APPLICATION NO:
F/2001/5279

LOCATION:
Hazeldell Cottage Scarletts Lane, Kiln Green Reading.

APPLICANT:
Mr & Mrs W Alley C/O R G Butler And Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Helen Pollock**
need to phone 1st
430cm.

389

D2

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 29 October 2002

by Philip Major BA(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

13 NOV 2002

Appeal Ref: APP/X0360/A/02/1093297
Hazeldell Cottage, Scarletts Lane, Kiln Green.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs W Alley against the decision of Wokingham District Council.
- The application (Ref. F/2001/5279), dated 9 November 2001, was refused by notice dated 25 February 2002.
- The development proposed is a first floor extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Preliminary Matter

1. Although not specifically mentioned in the application, I note that the appeal statement indicates that the demolition of an outbuilding forms an integral part of the proposal before me.

Main Issues

2. I consider that there are 2 main issues in this appeal. These are:
   (a) Whether the proposed development would amount to inappropriate development in the Green Belt and if so whether there are any very special circumstances sufficient to outweigh the harm by inappropriateness and any other harm.
   (b) The effect of the proposed development on the character and appearance of the locality.

Planning Policy

3. The development plan for the area comprises the Berkshire Structure Plan 1991 – 2006 of 1997, and the Green Belt Local Plan for Berkshire of 1985. Policy C4 of the Structure Plan indicates that there will be a presumption against inappropriate development in the Metropolitan Green Belt. Development should not compromise the purposes of the Green Belt, the fundamental aim of which is to keep land permanently open. The policy goes on to state that limited extension of existing dwellings is, in principle, an acceptable form of development in the Green Belt. This policy generally conforms with the advice in Planning Policy Guidance Note 2 – *Green Belts* (PPG2).

4. Policy 9 of the Green Belt Local Plan indicates that there is a presumption against extensions to dwellings unless 3 criteria are satisfied. These relate to scale and character of the dwelling, scale of development on site and the effect on the open or rural character of the area. However, the Green Belt Local Plan is of considerable age, and its policies have been overtaken by the provisions of the Structure Plan and by PPG2.

5. The emerging Wokingham District Local Plan was published in deposit draft form in February 2000. Policy WGB1 presumes against inappropriate development in the Metropolitan Green Belt, but sets out those types of development which are not inappropriate, and this includes the limited extension of existing dwellings. Any proposed extension will be required to ensure that it does not conflict with the openness of the Green Belt or its purposes, and must be acceptable in its surroundings. Policy WGB3 states that there will be a presumption against allowing more than limited extensions to existing dwellings in the Green Belt. In all cases the extension proposed must have no adverse physical, visual or ecological impact upon the open or rural character of the surrounding countryside, and must not result in disproportionate additions to the original building. The original building is defined as the building as first built or as existing in 1948. The emerging Local Plan is proceeding towards adoption but the weight which can be afforded to its policies is limited at present.

Reasons

Green Belt

6. The appeal property has been extended on occasions in the past, though I am informed that it was originally built as a pair of semi detached cottages. Nevertheless it is undisputed that the size of the original building has been increased. PPG2 and the emerging Local Plan both refer to additions being seen in the context of the original building. Although reference has been made to the base date for calculating the scale of extensions being different in a neighbouring authority, the policies of that Council do not apply to this case.

7. There appears to be no dispute that the original building has been extended by a substantial amount, and by a figure beyond the 40% increase rule of thumb which is mentioned in representations. Even if the Council's calculation that there has been a 107% increase in floorspace already is discounted, it is clear that the original building has been added to significantly. In my judgement the further addition of the proposed extension would, when added to the previous extensions, amount to disproportionate additions. These extensions, in total, would reduce the openness of the Green Belt. As a result I find that the proposal would be inappropriate development in the Green Belt and, by definition, harmful to it.

Very Special Circumstances

8. I turn now to consider whether any very special circumstances exist sufficient to outweigh the harm by inappropriateness. In this case it is apparent that the main reason advanced is the effect of the proposed removal of the outbuilding in the rear garden, which is currently used as a playroom. I observed this building at my site inspection and noted that it is an uninteresting timber built structure which covers a significant part of the garden area. In my view it reduces the openness of the Green Belt in the locality and detracts from the setting of the main dwelling. I consider that its removal would be positively beneficial to the character of the dwelling, and the area in general. Additionally the removal of the outbuilding would counter any loss of openness which would result from the proposed extension. It therefore seems to me that the benefits which would result from the removal of the outbuilding are sufficient, in this case, to amount to the very special circumstances required to clearly outweigh the harm by inappropriateness.

Character and Appearance

9. The area in general is mainly rural, though with pockets of sporadic and loose knit development between more compact settlements. The locality of the appeal site is one such area. The site itself is inconspicuous, being located in a well wooded locality, open views into the site being restricted to those from the roadside and a small area to the rear.

10. The proposed extension would be in the style of the existing dwelling and would be finished in matching materials, a matter which could be controlled by condition. The perception of an increase in size would be limited, since much of the volume of the extension already exists within the roof space of the dwelling. Although the extension would increase the ridge height of the property, the increase would be such that it is my opinion that it would not result in the extension being a dominant feature or unduly massive. It would be a relatively modest part of the whole building. In addition the extension would be seen with a backdrop of mature trees, so reducing its impact. Overall I consider that the character of the building would be little changed, and that the effect on the character and appearance of the locality would also be so small as to be relatively insignificant. I therefore find that there would be no material harm to the character and appearance of the area.

Summary

11. Drawing together my conclusions, I find that the proposal would amount to inappropriate development in the Green Belt, in conflict with Local and National Green Belt Policy. However I also find that very special circumstances exist sufficient to clearly outweigh the harm by inappropriateness. On the second issue I find that the proposal would not be harmful to the character and appearance of the area, and not in conflict with the development plan or emerging Local Plan.

Conditions

12. The proposal includes the intention to demolish the outbuilding mentioned above. In order to ensure that this occurs I consider a condition requiring its removal prior to occupation of the extension to be reasonable and necessary. The Council has suggested that a condition be imposed requiring works to match those of the existing building and I find this to be necessary in the interests of the appearance of the area. The appellant has suggested that a restriction be placed on permitted development rights, to preclude the provision of outbuildings. Although Circular 11/95 advises against such restriction unless there are exceptional circumstances, I consider this to be a case where, in order to maintain openness, such a condition is reasonable. I do not consider that the condition suggested which would require the provision of parking and turning areas to be necessary since these areas already exist and the condition is insufficiently related to the development proposed.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor extension at Hazeldell Cottage, Scarletts Lane, Kiln Green in

accordance with the terms of the application [Ref. F/2001/5279] dated 9 November 2001, and the plans submitted therewith, subject to the following conditions:

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

2) The extension hereby permitted shall not be occupied until the outbuilding to the rear of the dwelling, noted on the application drawing as a playroom, has been demolished and removed from the premises.

3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no development within Schedule 2, Class E of the Order shall be undertaken within the curtilage of the dwellinghouse.

