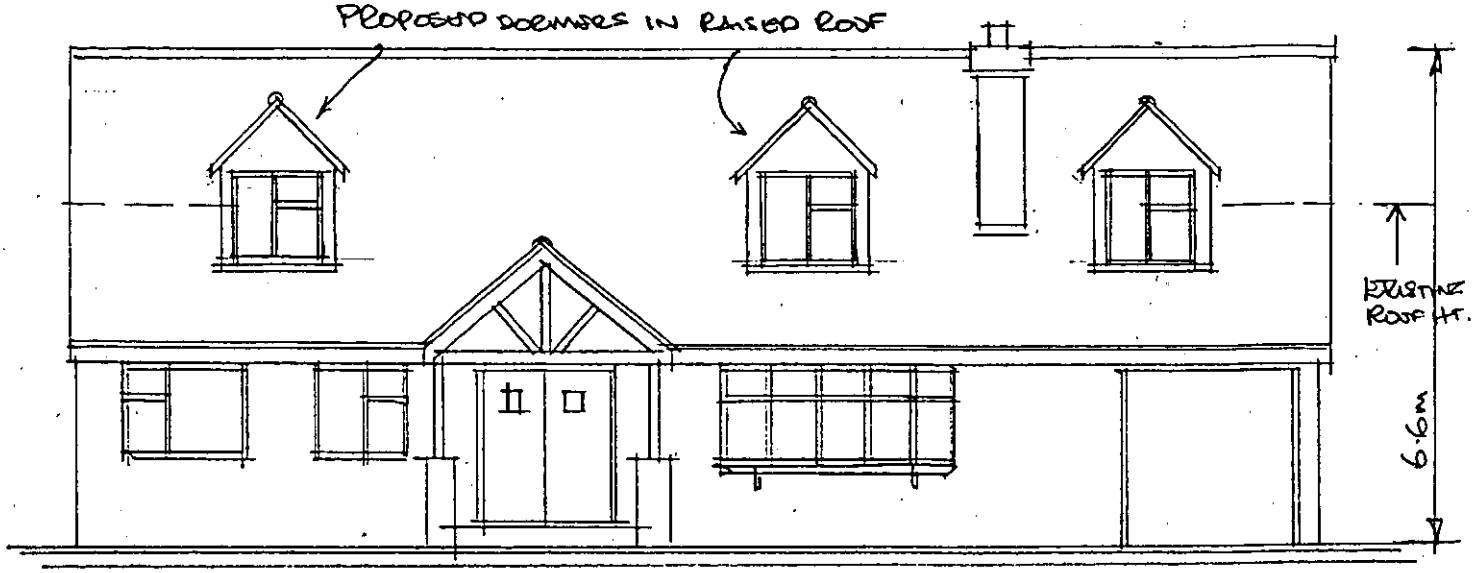
Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002

Scale: 1 : 1250

N
W
E
S



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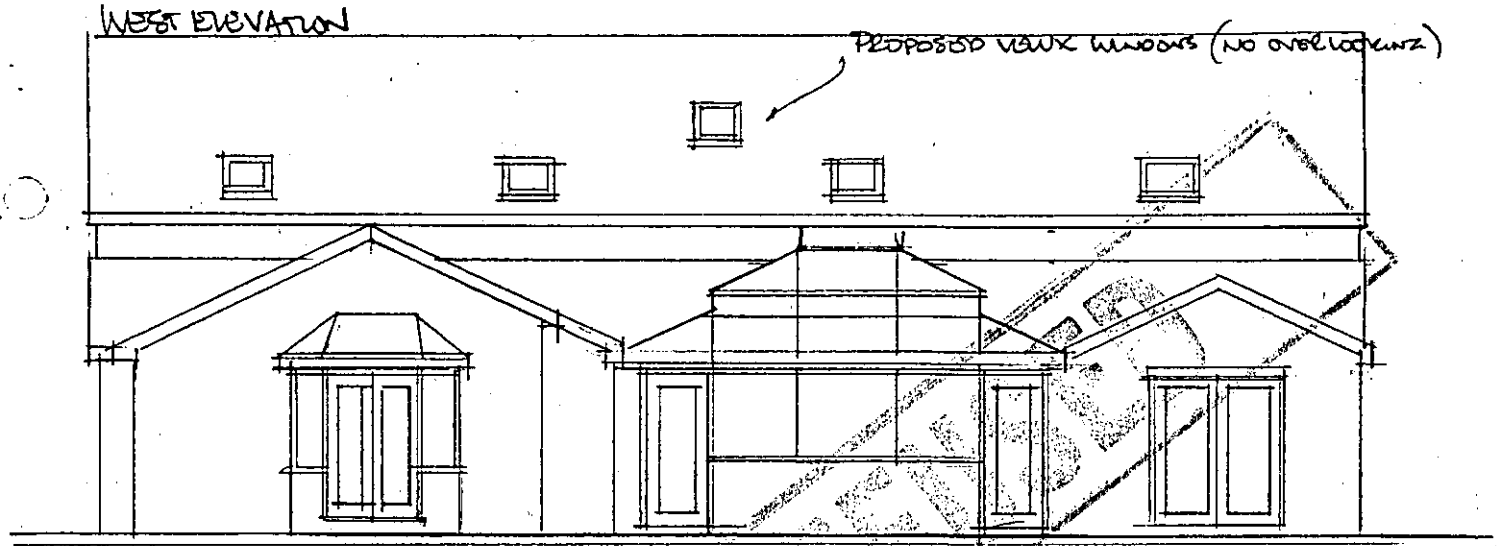

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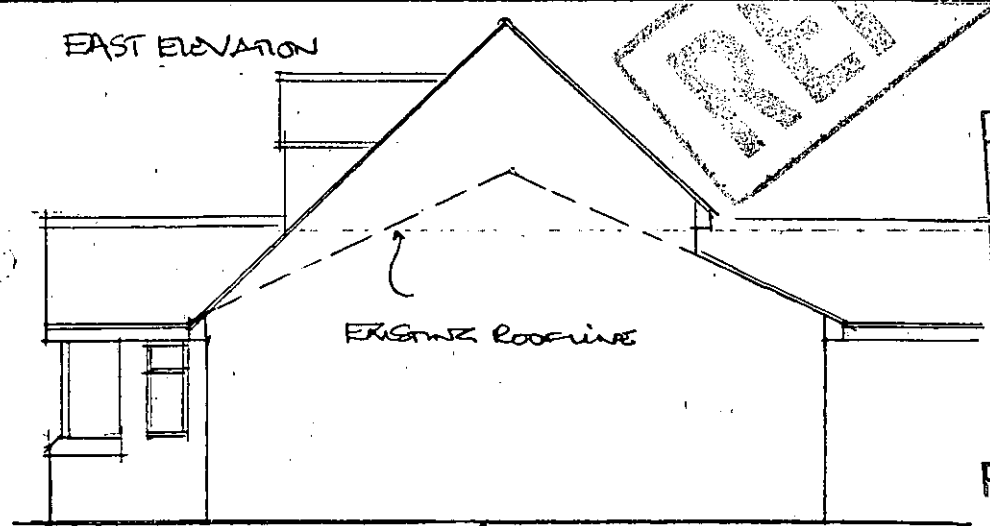
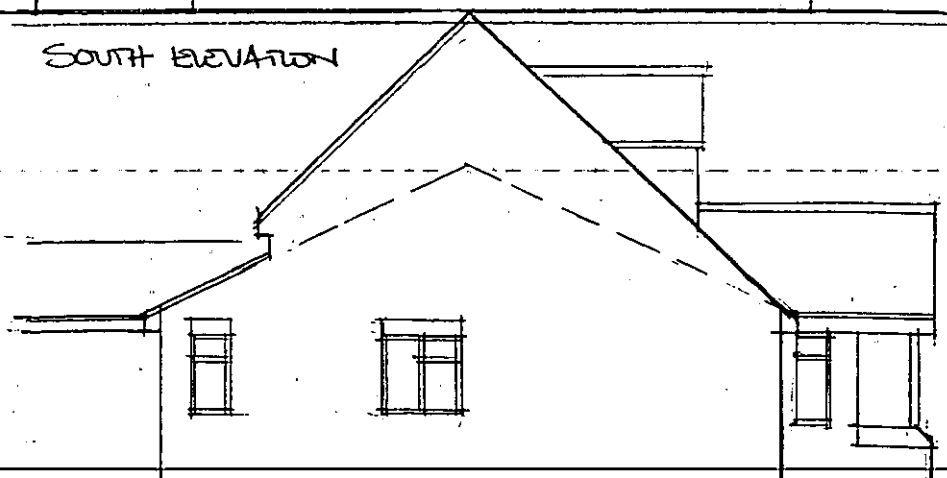


