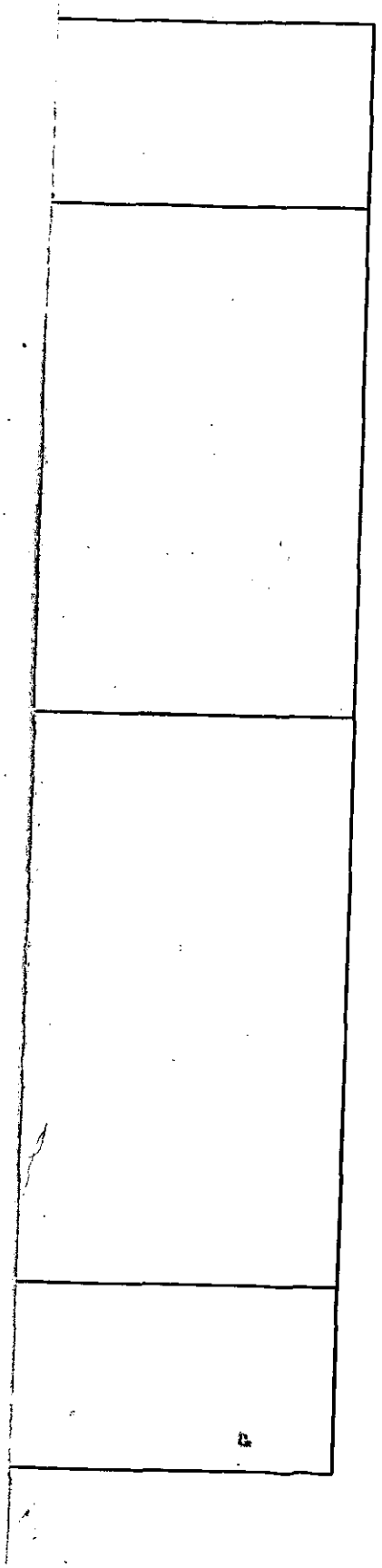


APPLICATIOI
F/2001/3

LOCATION:
Holt Cottage Blakes Lane, I
Reading.

APPLICANT:
Mr & Mrs Bull C/O Greg Fai

PROPOSAL:
Proposed two storey side e:
dwelling.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE E
09/05/2001

CASE OFFICER: **George Allpre:**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D2 1375

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bull
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application Number: F/2001/3559

Parish: **WARGRAVE**

Location: **Holt Cottage, Blakes Lane, Hare Hatch, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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 C1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 08/05/2001

Notice checked by: C Hunter

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.

Tel. 0118 974 6443 (Direct Line)

Date. 23 July, 2001

My ref. CD/FP2001/2008(3559)

Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire
RG30 4RU

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Greg,

TWO STOREY SIDE EXTENSION AT HOLT COTTAGE BLAKES LANE, HARE HATCH, WARGRAVE

On checking the drawings with your Building Regulations Application Number FP2001/2008 I am writing to inform you that a Planning Application is required for the proposed work.

Condition 3 of Planning Permission F/2001/3559 removed Permitted Development rights in respect of any additional windows in the side elevations.

If you are intending to pursue this proposal would you please submit a planning application to this department by 13 August. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted. Alternatively you may wish to send in revised plans to Building Control omitting the additional side windows. Please let me know your intentions.

Any unauthorised work is undertaken at the owners own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Bull

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3559	GA
BUILDING CONTROL NUMBER	FP 2001/2008	North
~~APPLICANT~~/AGENT	Greg Carell	
ADDRESS OF SITE	Holt Cottage, Blakes Lane, Hare Hatch, WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Bull 01E	Bull 01D
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? Condition 3 restricts side windows	BC - 2 additional side windows.	
DATE	23/7/01	

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	

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 1st May 2001

Location: Holt Cottage, Blakes Lane, Hare Hatch, Reading.

Proposal: Two storey side extension to dwelling.