Information

15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

16. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

17. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs W Alley
C/O R G Butler and Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Application Number: F/2001/5279

Parish: **WARGRAVE**

Location: **Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.**

Proposal: **Proposed first floor 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 together with previous development would cumulatively result in a disproportionate addition to the scale of the building and scale of development on site, to the detriment of the character and openness of the Metropolitan Green Belt. As such the proposed development would be contrary to policy C4 of the Berkshire Structure Plan, policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft) and to Green Belt Local Plan policy 9.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5279
BUILDING CONTROL NUMBER	FP 2003/4097 Andy Lee
APPLICANT/AGENT	R G Butler + Associates
ADDRESS OF SITE	Hazeldell Cottage Scaletts Lane Kelvedon Green WARLEY CM6
DESCRIPTION OF PROPOSED WORK	First floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	524/2B	524/2B
ELEVATIONS	524/2B	524/2B
FLOOR PLANS	524/2B	524/2B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED - ON APPEAL	13/11/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



PD

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	
BUILDING CONTROL NUMBER	W 2003/3890 Andy Lee
~~APPLICANT~~/AGENT	RG Butler + Assoc.
ADDRESS OF SITE	Hazeldell Cottage, Scarletts Lane Hare Hatch, Kiln Green WARGRAVE
DESCRIPTION OF PROPOSED WORK	detached triple garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

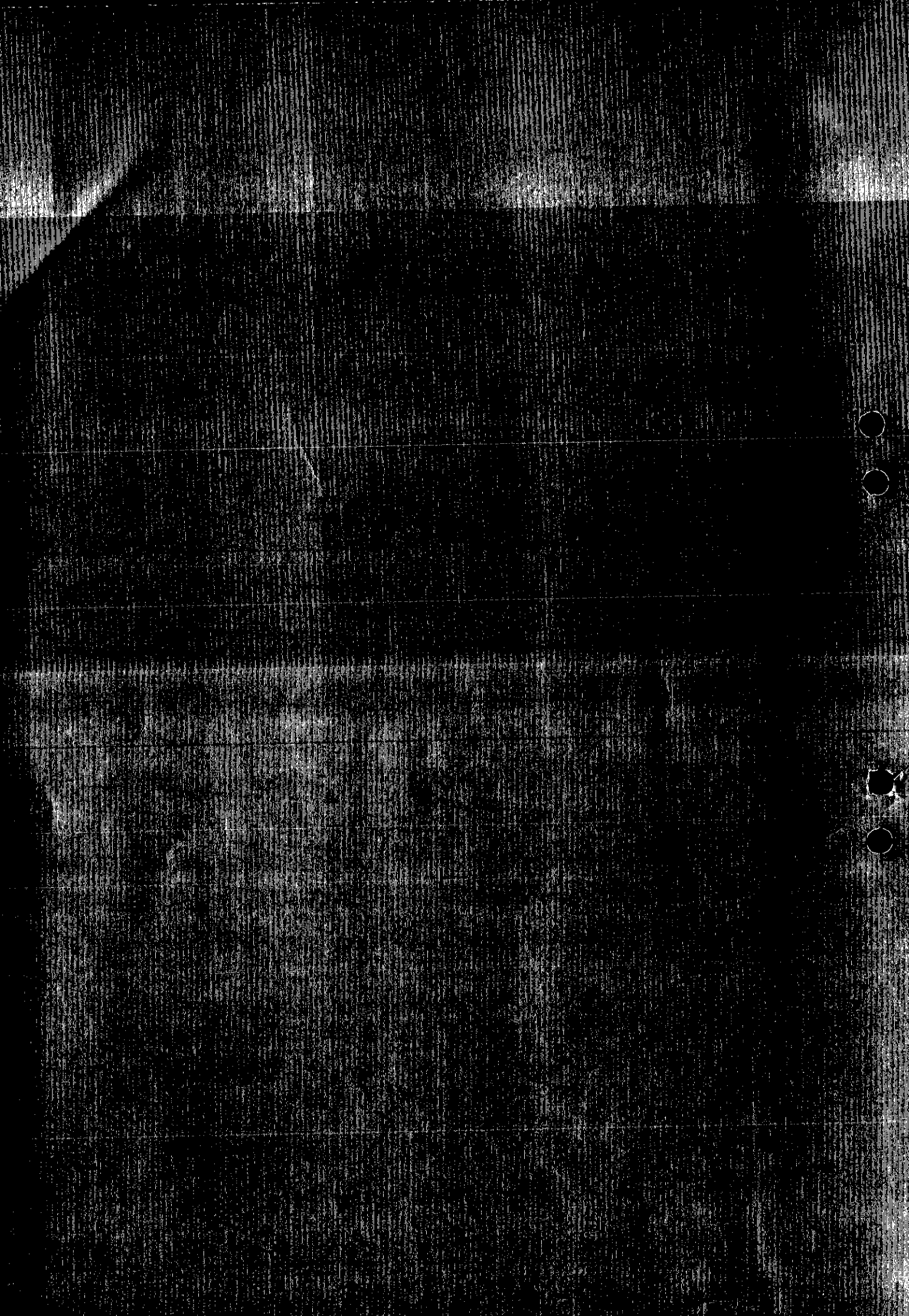
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT	Yes	
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		

5279 for first floor ext allowed on appeal 13/11/02. This has a condition 4 restricting class E development. This ext does not appear to have been built yet.

This garage is not within 5 metres of dwelling, + not above 4 metres in height from highest part of ground. Therefore PD ok 13/2/03

13/2/03.

ED	RECEIVED	REMINDER



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5279

Applicant : Mr & Mrs W Alley C/O R G Butler And Associates.

Location : Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.

Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application <u>will have expired on</u>: <u>07/01/2002.</u> 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: C/A.

Wokingham. P.C: No Comment.

Planning Issues :

Policy WGB1 + WGB3

C4

Green Belt Plan. Policy 9.

— Impact upon Green Belt.

Application Number: F/2001/5279

Appraisal:
The proposed development is for a first floor side extension to form two additional bedrooms with a shared en-suite. The property is a detached two-storey house, located on a large plot within the Metropolitan Green Belt. The proposals have a floor area of 37.76m^2.

1) Impact upon neighbouring properties

The proposed development would have no impact upon the neighbouring properties as the closest property is around 60m away and is well screened from the site. It is therefore considered that the proposals would have no adverse impact upon the neighbouring properties.

2) *Impact upon highway safety*

There would be an increase in the number of bedrooms for 5 to 7. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

3) Impact upon the street scene and character of the area

This property is located within the Metropolitan Green Belt and as such there is a presumption against allowing more than limited extensions in this area. The proposed extension would result in an increased floor area of 37.76m^2 and combined with the previous extensions at the property would result in a cumulative increase of 199.41m^2, an increase of 131.53% on the original dwellinghouse (this is a lenient figure as there are no original plans for the property and the plans of previous extensions are very poor quality, as such some parts of the property that may have been additions may have been counted as original). Although views into the site are limited it is considered the proposal would result in disproportionate additions to the original building to the detriment of the character and openness of the Metropolitan Green Belt.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2001/5279
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed development together with previous developments would cumulatively result in a disproportionate addition to the scale of the building and scale of development on site, to the detriment of the character and openness of the Metropolitan Green Belt. As such the proposed development would be contrary to policy C4 of the Berkshire Structure Plan, policies WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft) and to Green Belt Local Plan policy 9.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25.2.02

Proposed extensions = 6.4 x 5.9 = 37.76m^2

Previous extensions:

09239 – 2.8 x 5.4 = 15.12m^2

R/503/70 - 6.8 x 4 = 27.2m^2

6 x 9.4 = 56.4m^2 (ground floor)
6 x 9.4 = 56.4m^2 (first floor)

R/102/66 - 6.4 x 5.9 = 37.76m^2
3.7 x 3 = 11.1m^2

TOTAL PREVIOUS EXTS: 161.66m^2 (This is a leeniat figure, due to the poor quality of the plans + it can not be accurately determined if there are ay further extensions).

