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APPLICATION NO:
F/2000/0277

LOCATION:
4 Hatchgate Cottages Hatchgate Lane Reading

APPLICANT:
Mr & Mrs S Riches

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Riches
4 Hatchgate Cottages,
Hatchgate Lane
Cockpole Green,
Wargrave
Reading
Berkshire

Application Number: F/2000/0277

Parish: **WARGRAVE**

Location: **4 Hatchgate Cottages, Hatchgate Lane, Cockpole Green, Wargrave, Reading.**

Proposal: **Proposed first floor 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development by reason of its scale and massing would cumulatively result in an unacceptable change in the scale of development on the site, to the detriment of the character and amenity of the Green Belt. As such, the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and Policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development by reason of its location, scale and massing would have an unacceptable overbearing and dominant impact, forming an unneighbourly feature, to the detriment of the residential amenity of the adjoining dwelling. As such, the proposal is contrary to WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 01 March 2000

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

Received by Wokingham District Council

Application No: F/2000/0277

Proposal:

Proposed first floor rear extension to dwelling.

Location:

4 Hatchgate Cottages Hatchgate Lane Cockpole Green, Wargrave.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of *comment received, it will not normally be possible for an individual reply to* observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0277

Applicant : Mr & Mrs S Riches .

Location : 4 Hatchgate Cottages Hatchgate Lane Cockpole Green, Wargrave.

Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 3.2.2000

Date Registered : 04/01/2000

Earliest Date for Decision : 05/02/2000

Latest Consultation Date/Site Notice Expiry Date : 05/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Highways - no objection subject to conditions

Wargrave - 'No Comment'

Planning Issues :

Site Designation - within the Green Belt.
Area of landscape importance.

1.) Impact upon the neighbouring dwellings.

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

Application Number: F/2000/0277

Appraisal :

1.) Impact upon the neighbouring dwelling

The proposed development i.e. for a 1st floor rear extension above an existing Ground floor flat roof extension. The proposed extension would project out 3m from the original dwelling. While the adjoining property does have a ground floor rear ext. However, this extension has a Glass roof and only projects 2.9m. Therefore, the proposal not would have an overbearing impact to the detriment of the amenity of the adjoining property.

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

The proposed development when considered cumulatively with the previous extension to the dwelling would represent a 109% increase over the original floorspace of the dwelling. This is far in excess of what could be considered as a minor extension to the original dwelling and as such would not be result in an unacceptable cumulative change in the Scale of development on the site.

Therefore the proposed development would have an unacceptable detrimental impact upon the character and amenity of the Green Belt

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/0277
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its Scale and Massing, would ~~[illegible]~~ Cumulatively result in an unacceptable change in the Scale of development on the Site, to the detriment of the character and amenity of the Green Belt. As Such, the proposal is contrary to Policy 9 of the Green Belt local Plan for Berkshire and Policies LOOS3, WGB1 and WGB3 of the Wokingham District local plan.
2	→		The proposed development by reason of its location, Scale and massing would have an unacceptable overbearing and dominant impact, ~~[illegible]~~ forming an unneighbourly feature, to the detriment of the residential amenity of the adjoining dwelling. As such the proposal is ~~[illegible]~~ contrary to LOOS3, WGB1 and WGB3 of the Wokingham District local plan.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Hatchgate Cottages Hatchgate Lane Reading. APPLICATION NUMBER: F/2000/0277	OFFICER: Nicola Lake DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Gate.

2. DESCRIPTION OF SURROUNDINGS

Green Belt - rural.

3. DESCRIPTION OF SITE/BUILDING

Large Semi Detached Cottage 2/S.

4. RELATIONSHIP TO ADJOINING PROPERTIES Property has a very large flat roofed rear ext. However this proposal is to build a first floor ext above the existing ext - check % increase, and impact upon the adjoining dwelling. Check history on adjoining property. They have had an in full ext between their 2/S ext and No 4's ~~S~~ S/S rear.

The S/S element of next door's extension has a glass roof no side facing windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

4 Hatchgate Cottage. 15.2.2000

Hatchgate Lane.

Original floorspace.

$8.1m \times 5.8m \times 2m = 93.96\ m^2$.

97 application for single storey rear coat.

$10.3m \times 5m = 51.5$.