Application Number: F/2001/3559

In response to your consultation dated 22nd March 2001 for the above application, the arboricultural comments are as follows:

My comments are as for the previous application (number F/2000/3101).

Details are required of how the car parking bays will be constructed to avoid damaging the roots and rooting area of the Ash tree which is included in Tree Preservation Order No. 1002/1999.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 16th February 2001

Location: Holt Cottage, Blakes Lane, Hare Hatch, Reading.

Proposal: Two storey side extension to dwelling.

Application Number: F/2000/3101

In response to your consultation dated 9th January 2001 for the above application, *the arboricultural comments are as follows*:

Details are required of how the car parking bays will be constructed to avoid damaging the roots and rooting area of the Ash tree which is included in Tree Preservation Order No. 1002/1999.

Neil Etherington
Senior Arboriculturist

26 MAR 2001

RP

To:
Neil Etherington
Senior Arboricultural Officer

please see Part 1 for plans.

From: George Allpress

Date: 22 March 2001

Application Number: F/2001/3559

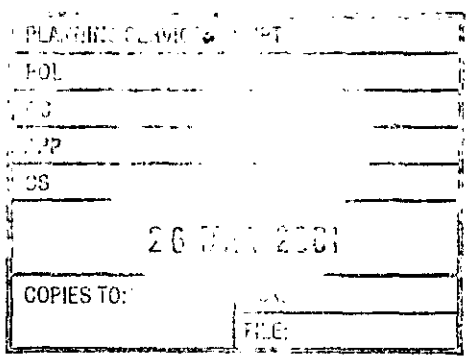
Proposal: Proposed two storey side extension to dwelling..

Site Address:
Holt Cottage, Blakes Lane, Hare Hatch, Reading.

Applicant:
Mr & Mrs Bull C/O Greg Farrell.

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

TPO 1002/1999
T1 Ash
see attached plan



Environmental Services

For office use only.
Application number: 14.MAR2001* 3559

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 BULL HOLT COTTAGE BLAKES LANE HART HATCH WARGRAVE, BERKS
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & RENDER 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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.		