CUMULATIVE TOTAL: 199.41m^2

ORIGINAL PROPERTY:

14 x 3.7 = 51.8m^2 (1st floor)

14 x 5.8 = 81.2m^2 (ground floor)

2.3 x 5.5 = 12.65 (ground floor)

1.7 x 3.5 = 5.95 (ground floor)

TOTAL ORIGINAL = 151.6m^2 (This is a very generous estimate as there are no original plans + the plans of previous extensions are of very poor quality, so some things that may have actually been extensions may have been included in the orginal floor area)

$\frac{199.41}{151.6} \times 100 = 131.53\%$ TOTAL CUMULATIVE INCREASE ABOVE ORIGINAL FLOOR AREA.

RECORD OF SITE VISIT

SITE ADDRESS: Hazeldell Cottage
Scarletts Lane Kiln Green Reading.

APPLICATION NUMBER: F/2001/5279

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

€ Greenbelt. V. Rural.

3. DESCRIPTION OF SITE/BUILDING

large detached. property in greenbelt.
2 storey hse in extensive plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 2 x garage + 6+ driveway.

LEVELS N/A.

BOUNDARY TREATMENT Mature woodland surrounding.

OTHERS Totally secluded.

No Impact on neighbours
Totally secluded
Not visable from Rd.
-do Calculations
- good design.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 23 November 2001

Application Number: F/2001/5279

Proposal: Proposed first floor side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.

Applicant:
Mr & Mrs W Alley C/O R G Butler And Associates.

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.

Signed: _____ **Print name:** AC 23/11/01

ADDRESS HAZELDELL COTTAGE SCARLETTS LANE. PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 8178 (22)

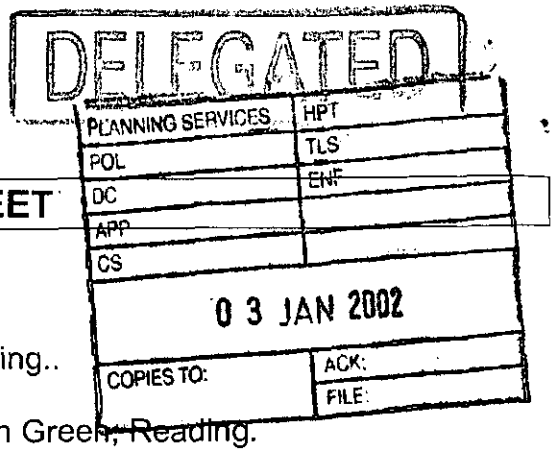
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/228/65	L.T. COL. CHANCE	RESIDENCE ON SITE OF	30. 9. 65	N/A C/A
R/330/65	Mr R Menton	Use part as office for carbon work	31 12 65	N/A Ref
R/102/66	MR. R JONES	ALTERATION & ADDITIONS	14.6.66	APP. APP.
O/86/65	MISS M. NORDEN	PP SEMI-DET. HOUSES ON SITE OF	18.3.65	N/A REF.
O/228/65	L.T. COL. CHANCE	ERECTION OF DWELLING	30.9.65	N/A C/A
R/503/70	Mr. R. Jones	2 storey alt. & ext. to garage.	10.12.70	APP. C/A
749/72.	" "	New Access.	14.6.72.	N/A. C/A
BR 9418	MR. P.A. WILLIAMS	EXT. OF BRICK CONSTR. UNDER TILED ROOF	8.9.78	APP. N/A
09239	"	BOILER-ROOM & GARDEN STORE	28.9.78	N/A C/A
11545	"	VEH. ACCESS & DRIVEWAY	25.10.79	N/A C/A
17209	MR. C. CAMPBELL	CUT BLOCKS FOR RESEARCH & DEV. PROJECT INTO BLOOD IMMUNOLOGY	8.6.82	N/A C/A
BRA 7935	"	INT. ALTS.	11.10.89	APP
FP99/8779	Mr. & Mrs. W.M. Alley	Int. Alts.	26.5.99	APP

MG

FROM: Helen Pollock

DATE: 23 November 2001



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5279

Proposal: Proposed first floor side extension to dwelling..

Site Address: Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.

Applicant: Mr & Mrs W Alley C/O R G Butler And Associates.

Your observations are required in respect of this application **by 17/12/2001** .

No comment.

SIGNED: _____ DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

Please submit other side elevation
to show new roofline.

PLANNING SERVICES	HP 50503
POL	TLS
DC AP	EN
APP	
CS 19	
30 NOV 2001	
COPIES TO:	

12.NOV.2001 *

12.NOV.2001 * 5279

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

5279

With Compliments

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5279

Location: Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr & Mrs W Alley C/O R G Butler And Associates.

Case Officer: Helen Pollock

The new plans show the following: West side elevation. Drawing no 524/2B.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

1970

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

App No. f/2001/5279 (Planaps) / (Ludhouse) Date Rec. 30/11/01

Location: Hazeldell Cottage, Scarletts Lane

Parish Wargrave

Applicant: mr/s Alley.

Description of attached plans Additional plan showing west side elevation.

Drawing No's: 5214/2 B

CONSULTEES

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

Please tick which of the following you wish consulted. for Information Only

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 20.12.PS

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2001/5279

Proposal:
Proposed first floor side extension to dwelling.

Location:
Hazeldell Cottage, Scarletts Lane, Kiln Green, 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/2001/5279 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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 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

23 November 2001

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

Tel: 0118 974 6480

Date: **23 November 2001**

My ref: F/2001/5279

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2001/5279
Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5279**
Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.
Proposed first floor 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 6480

Date: **23 November 2001**

My ref: F/2001/5279

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/2001/5279
Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5279**
Hazeldell Cottage, Scarletts Lane, Kiln Green, Reading.
Proposed first floor 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**********

* PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: HP	Application No. F/2001/5279

Map No. 22 Site 0.46

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: HAZELDELL COTTAGE, SCARLETTS LANE

Parish: WARGRAVE Ward: WARGRAVE 23.11.01

Applicant: MR/MRS W ALLEY

Fee (12) Received 95-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	REQUIRE OTHER SIDE ELEVATION TO SHOW NEW ROOFLINE.	22.11.	
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 : 23.11.01 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 .....

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

HERITAGE BODIES

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

OTHERS:

~~No~~ pre-apps - see attached

NEIGHBOURS:

S/N + see map

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

12.NOV.2001

9 November 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: Hazeldell Cottage Kiln Green

Further to previous meetings and correspondence we now enclose a formal planning application to build two new bedrooms at first floor level at the above address.

The applicants, Mr & Mrs Alley, have six children all living at home and naturally bedroom space is high on their priority list. In addition, Mr Alley works for an international company and is expected to host visitors from overseas. Apart from this they have relatives living abroad who are accommodated fairly regularly, hence their need for a total of seven bedrooms.