$2.3m \times 2.2m = 5.6$.

$57.1\ m^2$.

Existing % increase.

$\frac{57.1}{93.96} \times \frac{100}{1} = 60.7\%$.

Proposed increase.

$9.1m \times 5m = 45.5m^2$

Proposed % increase $= \frac{45.5m}{93.96} \times \frac{100}{1} = 48.42$

Total % increase $= 60.7 + 48.42 = 109.12\%$

$= 109\%$.

3 Hawthorn Cottage.

original floorspace.

8.2m x 5.8m x 2 = 93.96

9b application 2/5 side + rear ~~wall~~

6.55 x 3.4m = 22.27

2m x 3m = ~~6.0~~

5m x 3.4m = 17.0

45.27m²

9a conservatory

2.9m x 3.45m = 10.005m²

Total floorspace 45.27 + 10.005 = 55.275.

$\frac{55.275}{93.96} \times \frac{100}{1} = 58.83\%$

Tel: (0118) 974 6481

Date: 15 Feb 2000

My ref: F/2000/0277

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/0277
4 Hatchgate Cottages Hatchgate Lane Cockpole Green, Wargrave.
Proposed first floor rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 Feb 2000
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0277**
4 Hatchgate Cottages Hatchgate Lane ~~Reading~~. Wargrave
Proposed first floor rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 15 Feb 2000

My ref: F/2000/0277

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0277
4 Hatchgate Cottages Hatchgate Lane ~~Reading~~ Wokingham
Proposed first floor rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. *If* you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning *matters as soon as possible*

Yours faithfully

Chris Lord

Head of Planning and Transportation

Please see part I copy for Proposed Plans Rev A

To:
Highways

From: Nicola Lake

Date: 12 January 2000

Application Number: F/2000/0277

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
4 Hatchgate Cottages, Hatchgate Lane, Cockpole Green, Wargrave.

Applicant:
Mr & Mrs S Riches .

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 - PARKING & TURNING (SR06)

N.S. Trotter
26-01-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 JAN 2000

COPIES TO: N.C.L

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0277
SITE:	4 Hatchgate Cottages Hatchgate Lane Cockpole Green, Wargrave.
PROPOSAL:	Proposed first floor rear extension to dwelling
COMMENTS:	No comment

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 27 January, 2000

Comments required by	**05/02/2000.**
Fax to	974 6484

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 DEC 1999 VALID 04 JAN 2000	Map No. 12 Site 0.00
Officer: NL / Application No. F 2000 0277	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 4 HATCHGATE COTTAGES HATCHGATE LANE

Parish: WARGRAVE Ward: Remenham & Wargrave 12-1-2000

Applicant: MR / MRS RICITES

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

(8)

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	parking layout show adj properties	16/12 requested by phone	
3	Forms unsigned		04 JAN 2000	
4	Correct S 66 certificate			
5	Elevation plans			
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 : 12.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N Sufficient .....

04.DEC.2000* 0277

JUSTIN HUMPHRIES MIBC
Building Surveyor
4 Old Ferry Drive
Wraysbury - Staines - Middx - TW19 5EW
Tel: 01784 482379
Mobile: 0410 784516

PLANNING DEPT

FAO:- MRS HURST

RE:- PROPOSED 1ST FLOOR REAR EXT AT 4 HATCHGATE COTTAGES, COCKPOLE GREEN, WARGRAVE

I enclose 6 copies of revised plans including the information you require. Plans marked revision 'A'

Sincerely

Justin Humphries

1959/a

04.DEC.2000* 0277

HOUSEHOLDER PLANNING APPLICATION

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

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR & MRS S RICHES
	ADDRESS	6 FLATCHGATE COTTAGES
		COCKPOCE GREEN
		WARGRAVE, BERKSHIRE
	POST CODE	Tel. No 01189402363
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — RENDERED BLOCKWORK TO MATCH EXISTING + ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

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

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

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 10/12/99

ADDRESS 4. HATCHGATE FARM COTTAGES COCKPOLE GREEN Hatchgate Lane PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7981 12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31901 APPEAL	MR. K. DAVIES	2 HOUSES ON SITE OF 3/4	23.11.88	R
32567	"		19.6.89	R
42104			7.3.94	C
97/66247/L	Mr. & Mrs. Riches	S/St. R. Ext.	17.10.97	C
FP98/7237	"	S/St. R & S.	9.3.98	APP