RESUBMISSION
APP NO: F2000/3101

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

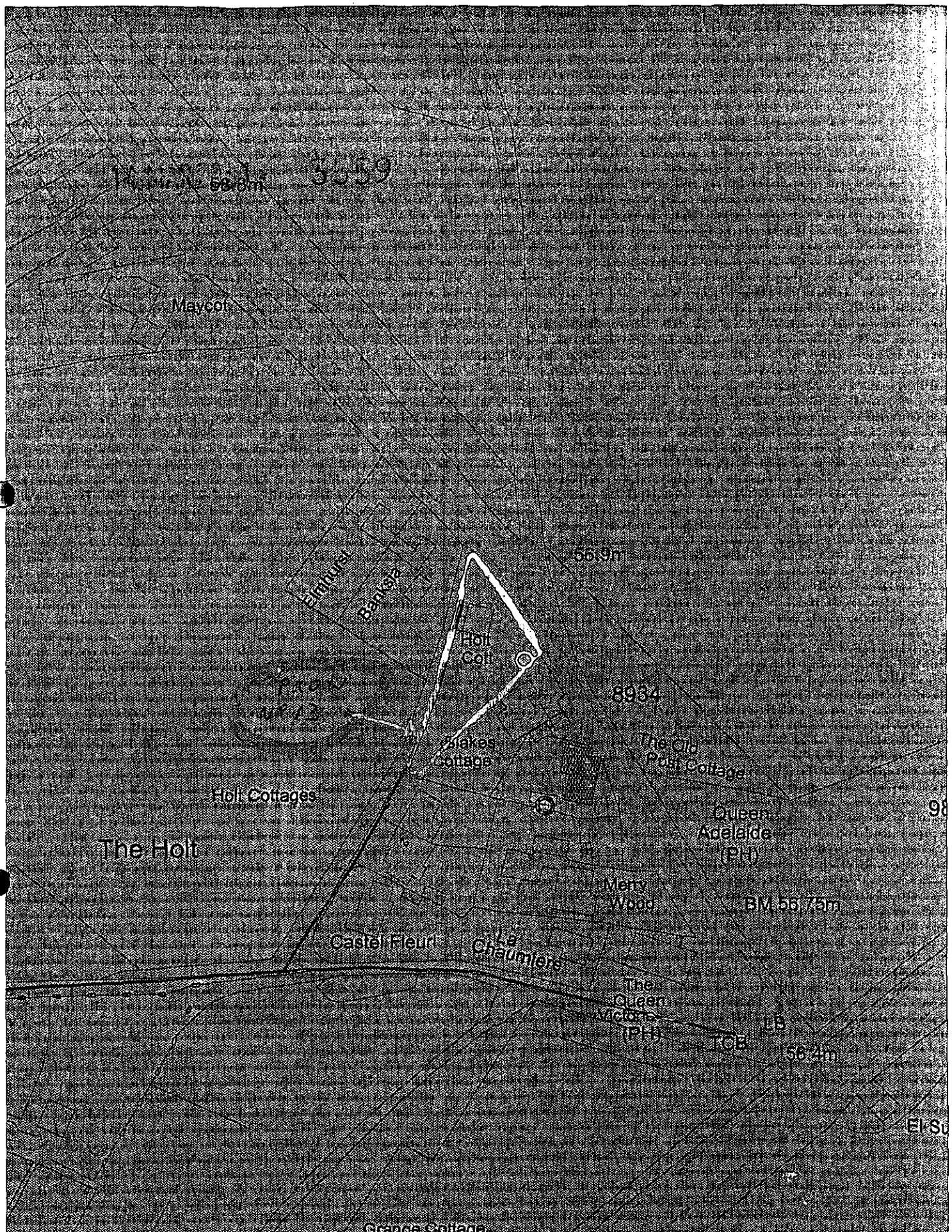
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS BULL