Yours faithfully

R G Butler

1305A

Environmental Services

For office use only.
Application number:
12.NOV.2001 5279

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 & MRS W. ALLEY HAZELDELL COTTAGE SCARLETTS LANE KILN GREEN READING • 9404334
2	Agent's Name Address and postcode Phone number	R.G. BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING. RG10 9QT 0118 934 3040.
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.	HAZELDELL COTTAGE SCARLETTS LANE KILN GREEN.
4	Give brief details of the proposal for example, two storey side extension About the application	FIRST FLOOR 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 ☐ NONE AFFECTED BY PROPOSAL
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 5	Proposed: 7
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

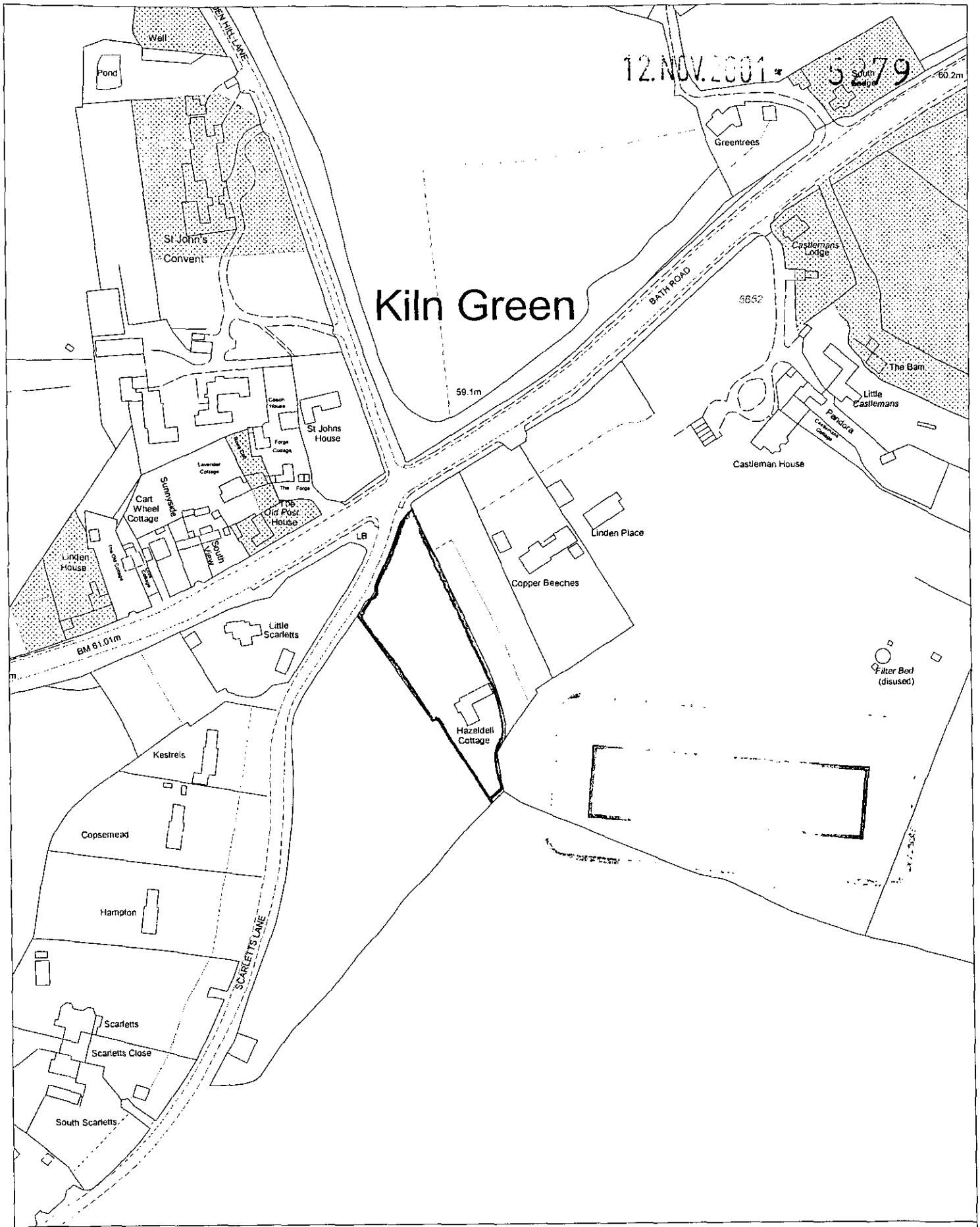
~~None~~ of the land forms part of an agricultural holding.

Your signature: R C Burra

on behalf of MR & MRS W. ALLEY.

Date 9-11-01

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



Site Plan, Scale: 1 to 2500

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Date: 6 November 2001

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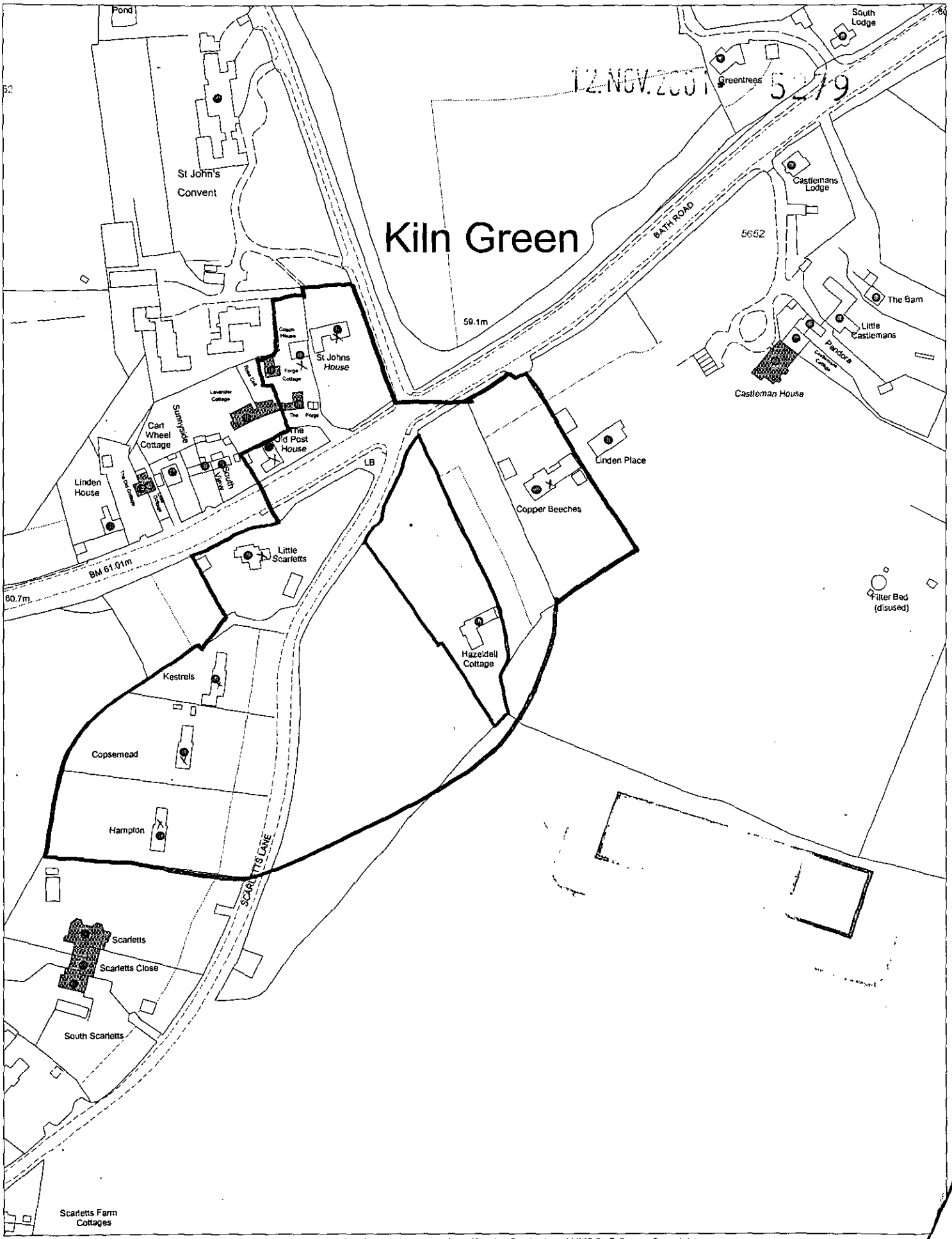

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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001 Scale: 1 : 2500

2m cb fenangtall conifers. / woodland setting
surround site

near open.

large plot.