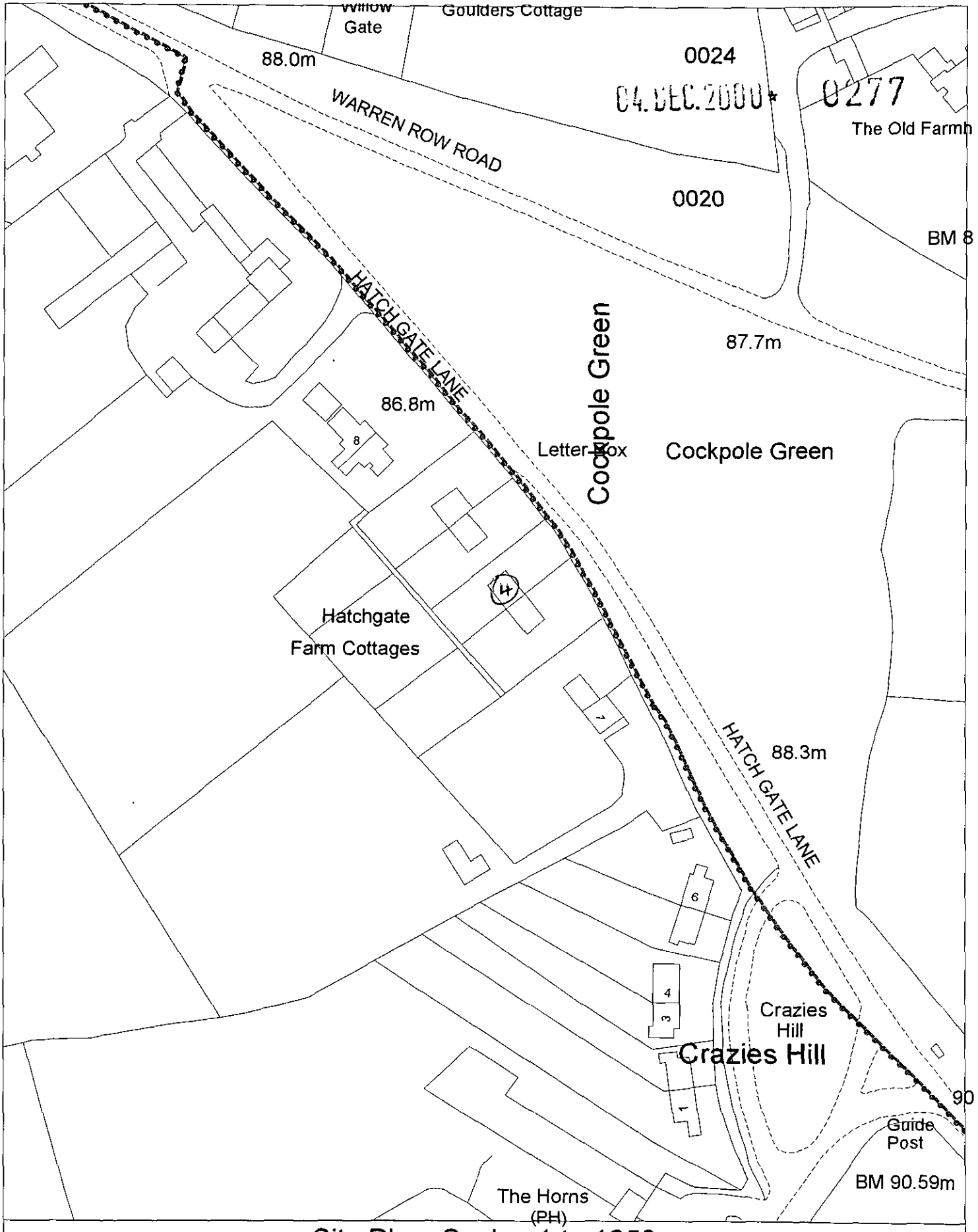
DATE OF COMPLETION

MINISTRY DECISION 31901 - APPEAL DISMISSED - 9.8.89

SPECIAL ORDERS Pd. Emer S/St. EXT. - 8.10.96

DRAINAGE

091074



Site Plan, Scale: 1 to 1250

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Date: 15 December 1999

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