Date 10/3/01

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



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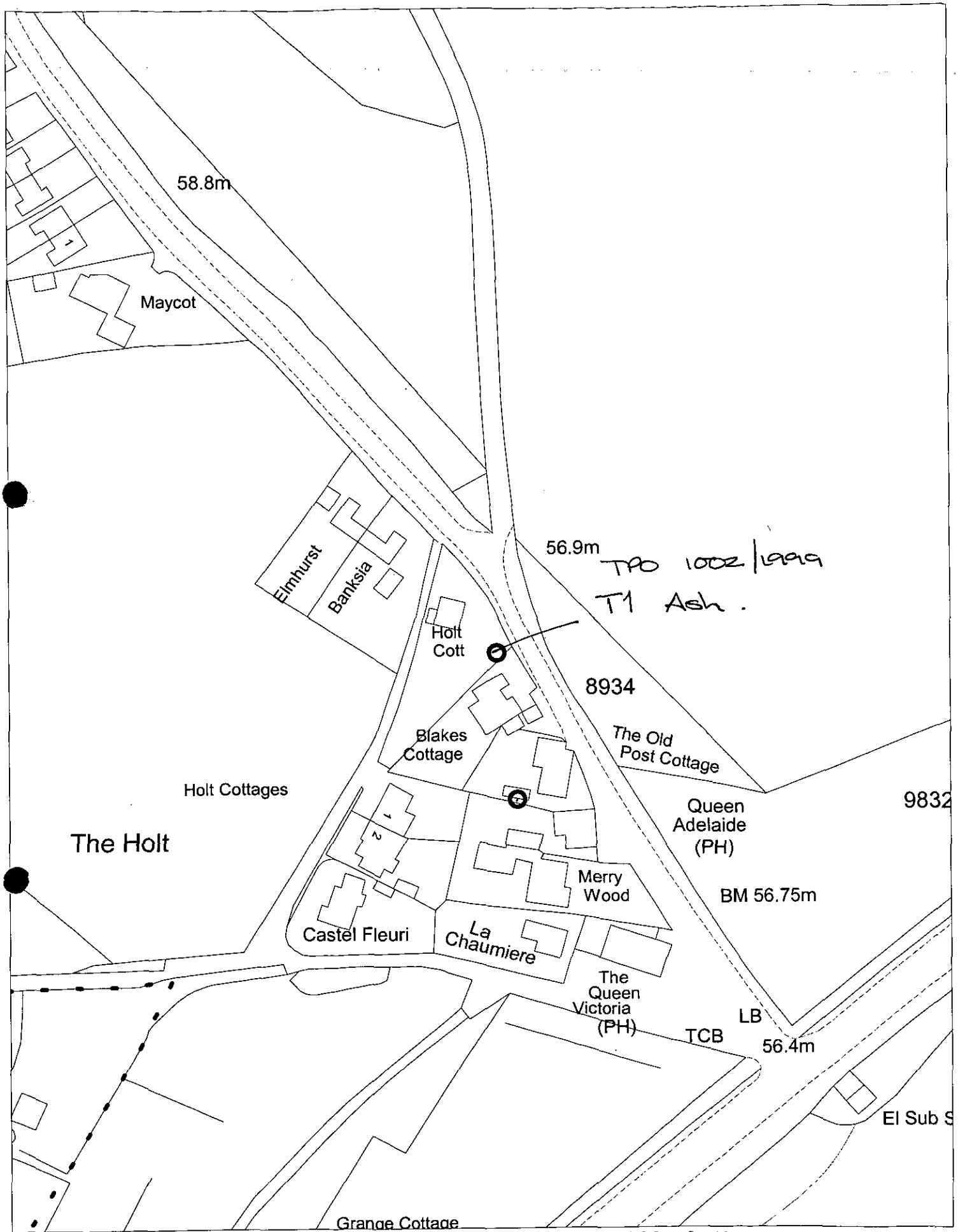
Development Control Section, Environmental Services, Wokingham District Council.

16 March 2001

Scale: 1 : 1250



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Landscape Section, Environmental Services, Wokingham District Council.
26 March 2001

Scale: 1 : 1250

N W E S

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3559

YOUR REF: F/2001/3559

TO: George Allpress, Planning

CC:

DATE: 4th May 2001

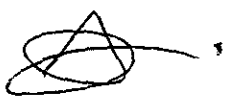
PLANNING APPLICATION F/2001/3559
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING
HOLT COTTAGE, BLAKES LANE, HARE HATCH, READING

THE HIGHWAY AUTHORITY RECOMMEND APPROVAL BUT WITH CONDITION (S) & REASONS (S) STATED BELOW:

1. C122, R122

2. C137 (INSERT: extension), R137

Adam Coggins



Highways Officer

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Highways Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Adam Coggins

2nd May 2001

Your Ref: F/2001/3559

Dear Sir

Re: Holt Cottage, Blakes Lane, Hare Hatch.

Please find enclosed copy of revised plans showing the top of the existing driveway extended as requested and please note the vehicles do currently turn within the site.

I trust this meets with your approval and I would be grateful if you could advise George Allpress in Planning as a matter of urgency who I understand is in the office tomorrow, Thursday 3rd May.

Should you have any queries please do not hesitate to contact me.

Yours faithfully

Greg Farrell

WORK SHEET FOR: George Allpress

Application Number: F/20013559

Applicant: Mr & Mrs Bull C/O Greg Farrell

Location: Holt Cottage, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications: 22/03/01

Date of Site Visit: 05/04/01

Date Registered: 14/03/2001

Earliest Date for Decision: 15/04/2001

Latest Consultation Date/Site Notice Expiry Date: 15/04/2001
26/04/01 (GA)

This application will have expired on: 09/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend approval subject to appropriate conditions.