R/503/70

R/503/70

NOTES

the brunon felt roof to the "hue" storey extension will be constructed in accordance with B.S. 747 1964 & designated A-A (Bonded Part A 1968) in schedule 16 & to C.P. 1981

new chimney to have vitrified clay flue lining complying with B.S. 1181 1964

provide 1st deep seal traps to both, basin and shower

let fire partitions all 4 1/2 standing with 1/2" plasterboard each side

windows to have wood frames & lead lights to match existing. All openings conform with Regulation 14 (2)(a)

R.W.P.s all 4 1/2" centers all 4 1/2" c.i.

new rainwater to be intermin from new extensions

OCT 1970

section a-a

section b-b

west elevation.

section c-c

detail a

detail b.

south elevation.

elevation on arrow a. (east)

east elevation.

THE SITE

the proposals

site plan.

ground floor plan.

first floor plan.

bedroom 2.

bathroom

bedroom 1.

new lounge

'the site'

location plan.

HAZELDELL COTTAGE
KILN GREEN
Nr TWYFORD
BERKS

Proposed improvements to existing property for - Mr R. S. Jones.

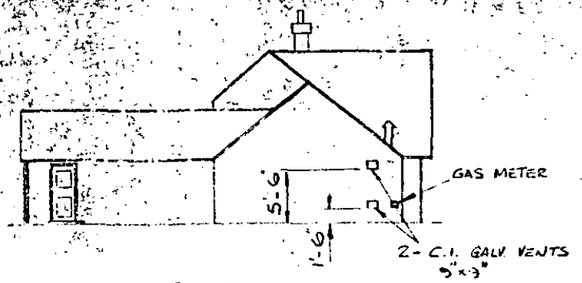
1948

09239

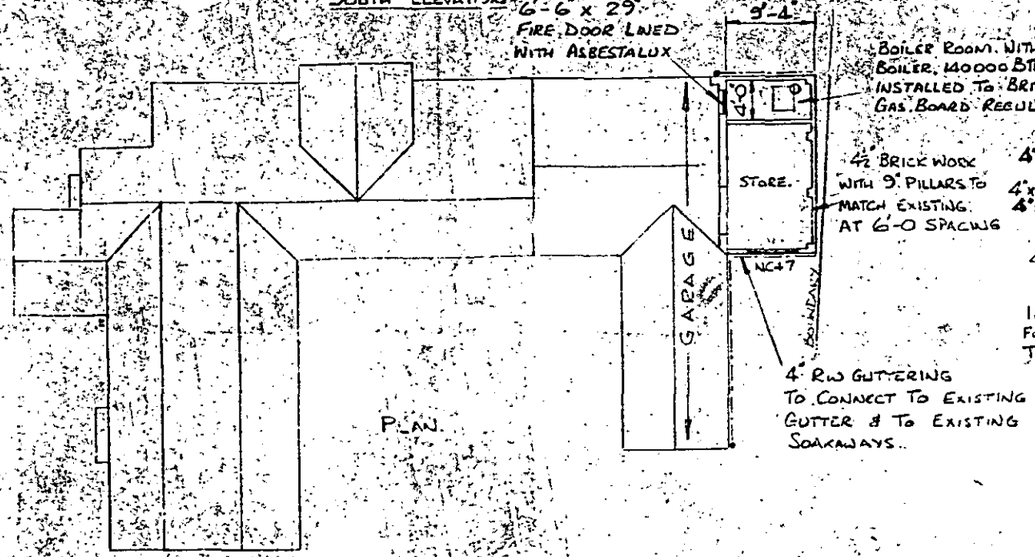
31 AUG 1978
09239



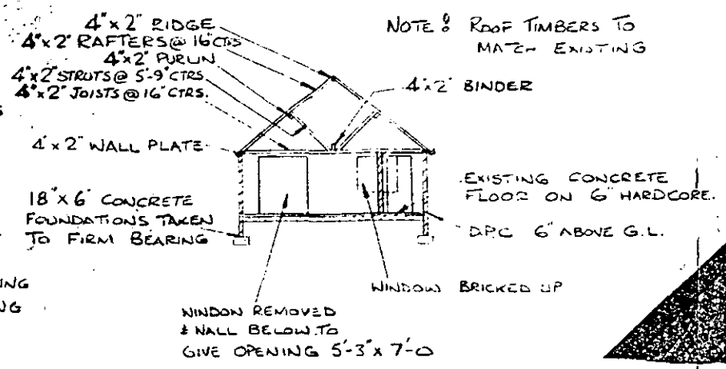
SOUTH ELEVATION



EAST ELEVATION.

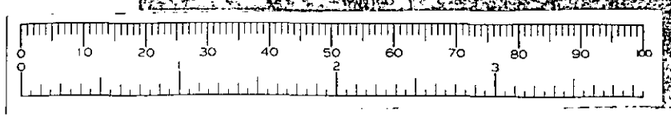


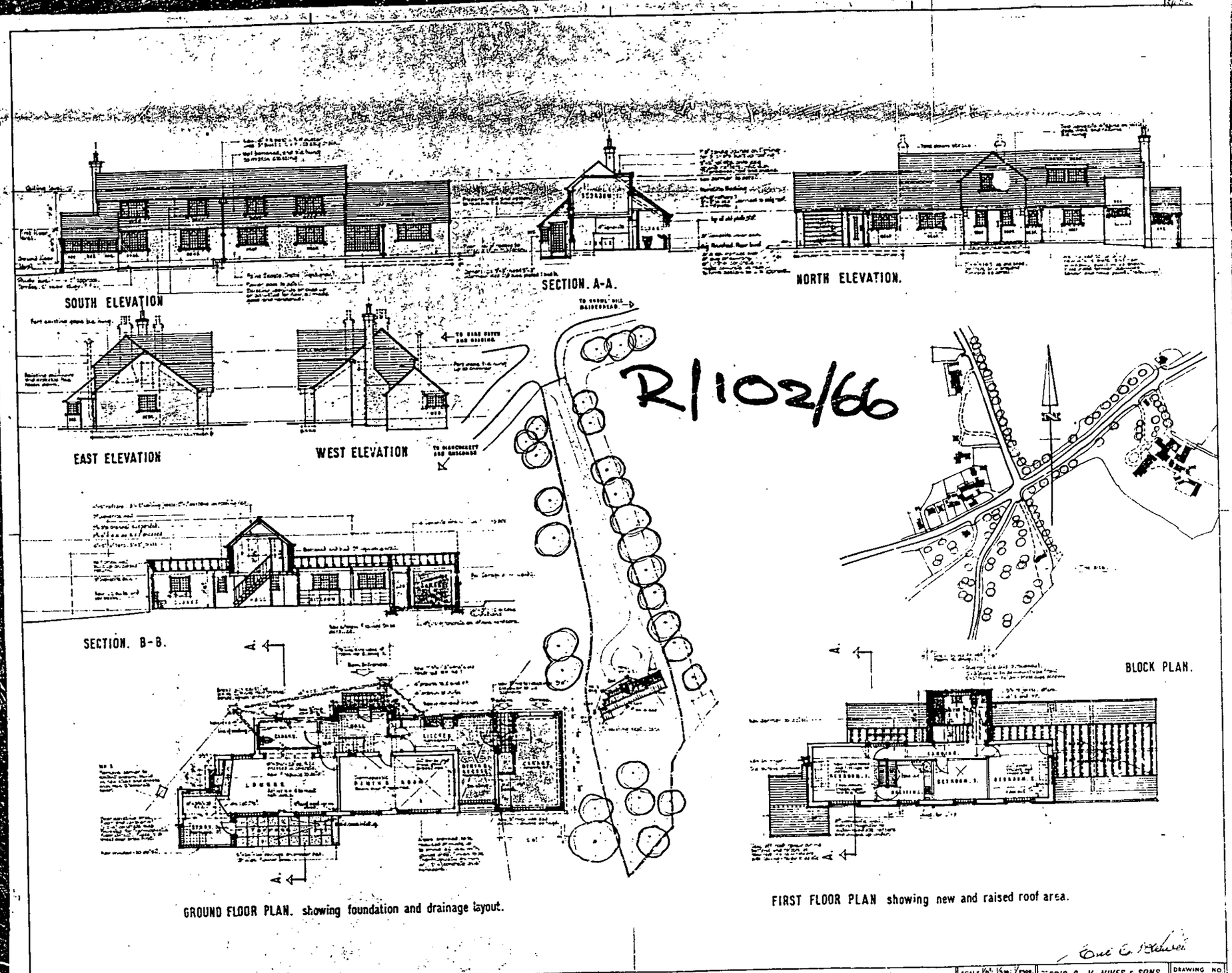
PLAN.