SOUTH ELEVATION



PLANNING SERVICES	HPT
POL	TLS
DC	BNF
APP	
CS	

0 8 MAR 2002

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	FILE:

REVISED PLAN

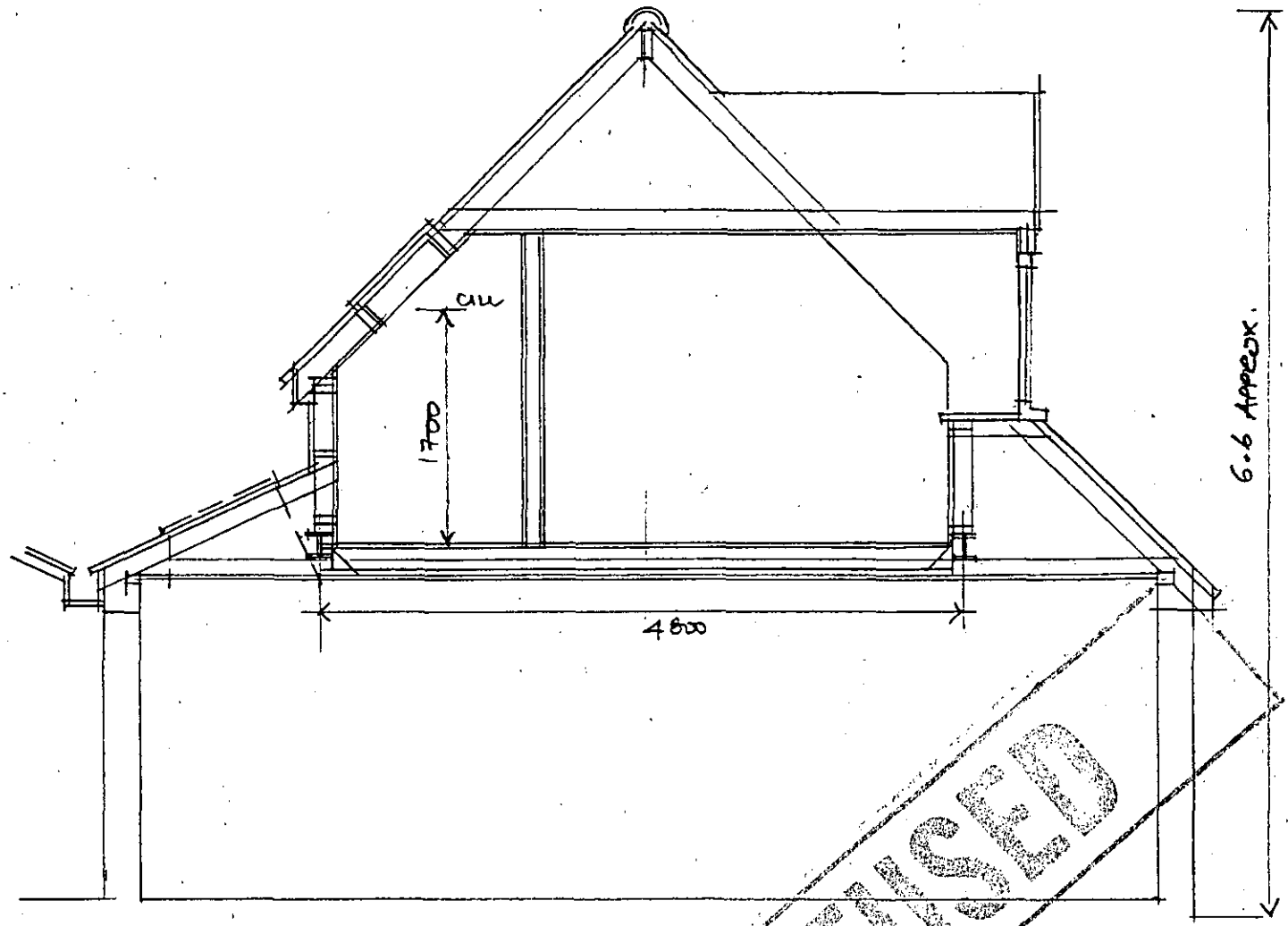
5918

PROPOSED ELEVATIONS

ELGOL, GREENSWARD LANE

1:100

DWG. 01/31/03 A



REVISED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

08 MAR 2002

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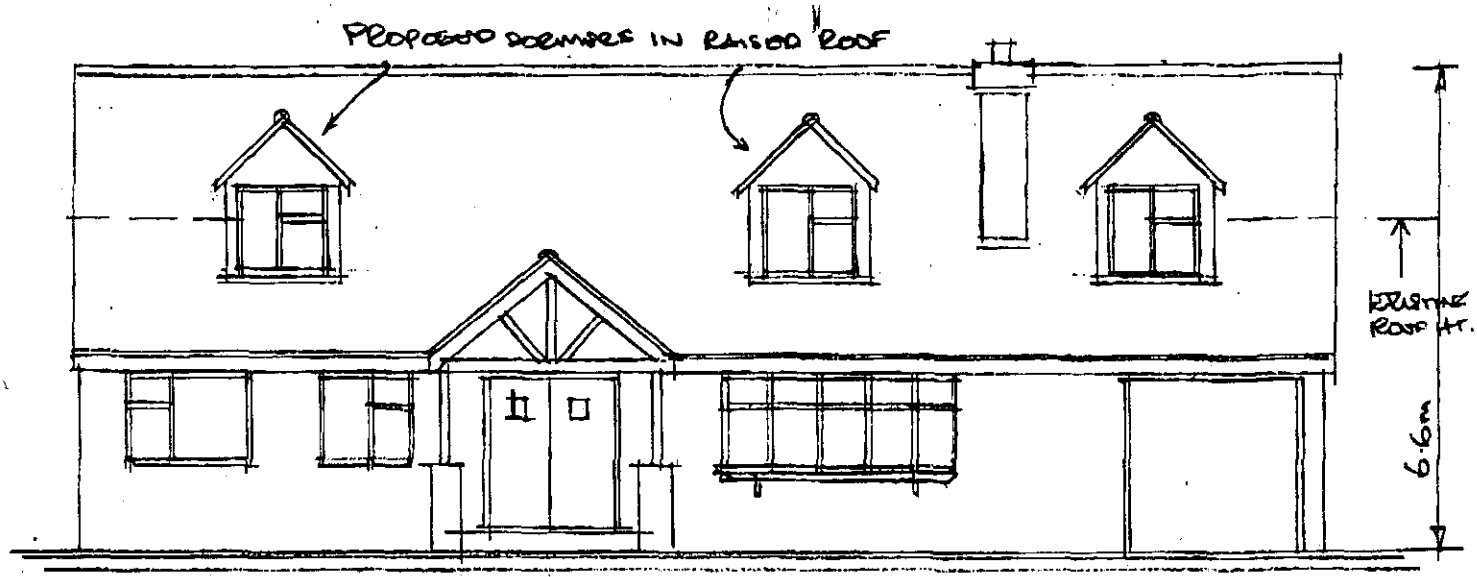
REVISED PLAN

5918

1:50 SECTION

PROPOSED FIRST FLOOR
'ELGOL' GREENSWARD LANE
ARBORFIELD CROSS

DWG. 01/31/04.