Senior Arboriculturist – happy with the revised plans in relation to the TPO'd Ash Tree

The Ramblers' Association – no comments – but raised concerns over an overgrown part of a public path. Their comments have been forwarded to Public Rights of Way Officer.

At the time of writing no other representations have been received.

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

The following policies apply: Berkshire Structure Plan policy C1 and EN1: Policy, LBE1 and LBE2 of the Loddon Area Local Plan: The Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1, WBE1 and WT6.

Application Number: F/2001/3559

Appraisal:

The current application is made following refusal of planning permission on the 16th February 2001 for a two storey side and front extension.

The current application is considered to have addressed the issues raised by the previous scheme, the proposed extension calculate to approximately 51 sq.m. This is on the high side of what is normally considered acceptable within the Met Green Belt. However, the two storey extension would read as subservient to the existing dwelling and is proposed on the inward facing elevation.

Harm to the openness of the Green Belt is therefore not considered to result.

Amended parking arrangements have been submitted which address both highway and aboricultural concerns and now satisfy their requirements.

The orientation and distance between this and the neighbouring dwellings ensures against amenity loss.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3559

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
approved.....			INSERT: .....in the side elevations of the extensions hereby
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5	C137	R137	(insert ....extension ...)
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy C1 and EN1: Policy, LBE1 and LBE2 of the Loddon Area Local Plan: The Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1, WBE1 and WT6.

8/5/01

RECORD OF SITE VISIT

SITE ADDRESS: Holt Cottage, Blakes Lane, Hare Hatch, Reading.

APPLICATION NUMBER: F/2001/3559

OFFICER: George Allpress

DATE OF SITE VISIT: 05/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Group of residential properties set within Metropolitan Green Belt.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Banksia to the north, Blakes Cottage to the south - no other dwellings within immediate vicinity of the proposed extensions.

5. SITE CONSTRAINTS

TREES	See tree obs.
ACCESS/PARKING	Parking for several cars.
LEVELS	Level.
BOUNDARY TREATMENT	Timber fencing and hedging with trees on front boundary.
OTHERS	Green Belt.

Building & Design Consultant

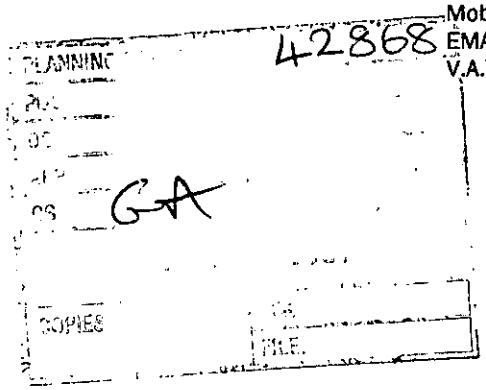
Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO George Allpress



2nd May 2001

Your Ref: F/2001/3559

Dear Sir

Re: Holt Cottage, Blakes Lane, Hare Hatch.

Please find enclosed ~~four~~ copies of revised plans and please note a copies have also been forwarded to Nell Etherington, Landscape Dept and Adam Coggins, Highways Dept. The two points amended show the turning circle as requested by Highways and I also confirm the surface treatment round the base of the existing tree and also the finish on the extended driveway.

I trust this overcomes the outstanding queries on this project and look forward to speaking to you soon.

Yours faithfully

Greg Farrell

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Landscape Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Neil Etherington

2nd May 2001

Your Ref: F/2001/3559

Dear Sir

Re: Holt Cottage, Blakes Lane, Hare Hatch.

Please find enclosed copy of revised plans showing amendments as discussed.

Having visited the site yesterday it was noted that the drive is very much as existing however it needs to be extended towards the extension end of the site and I have confirmed the use of pea gravel for this function. In addition it was noted that some of the tops of the roots to the ash tree are visual in the area adjacent to the existing drive and I have called up the requirement to provide additional mulch in this immediate area prior to topping up the driveway locally with pea gravel.