SECTION A.A.

PROPOSED EXTENSION FOR BOILER ROOM
& GARDEN TOOL STORE FOR: P.A WILLIAMS ESQ.
HAZELDELL COTT. E, KILN GREEN, WARGRAVE.



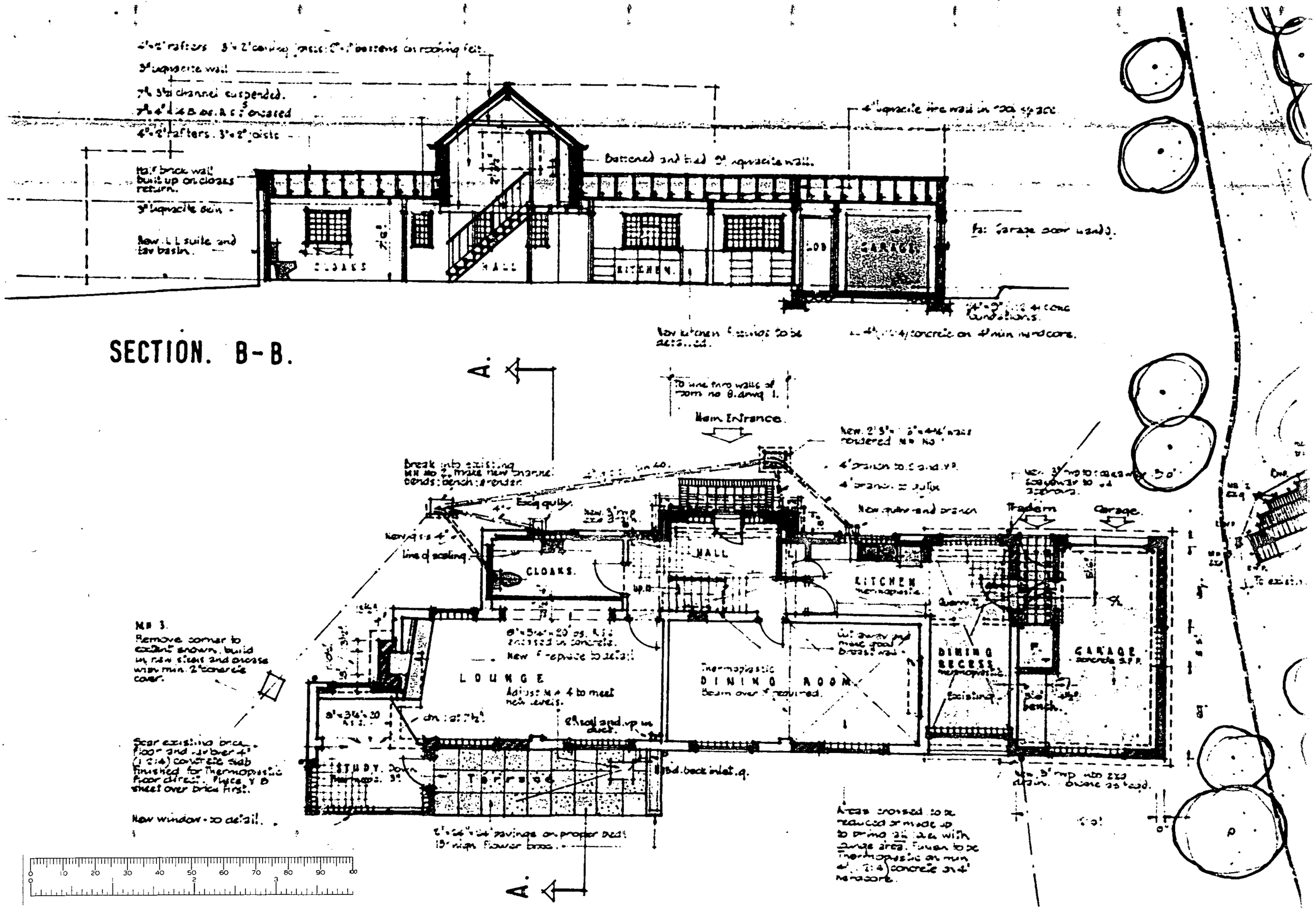


R/102/66

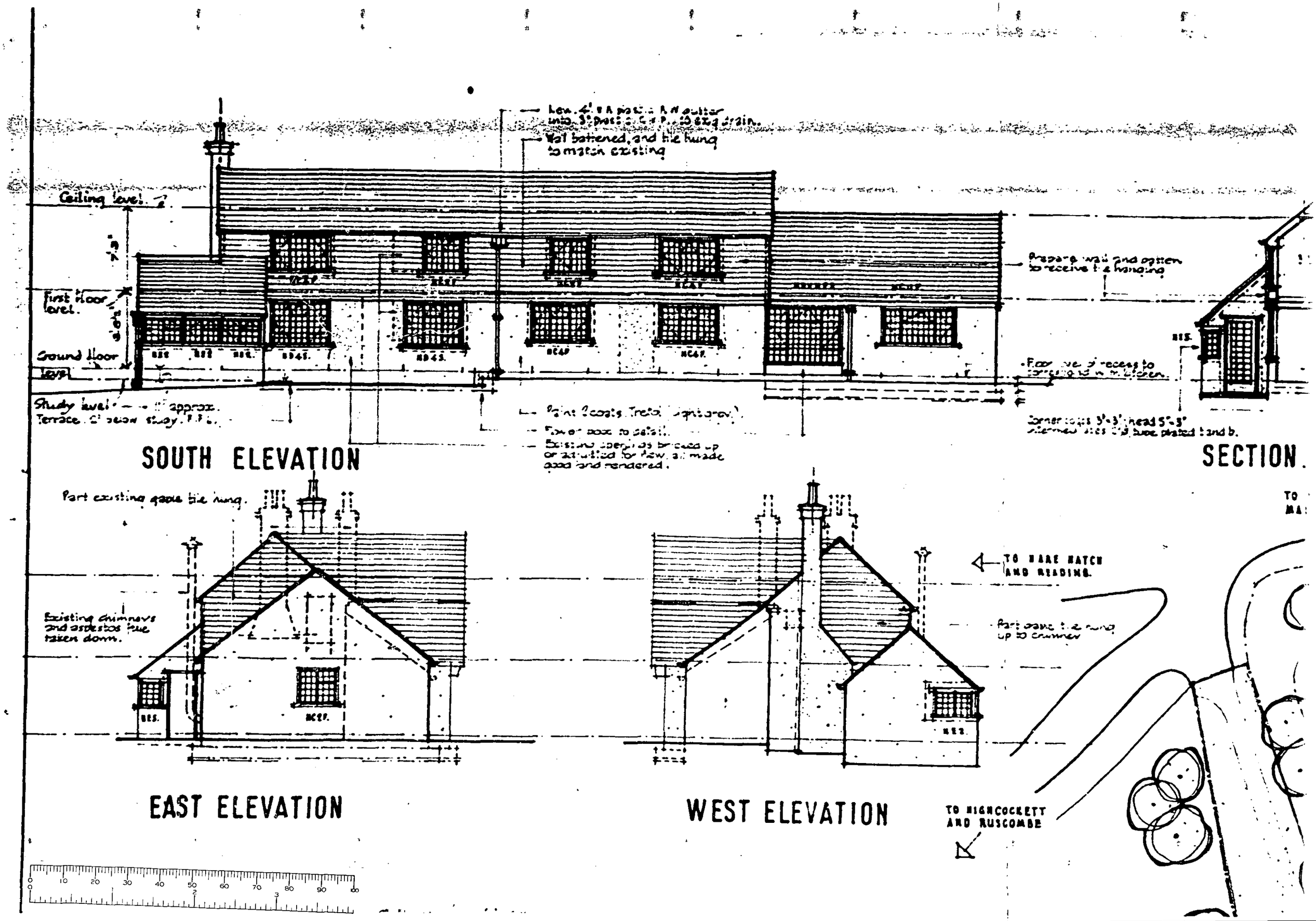
ALTERATIONS TO COTTAGE AT KILN GREEN WARGRAVE BERKSHIRE
FOR: R.S. JONES ESQ. plan . section . elevation . block & location plans.