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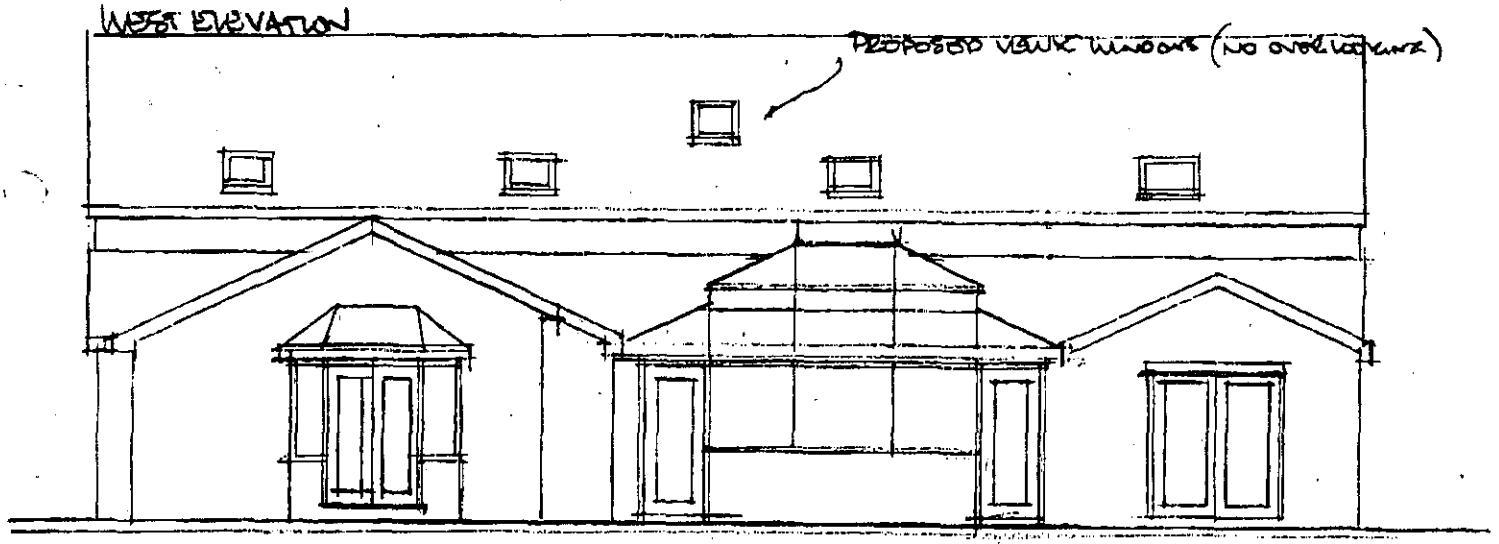

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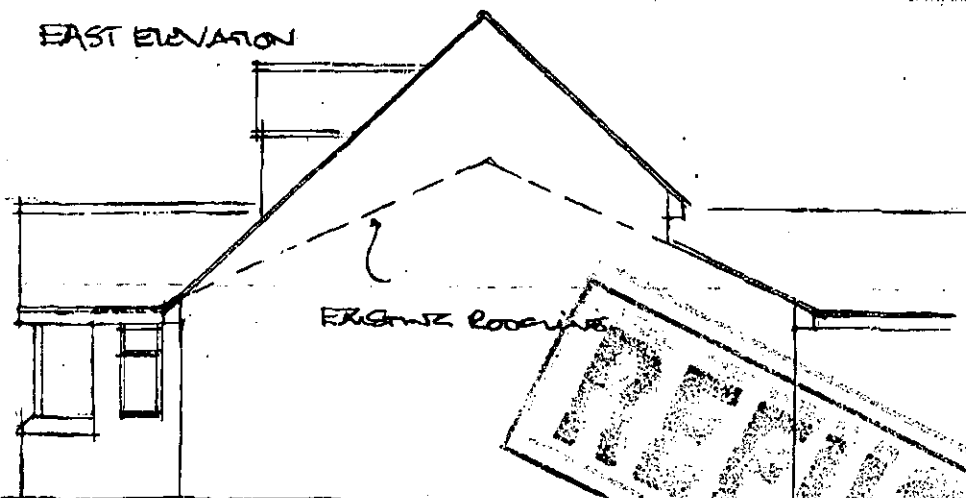

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	

07 MAR 2002

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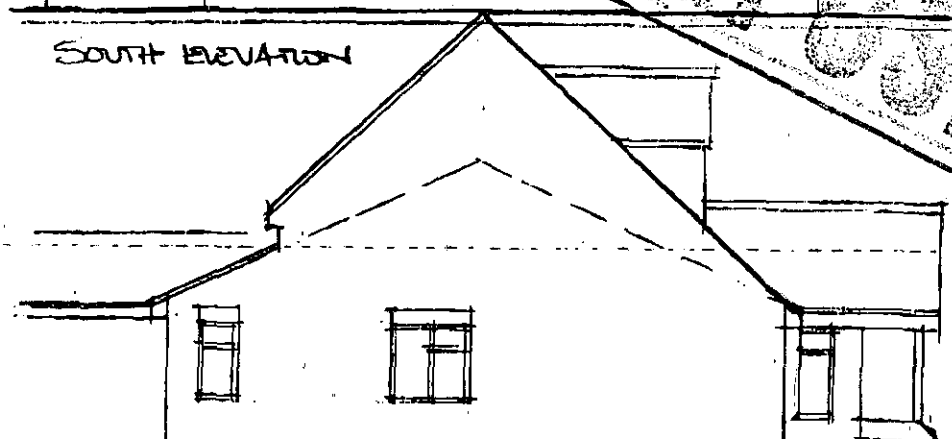
	FILE:

SOUTH ELEVATION



PROPOSED ELEVATIONS

ELGOL, GLENSSWARD LANE

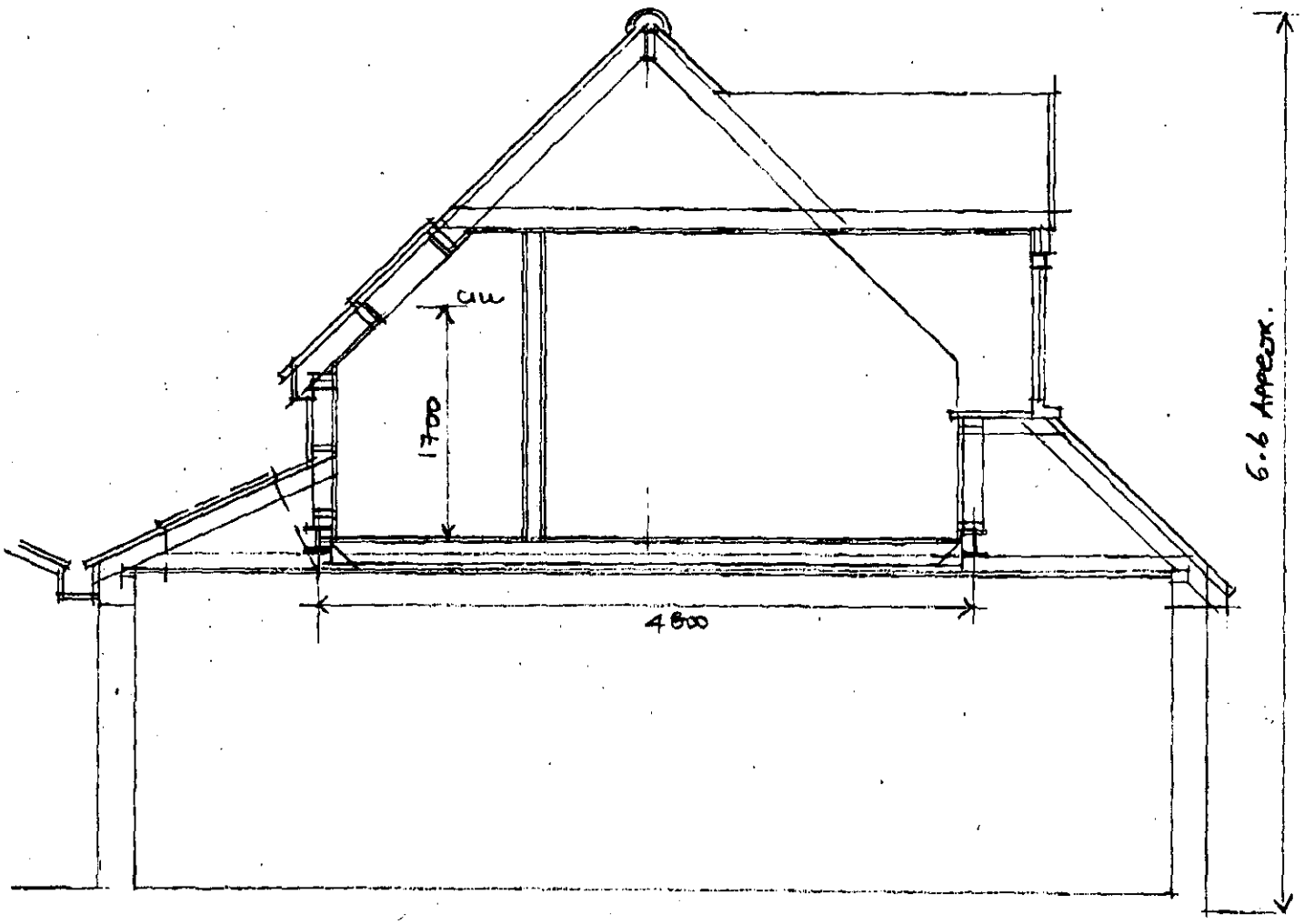
1:100

DWG. 01/21/03 A

0118 9542602

ARD ARCHITECT 0118 9542602 PAGE: 2

07-MAR-02 09:22



PLANNING SERVICES	HPT
POL	TLS
UC	ENF
APP	
CS	
07 MAR 2002	
COPIES TO	ACK:
	FILE:

1:50 SECTION

PROPOSED FIRST FLOOR
'ELGOL' GREENSWARD LANE
ARBORFIELD CROSS

07-MAR-02 09:22 ARD ARCHITECT 0118 9542602 PAGE: 3
0118 9542602

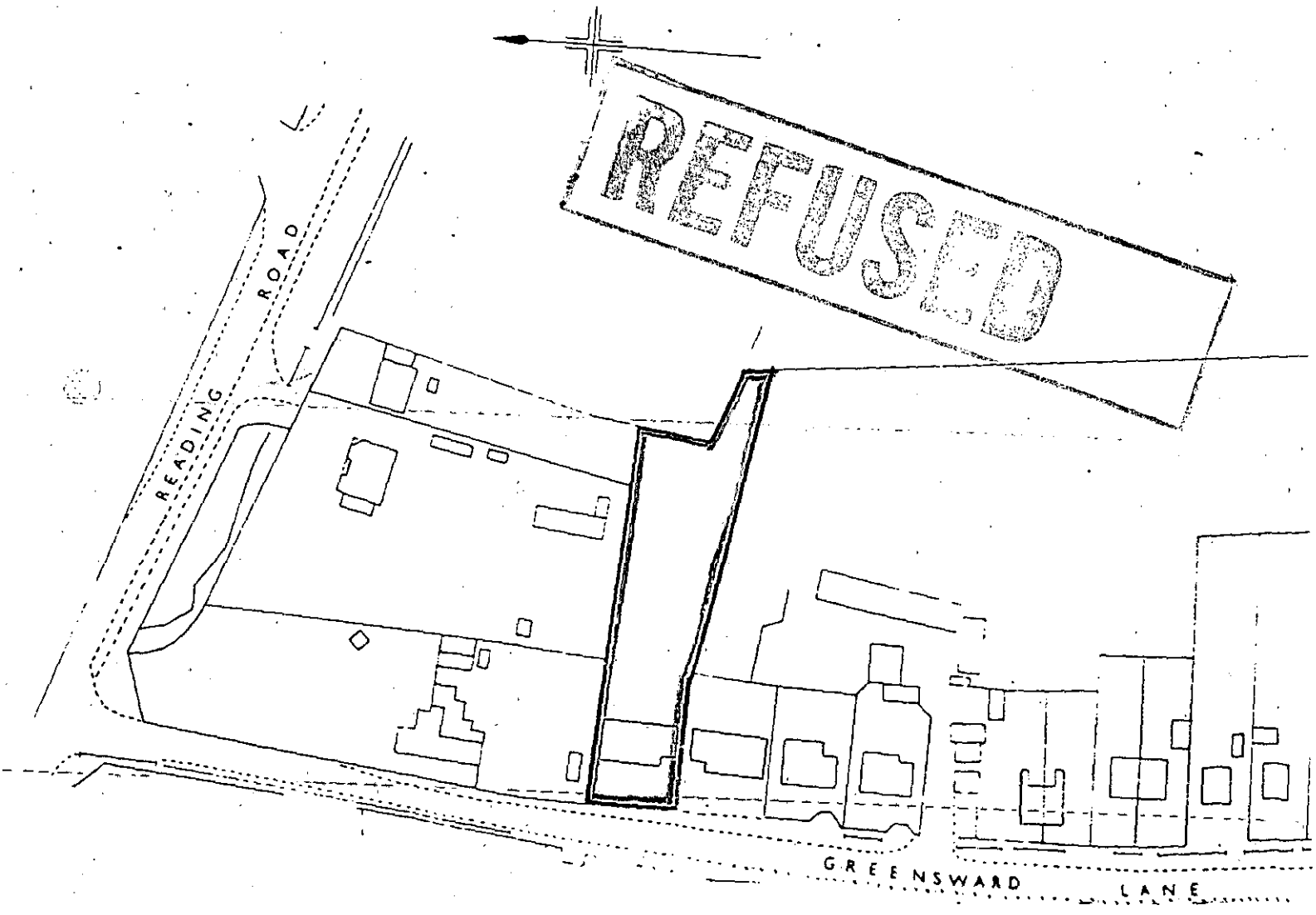
'ELGOL', GREENSWARD LANE, ARBORFIELD CROSS.

14.FEB.2002* 5918

1:1250 SCALE.

H.M. LAND REGISTRY		BK
ORDNANCE SURVEY PLAN REFERENCE	COUNTY: BERKSHIRE	SHEET	NATIONA SU75
Scale: 1:1250 Enlarged from 1:2500		

ARBORFIELD AND NEWLAND PARISH



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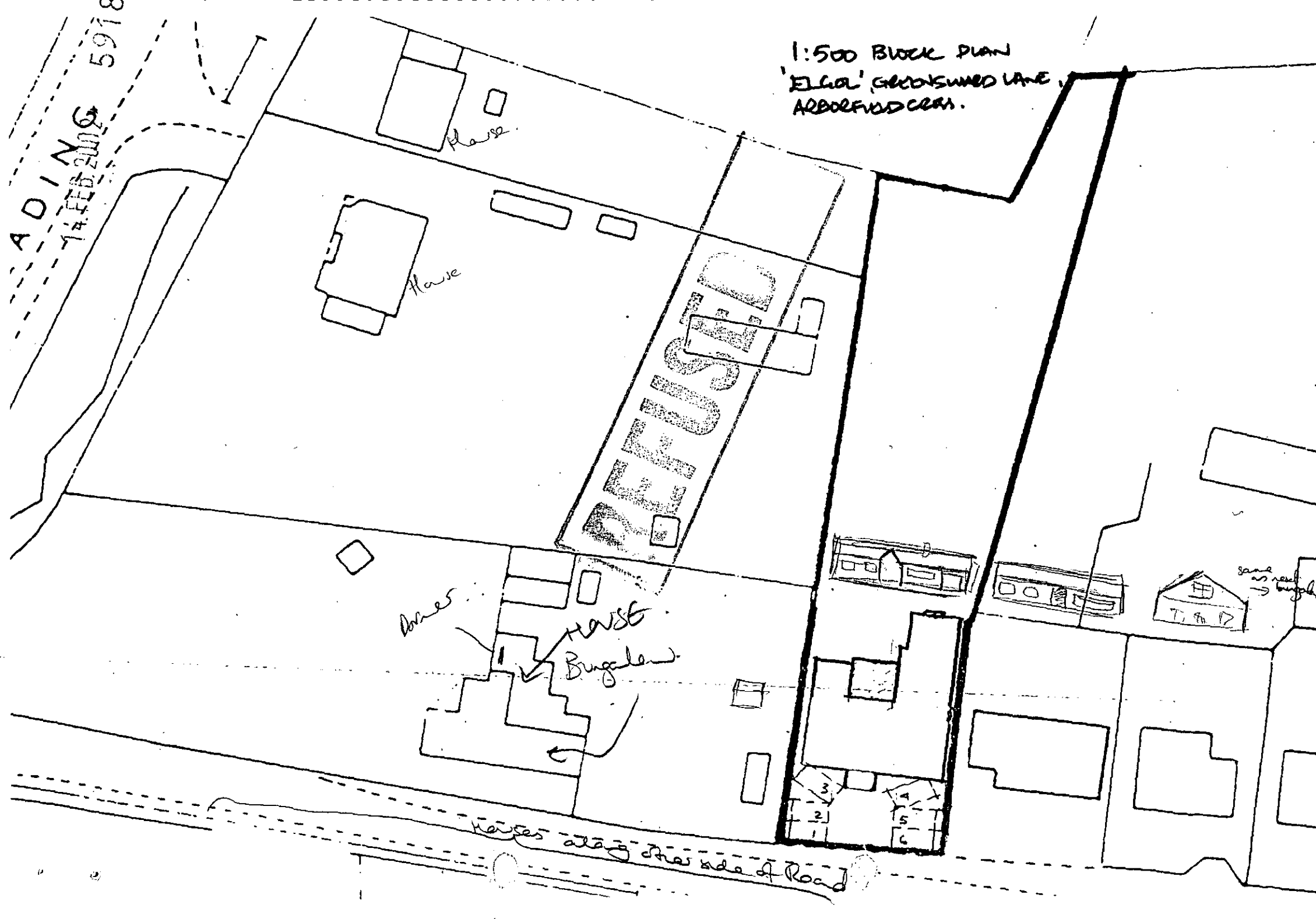