I trust these proposals meet with your approval and I would be grateful if you could advise George Allpress in Planning who I understand will be in the office tomorrow, Thursday 3rd May.

Should you have any queries please give me a call.

Yours faithfully

Greg Farrell

George.
I am happy for these proposals to be approved (in relation to the Ash tree.
Neil
4/5/01

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

Tel: 0118 974 6442

Date: **22 March 2001**

My ref: F/2001/3559

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/2001/3559
Holt Cottage, Blakes Lane, Hare Hatch, Reading.
Proposed two storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3559**
Holt Cottage, Blakes Lane, Hare Hatch, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: 0118 974 6442

Date: **22 March 2001**

My ref: F/2001/3559

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2001/3559
Holt Cottage, Blakes Lane, Hare Hatch, Reading.
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Yours faithfully,

John Mitchell

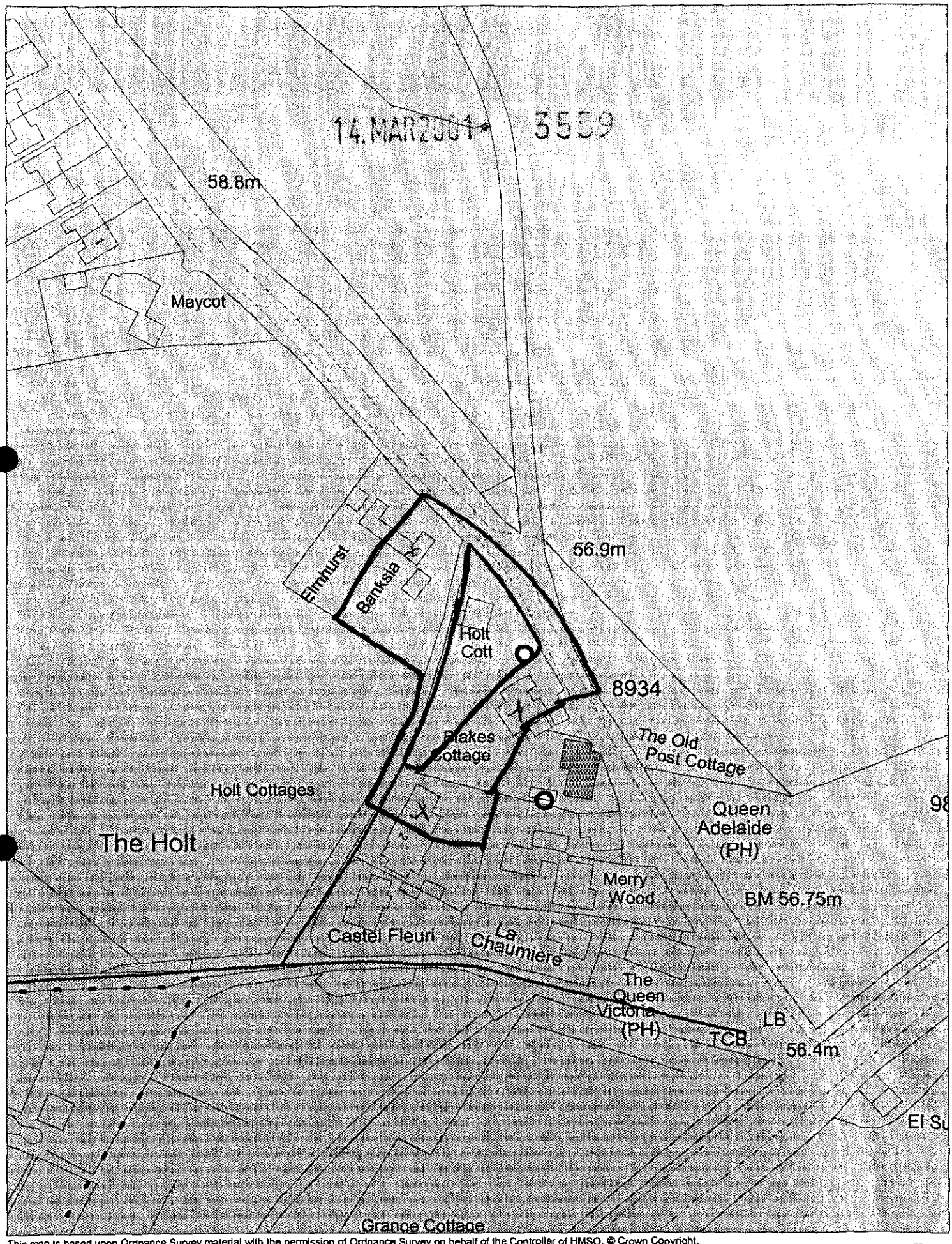
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3559**
Holt Cottage, Blakes Lane, Hare Hatch, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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