SCALE 1/8" 1/50 1/1000	ERIC G. V. HIVES & SONS Chartered Architects 46-48, QUEEN'S ROAD, READING and at LONDON READING 55484/5	DRAWING NO.	929/4.
DATE March 1968			
DRAWN			
CHECKED			

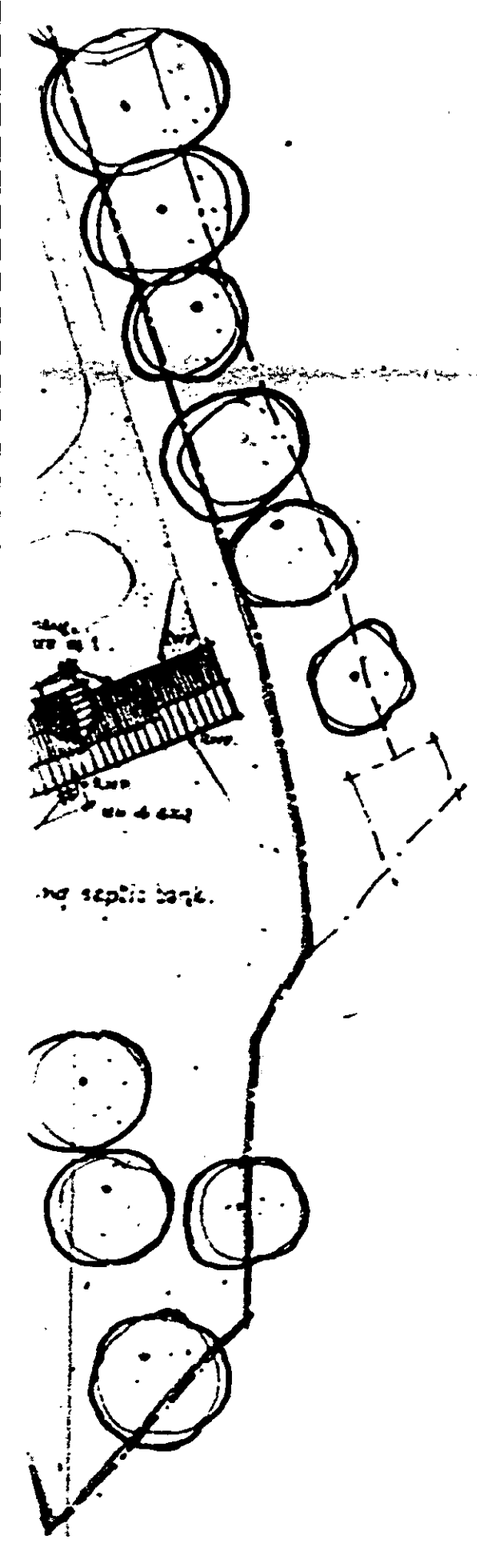
REVISION

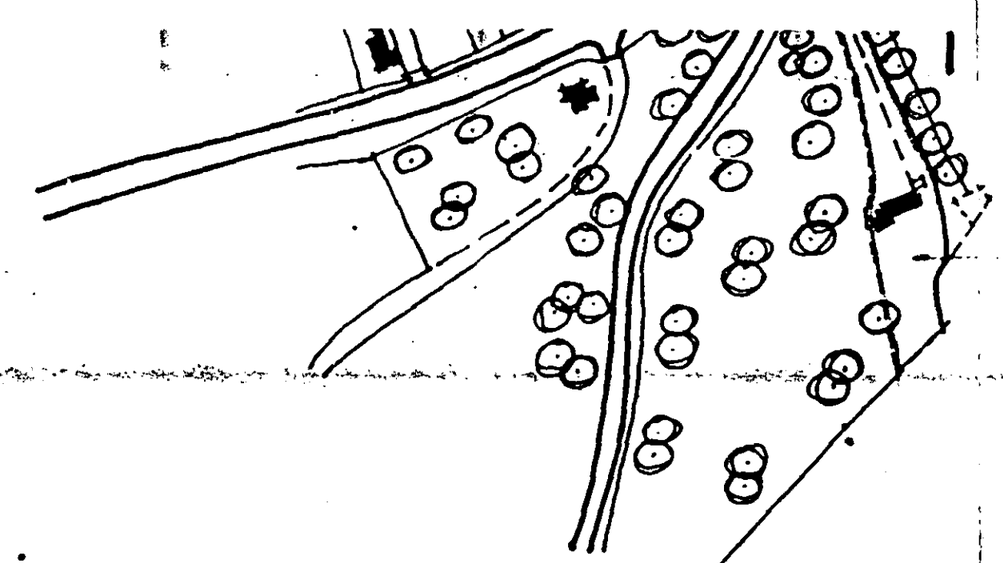


SECTION. B-B.
CLOAKS
HALL
KITCHEN
LOB
GARAGE
Main Entrance
Tradem
Garage
CLOAKS
HALL
KITCHEN
LOUNGE
DINING ROOM
DINING RECESS
GARAGE
STUDY
Terrace
Thermoplastic
Thermoplastic
Thermoplastic
Existing
Exc'g gully
Line of scaling
New window - to detail