1:500 BLOCK PLAN
'ELGOL' GREENSWARD LANE,
ARBORFIELD CROSS.
ADING
14 FEB 2012
5918
House
House
REFUSED
Dormer
HOUSE
Bungalow
3
2
1
4
5
6
Houses along other side of Road

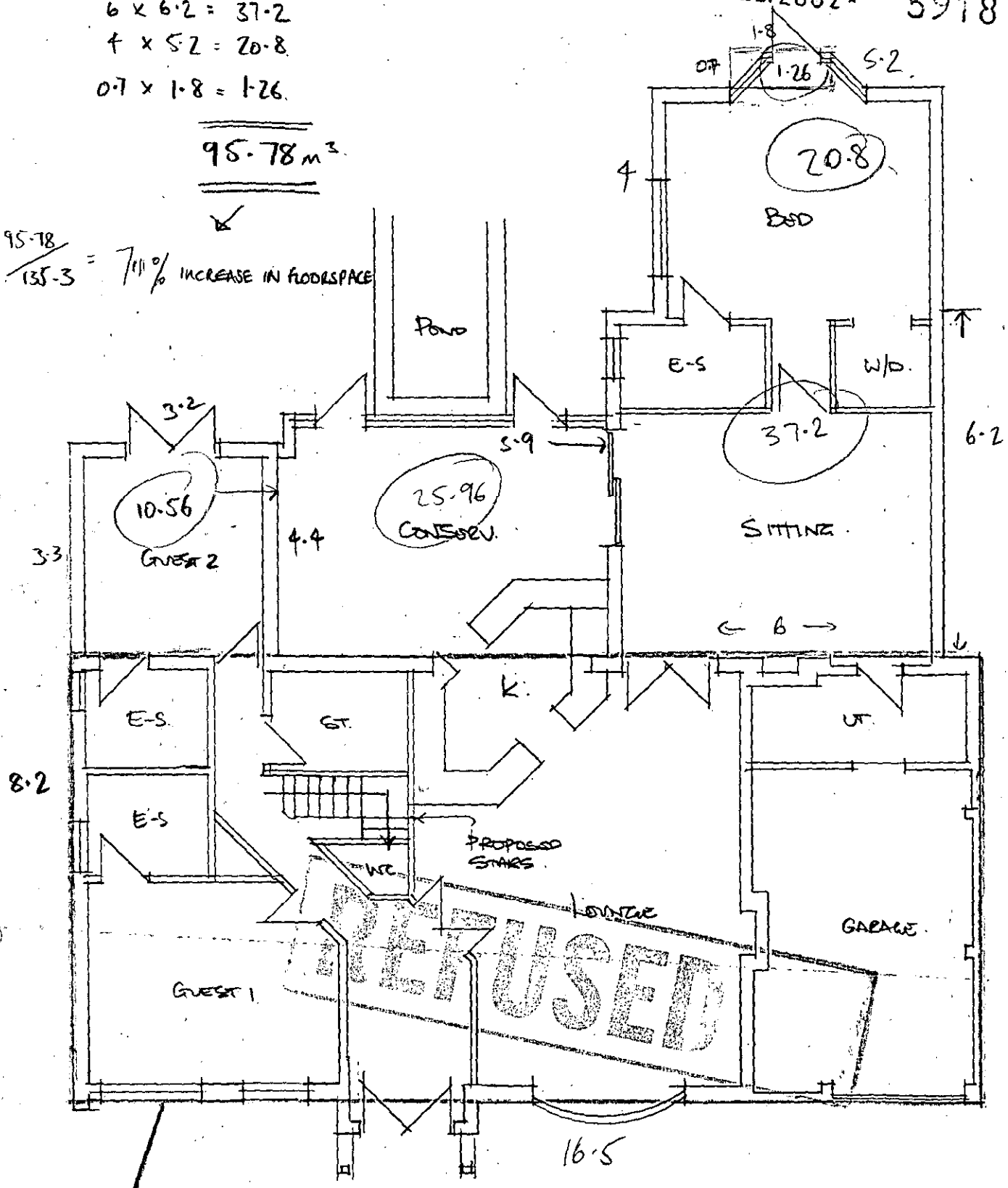
FLOORSPACE AREA OF PREVIOUS EXTENSIONS:

3·3 × 3·2 = 10·56
4·4 × 5·9 = 25·96
6 × 6·2 = 37·2
4 × 5·2 = 20·8
0·7 × 1·8 = 1·26

95·78 m²

95·78 / 135·3 = 71·1% INCREASE IN FLOORSPACE

14.FEB.2002 * 5918



Original Footprint of Bungalow

FLOORSPACE AREA:

8·2 × 16·5 = 135·3 m²

'ELGOL', GREENSWARD LANE, ARBORFIELD CROSS. 95·78

EXISTING GROUND FLOOR

1 : 100 01/31/01

PROPOSED INCREASE IN FLOORSPACE :-

$4.3 \times 16.4 = 70.52$

$3(0.3 \times 1.5) = 1.35$

$71.87 m^2$

14.FEB.2002 * 5918

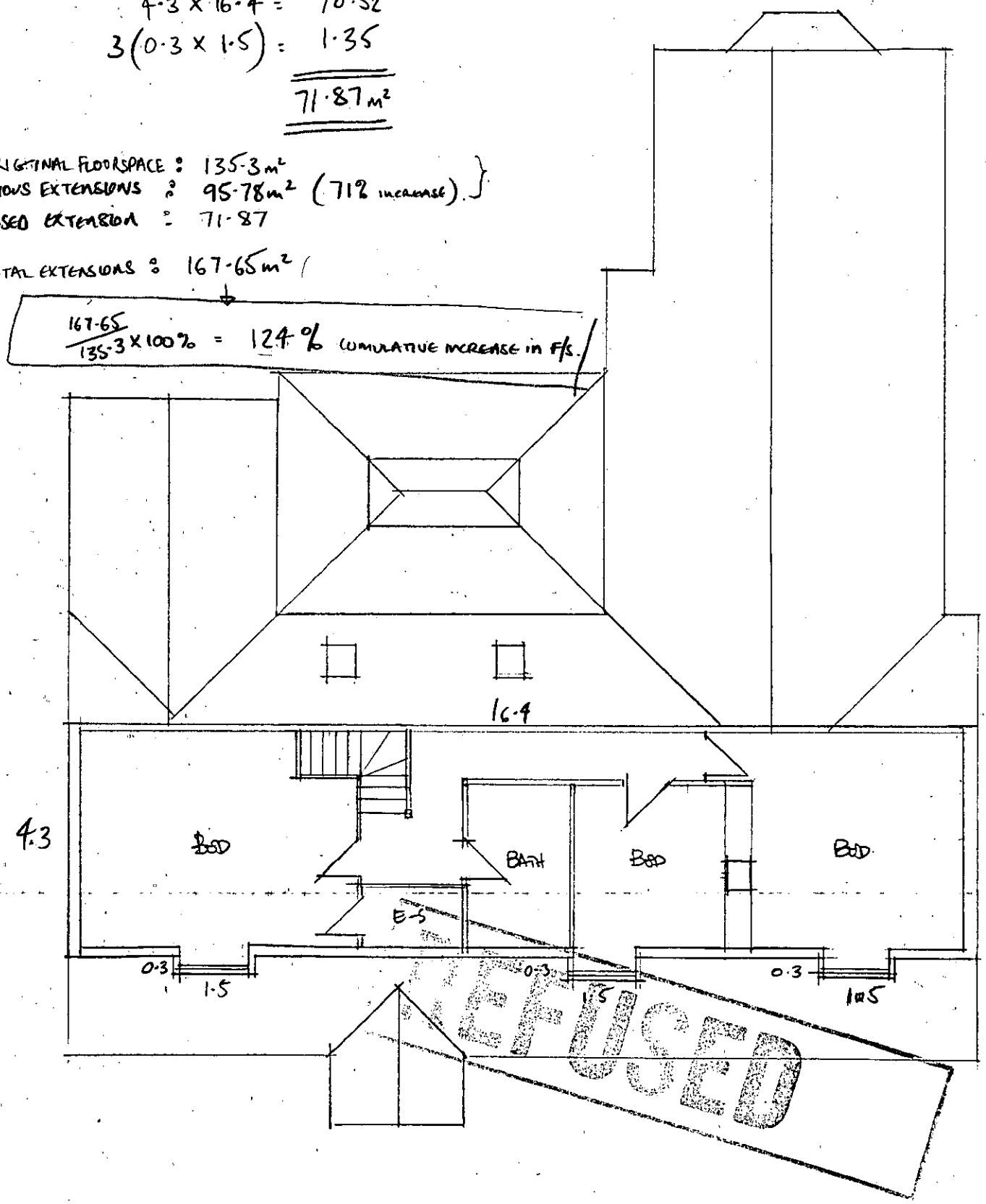
ORIGINAL FLOORSPACE : $135.3 m^2$

PREVIOUS EXTENSIONS : $95.78 m^2$ (71% increase)

PROPOSED EXTENSION : 71.87

TOTAL EXTENSIONS : $167.65 m^2$

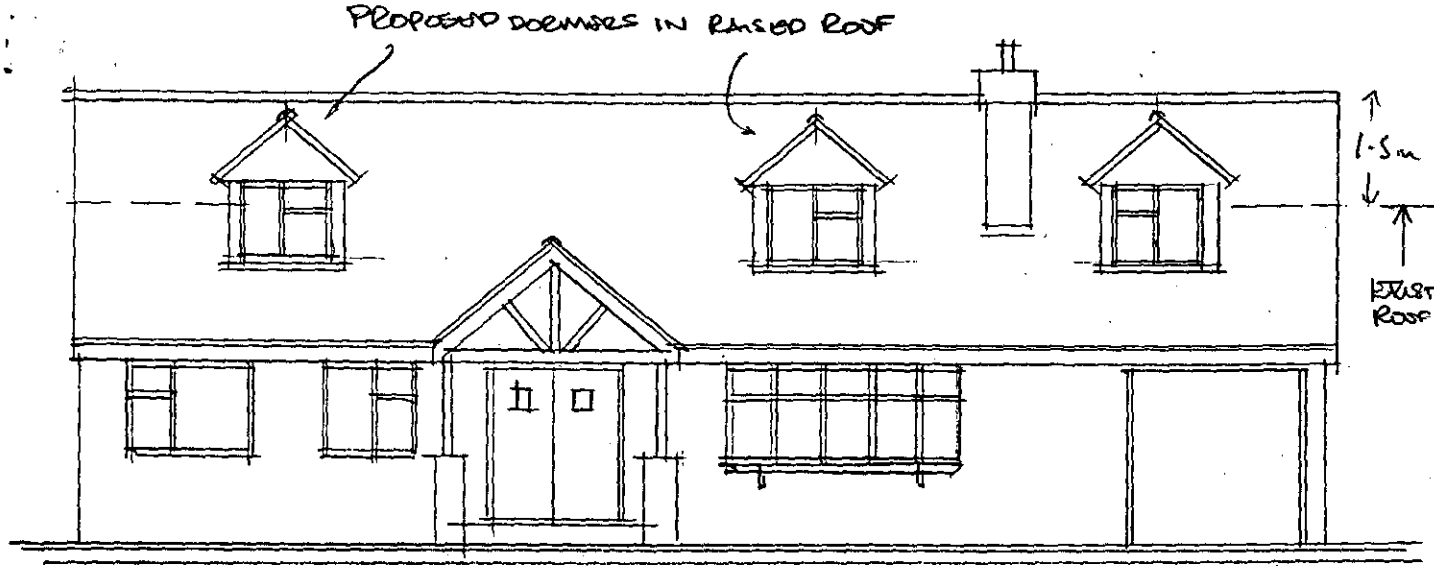
$\frac{167.65}{135.3} \times 100\% = 124\%$ CUMULATIVE INCREASE IN F/S.



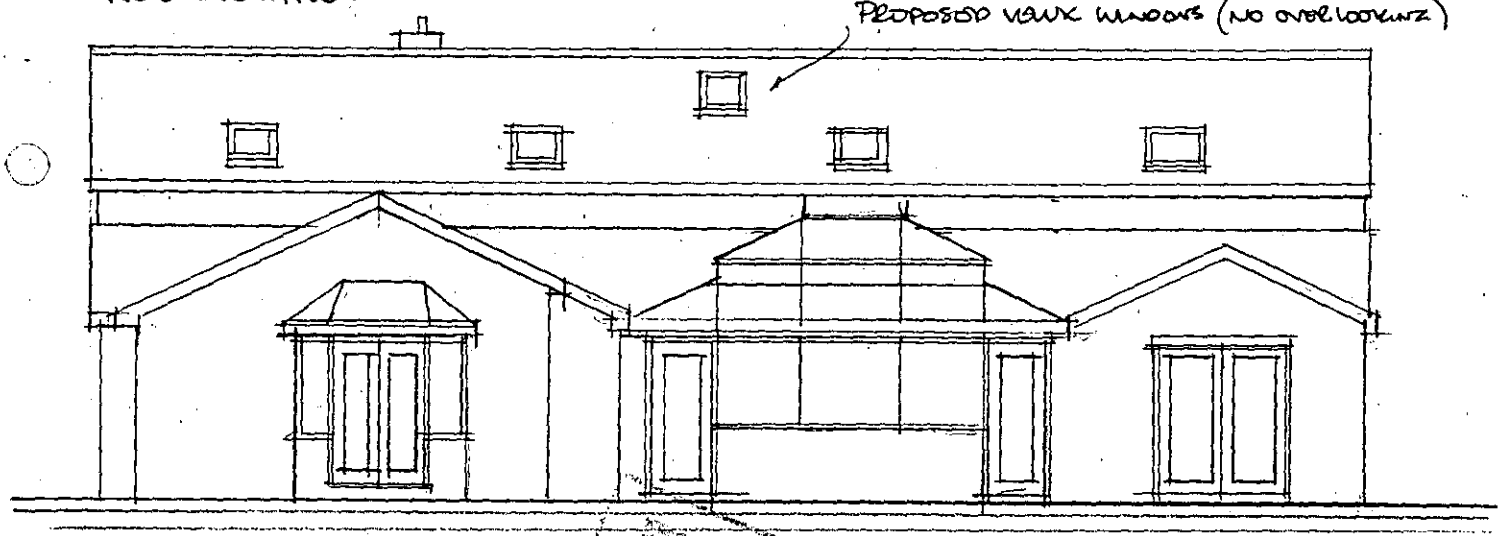
'ELGOL', GREENSWARD LANE, ARBORFIELD CROSS