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Development Control Section, Environmental Services, Wokingham District Council.

16 March 2001 Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2001/3559

Proposal:
Proposed two storey side extension to dwelling.

Location:
Holt Cottage, Blakes Lane, Hare Hatch, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

22 March 2001

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3559**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3559
CASE OFFICER: George Allpress

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for *Admin use*)

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3559

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs R Bull
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2001/3559
SITE: HOLT COTTAGE, BLAKES LANE, HARE HATCH, WARGRAVE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3559 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

GEORGE ALLPRESS
Planning Assistant

(BECKFORDS) La [illegible]

ADDRESS ~~The~~ COTTAGE THE HOLT BLAKES ROAD PARISH WARGRAVE

PLOT No. (Rear of Queen Victoria PH) ORD. SHEET No. SU 8078 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
106/49	Lord Remnant	New Drainage system	8 4 49	App PD
06446	Mr J D Crown	extensions	7.7.77	N/A RE
06772	"	2/STOREY EXTENSION	29.9.77	N/A C/A
BR 7347	"	" "		
BR 9784	"	GARAGE	7.12.78	APP. N/A
09651	"	"	18.13.79	N/A RE
F/2000/3101	Mr. + Mrs. Bull	2 St/S & F to dwelling	16.2.01	RE
F/2001/3559	Mr & Mrs Bull	2/St side ext	08.05.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PLANNING SERVICES	HPT 41363
POL	TLS
DC GA	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

The Ramblers' Association
Working for walkers

The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

30 March 2001

Your ref: George Allpress/F/2001/3559

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2001/3559

Site: Holt Cottage, Blakes Lane, Hare Hatch, Reading.

In response to your letter of 22 March, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

However, while writing may we suggest that the Public Rights of Way officer (Mr G Barnwell) should request the owner of Holt Cottage to have the garden hedge cut back, currently obstructing easy passage along the public path beside the property.

Yours faithfully
D. W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Copied to G BARNWELL
23/4

[redacted]

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 22 March 2001

Application Number: F/2001/3559

Proposal: Proposed two storey side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
Holt Cottage, Blakes Lane, Hare Hatch, Reading.

Applicant:
Mr & Mrs Bull C/O Greg Farrell.

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).

Comments as per application no. 3107

Signed: _____ **Print name:** Adam Coggins 29/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAR 2001	Map No. 22 Site 0:08
Officer: CA / Application No. F/2001/3559	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: HOLT COTTAGE, BLAKES LANE

Parish: WARGRAVE Ward: WARGRAVE 23.03.01

Applicant: MR & MRS BULL

Fee paid on 2000/3101 – Refused

Fee Received 00-00 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			
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 : 23:03:04. 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: GREEN BELT
Ramblers Association
No pre-apps ✓

NEIGHBOURS:

Site Notice & see maps for neighbour notices

Environmental Services

For office use only.
Application number: 14.MAR2001* 3559

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 BULL HOLT COTTAGE BLAKES LANE HAREHATCH WARGRAVE, BERKS
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & RENDER TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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) → RESUBMISSION App No F2000/3101		
	If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Bull

Date 10/3/01

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