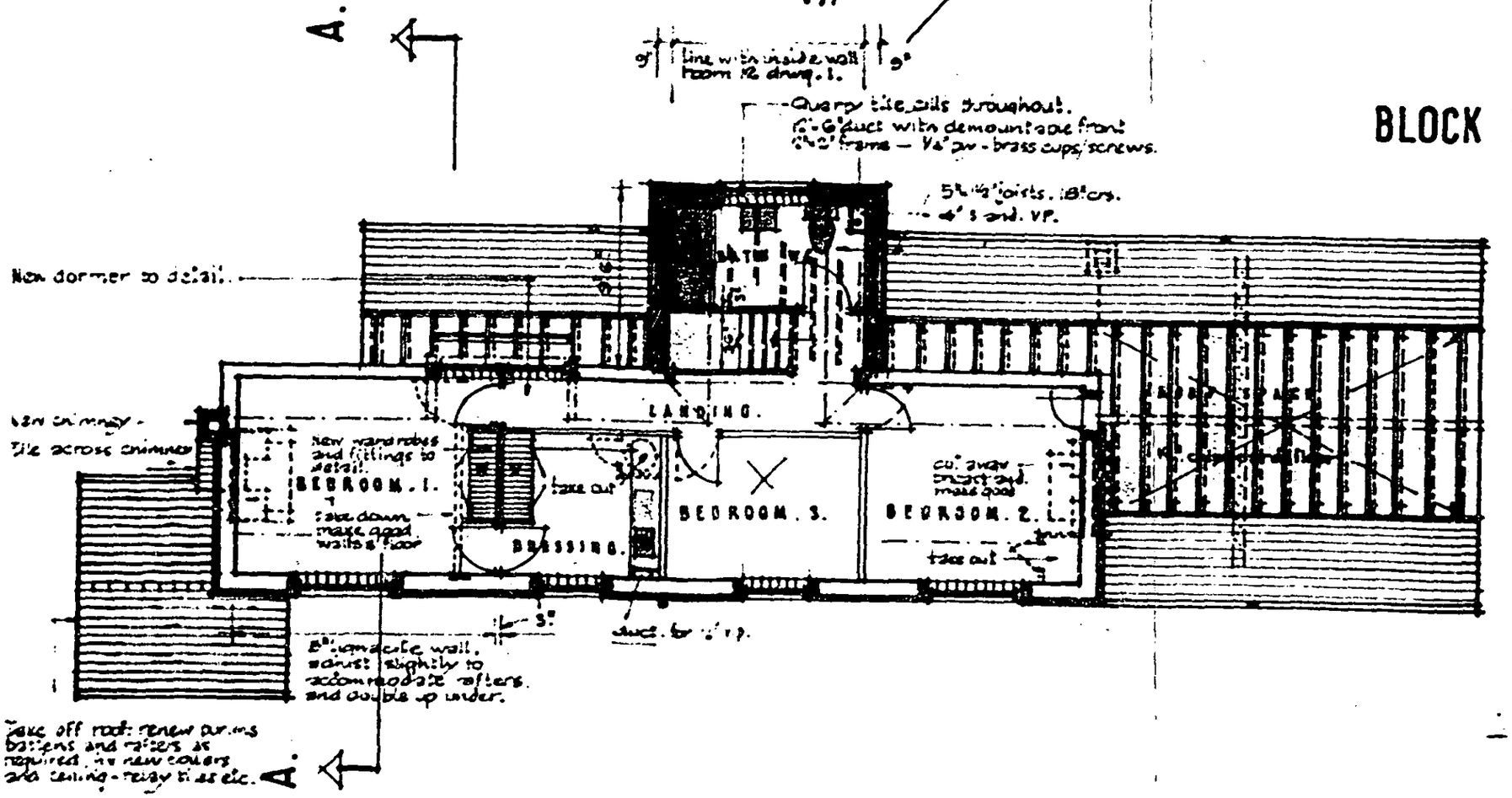


Wall battened, and tile hung to match existing
Ceiling level
First floor level
Ground floor level
Study level
Prepare wall and batten to receive tile hanging
Paint 2 coats Tretol (light grey)
Existing openings bricked up or adjusted for new, all made good and rendered.
SOUTH ELEVATION
SECTION
Part existing gable tile hung.
Existing chimneys and asbestos flue taken down.
EAST ELEVATION
WEST ELEVATION
TO HARE HATCH AND READING
TO HIGHCOCKETT AND RUSCOMBE

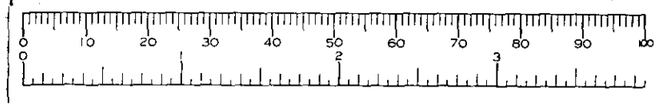


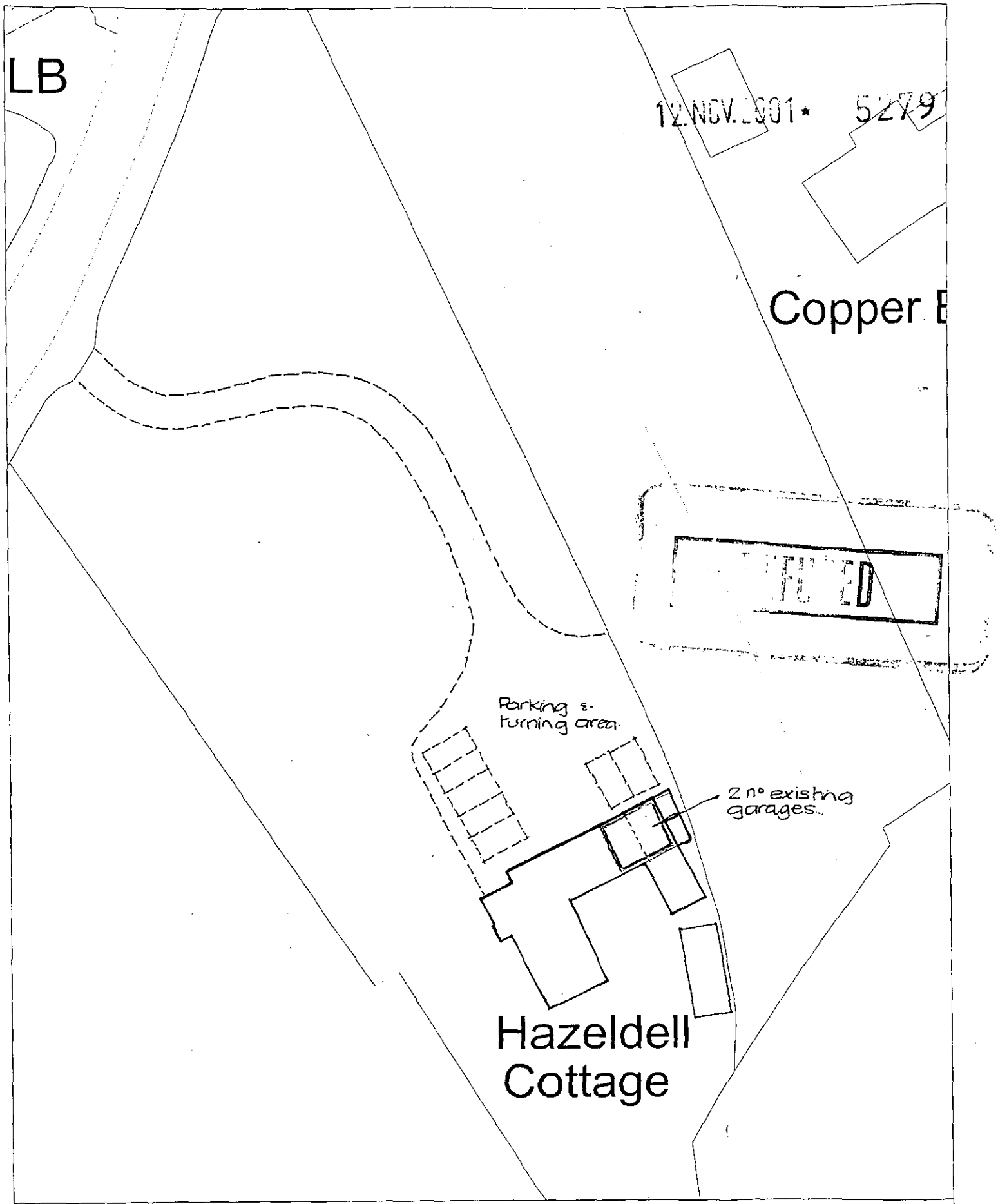


BLOCK PLAN.



FIRST FLOOR PLAN showing new and raised roof area.





Site Plan, Scale: 1 to 500

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