PROPOSED FIRST FLOOR

1:100 01/31/02



WEST ELEVATION



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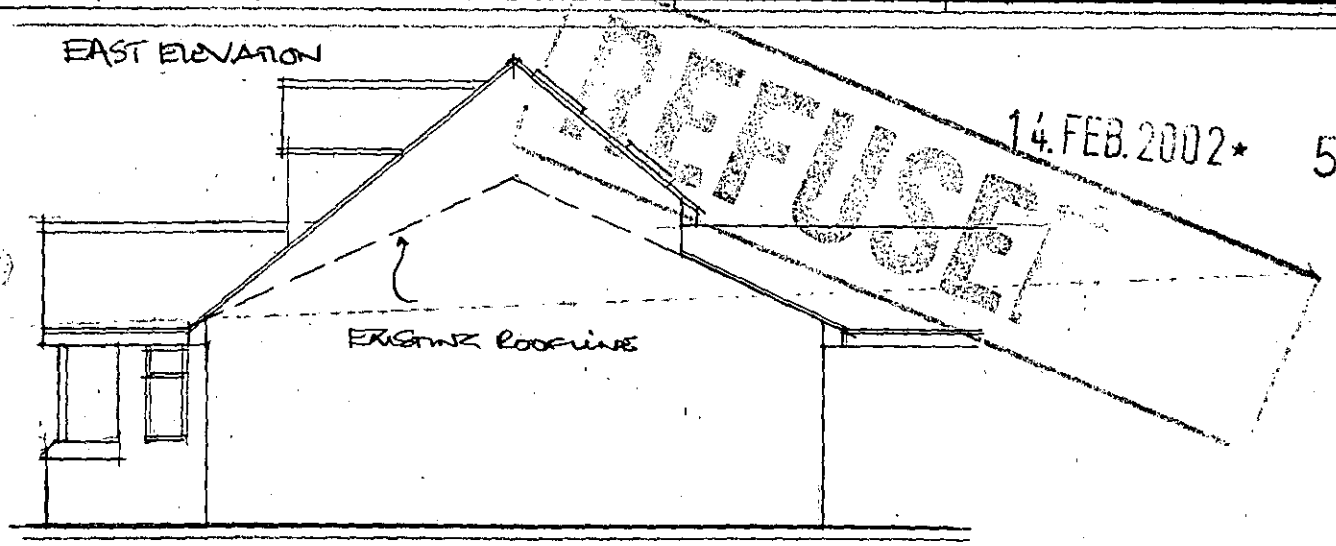
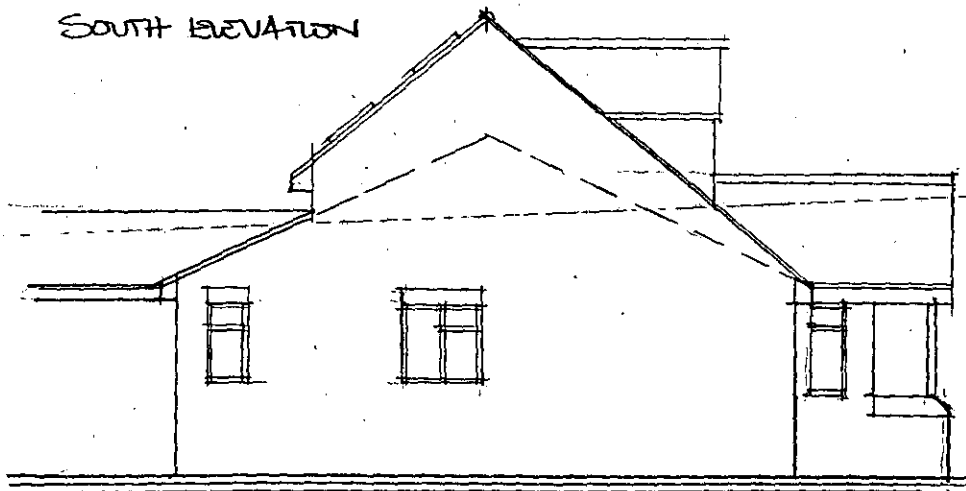


SOUTH ELEVATION



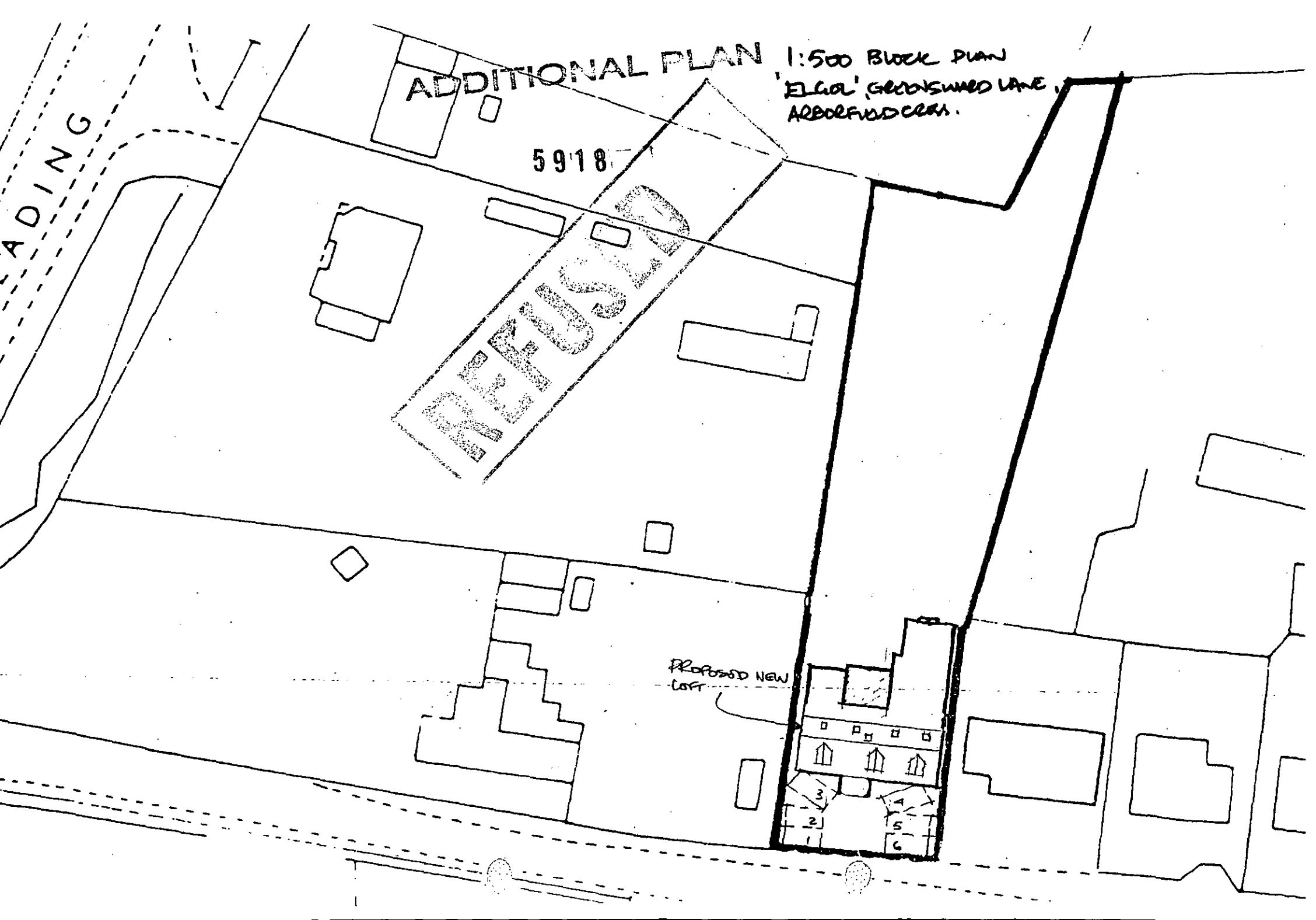
PROPOSED ELEVATIONS

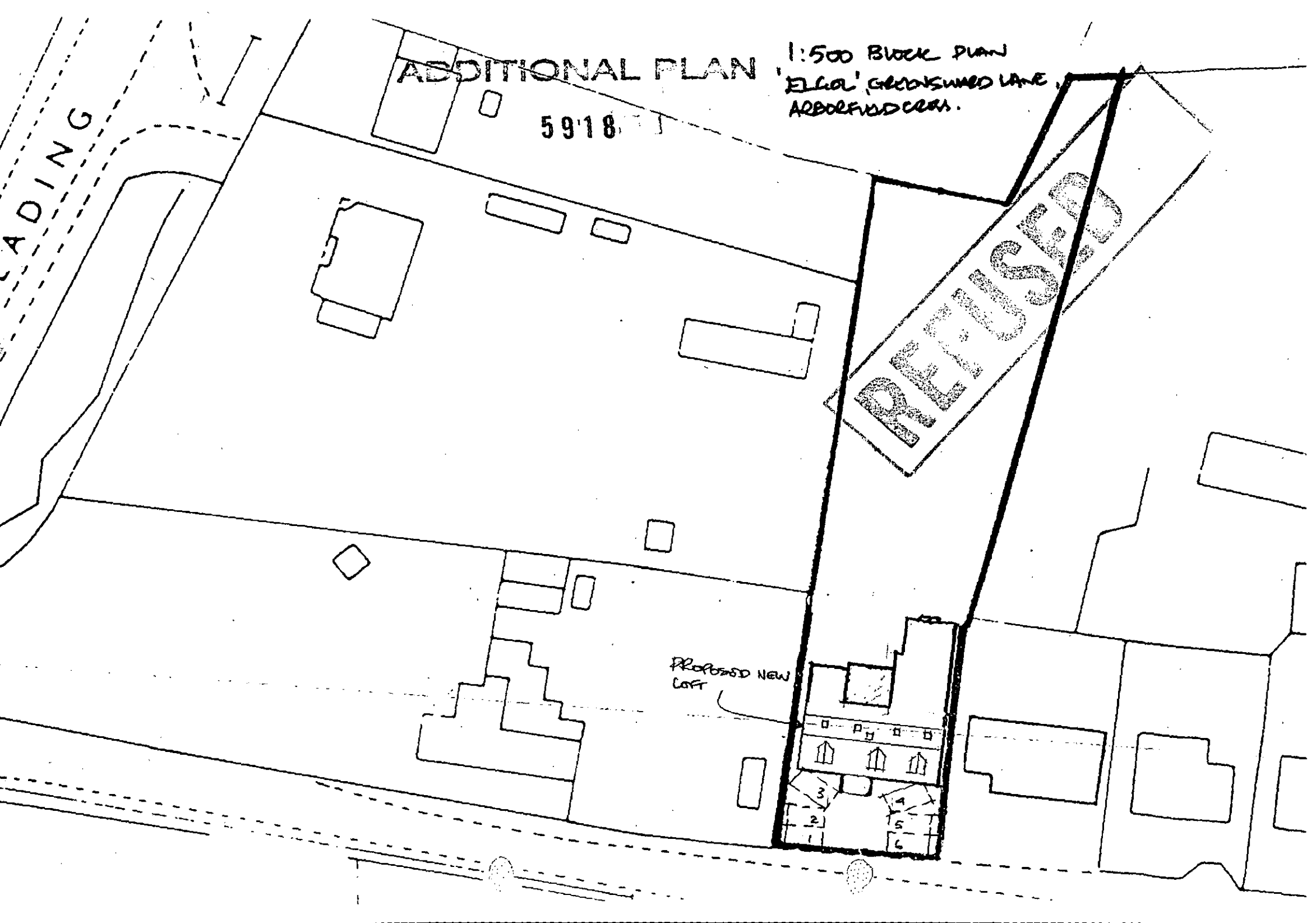
'ELGOL', GREENSWARD LANE

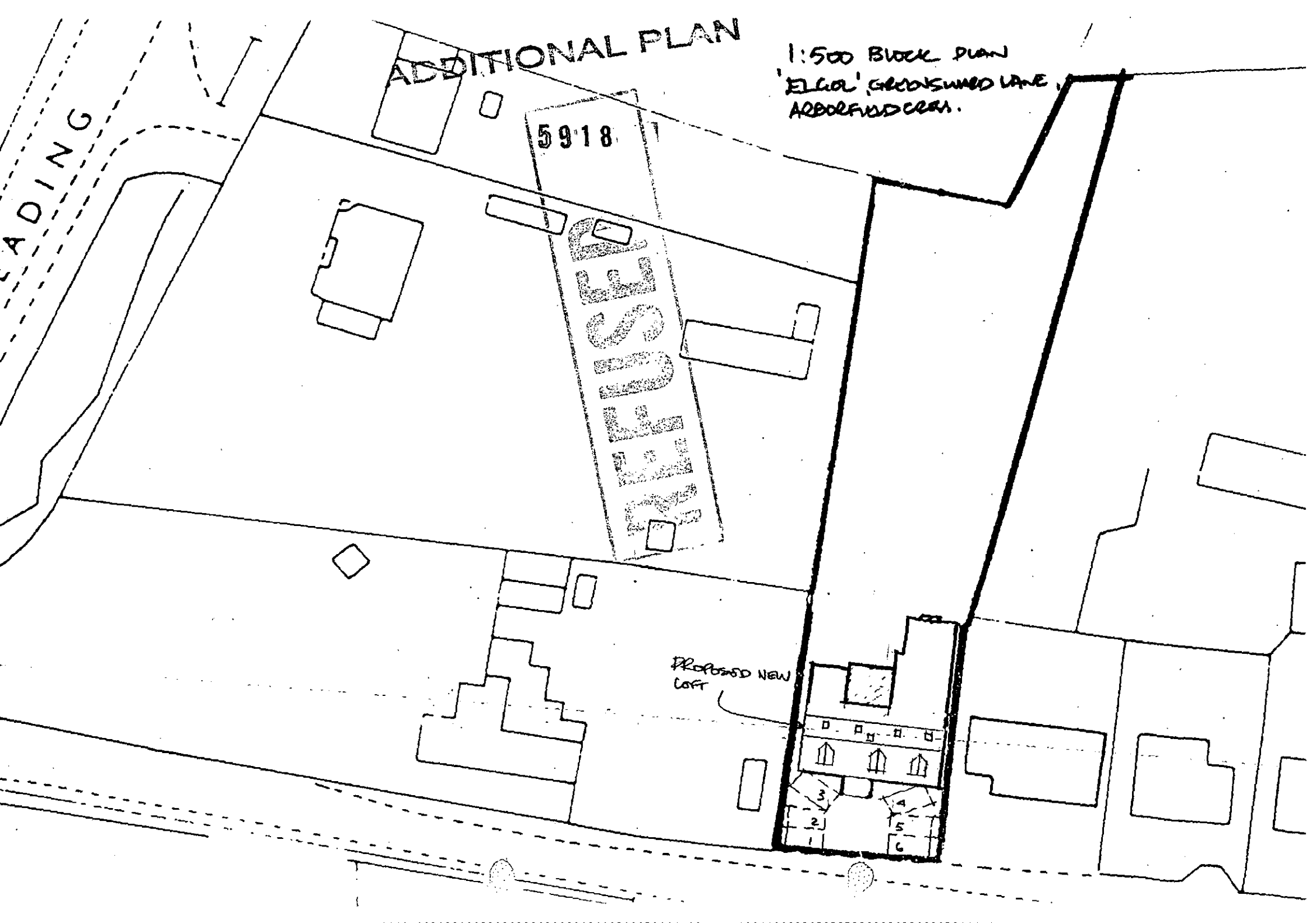
1:100

DWG. 01/31/03

NORTH ELEVATION


ADDITIONAL PLAN
1:500 BLOCK PLAN
'ELGIN' GREENSWARD LANE,
ARBORFIELD CROSS.
5918
PROPOSED NEW
LOFT
1
2
3
4
5
6


ADDITIONAL PLAN
1:500 BLOCK PLAN
'ELLA' GREENSHAWS LANE,
ARBORFIELD CROSS.
59'18
REVISED
PROPOSED NEW
LOFT
1
2
3
4
5
6


ADDITIONAL PLAN
1:500 BLOCK PLAN
'ELGOL', GREENSWARD LANE, ARBORFIELD CROSS.
5918
PROPOSED NEW LOFT
1
2
3
4
5
6