SYSTEMS LTD
SOUTHPORT
LONDON OFF

APPLICATION NO:
F/2000/0287

LOCATION:
Little Orchard Canhurst Lane Reading.

APPLICANT:
Mr G Fozard C/O Dave Emmett Building Services

PROPOSAL:
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

EARLIEST DATE FOR DECISION: **06/02/2000**

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

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Fozard
C/O Dave Emmett Building Services
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Application Number: F/2000/0287

Parish: **WARGRAVE**

Location: **Little Orchard, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 1c and 2c submitted to the Local Planning Authority on 21/06/00 showing the alteration to the proposed roof plan and entrance way.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date August 6, 2002
My ref. HS/NL/PP/F/2000/0287

Dave Emmett Building Services
Linwood
Summerleys Road
Princes Risborough
Bucks.
HP27 9QD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Emmett

LITTLE ORCHARD: CANHURST LANE, KNOWL HILL, WOKINGHAM

I refer to your letter dated 26 June 2002 regarding planning application F/2000/0287 and its permission granted on 15 August 2000.

Conditions 2 and 3 of the permission relate to samples and details of external materials which were to be approved prior to work commencing, i.e. bricks, roof tiles, windows and doors plus glazing to conservatory.

The planning approval was not given on a like-for-like basis. The roof glazing now fixed is obviously a great improvement on the original sheeting.

Following a site visit, we can confirm that the brick and tile samples forwarded with the letter, and glazing details to the roof as built are acceptable to us. The joinery details of windows and doors are also of sections and details appropriate to this listed building.

We would ask if you are appointed to carry out the other works covered by this permission, i.e. the extension to the rear of the property, that the details and materials are submitted for approval prior to works commencing, in order to avoid enforcement action.

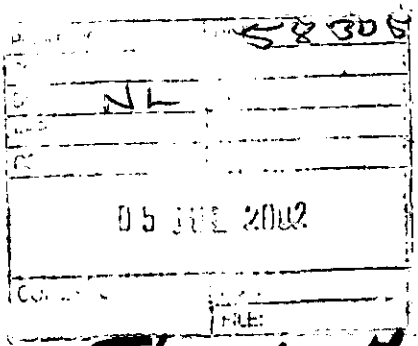
Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Jerry Hedley - Enforcement

NICKY,

Samples left July 5th 2002



Thanks Lynn.

DAVE EMMETT BUILDING SERVICES

LINWOOD, SUMMERLEYS ROAD, PRINCES RISBOROUGH, BUCKS HP27 9QD
TEL: 01844 346285 FAX: 01844 274526 MOBILE: 07850 423852 VAT REG. NO. 537 3779 09

DRAWING

TECHNICAL DETAILING

PLANNING NEGOTIATION ●

BUILDING REGULATION SUBMISSIONS

SCHEDULES

QUANTITIES ●

COSTING

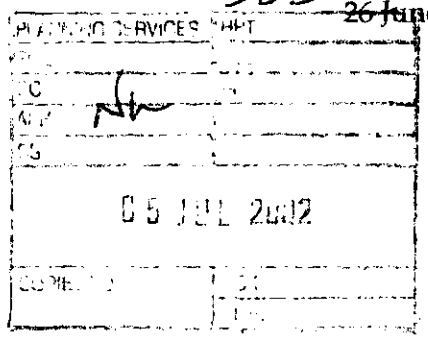
SUPERVISION

CONSTRUCTION

YOUR REF:

58305

26 June 2002



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

For the attention of Nicola Lake

0287
0416
CB

Dear Sirs

Refurbishment of Existing Conservatory
Little Orchard, Canhurst Lane, Knowl Hill

Further to the recent request made by your officer at his visit to site, we write to describe the nature of the refurbishment being carried out to the existing conservatory.

I have been employed by the owner of Little Orchard together with PJ Joinery (a joinery company from Chinnor, Oxon) to replace only certain elements, strictly on a "like for like" basis.

(a) Brick plinth:
5 Courses of 225 solid brickwork, laid orange/red multi stocks to Flemish bond – were badly frosted and are being replaced with bricks of an identical nature and colour; once more laid to Flemish bond in lime mortar and finished with a matching struck joint (***brick sample accompanies***).

(b) Rear tiled roof:
The existing rear tiled roof was in a serious state of dilapidation, with over 50% flaking and broken clay plain tiles which at one time had been subject to the application of a black bitumen based brush applied product – as an attempt to hold the roof watertight.

The tiles, battens and felt have this week been replaced with new felt and treated batten and clay plain tiles used of a similar nature to the original existing product (***sample accompanies***).

CHECK MATERIAL

DETAILS REQUIRED

(c) Joinery:
The window and door frames are being remade in painted, treated softwood to replicate the existing details, this being necessary due to the poor state of the existing joinery.

FRONT

(d) [redacted] roof:
The front roof slope (road side) is at the moment glazed in very soiled and shabby looking triple wall polycarbonate sheeting which is both an eyesore and out of keeping with the roof area as originally built.

DETAILS REQUIRED

It is intended to replace the glazing bars with painted softwood (treated) bars and glaze in clear glass units flashed at the wall abutment and ridge in code 4 lead flashing - to traditional details.

May we stress that all sizes and pitches will remain faithful to the original conservatory.

Yours faithfully

for D A EMMETT

APPLICATION FILE

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 26.02.03

TO: CHRIS BRACEWELL - Chadwick & Bracewell . ARCHITECTS

FROM: WOKINGHAM **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: _____

RECIPIENT FAX NUMBER: 01254.665677

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: NEW LOOK RETAILERS . 5 MARKET PLACE WOKINGHAM.

NOTES:

THIS SHOPFRONT IS ONE OF OUR BETTER, MORE HISTORIC EXAMPLES IN THE MARKET SQUARE. WITH CONSOLE BRACKETS AND TIMBER FASCIA.

IF YOUR CLIENTS ARE ASKING YOU TO CHANGE ALL THEIR STORE SIGNAGE,

I GUESS, THIS IS NOT THE ONLY EXAMPLE OF A 'NEW LOOK' SHOP IN A LISTED BUILDING IN A CONSERVATION AREA. DO YOU HAVE A CONSERVATION AREA VERSION?

IN THIS INSTANCE WE WOULD ANTICIPATE THE NEW INSERTS ARE APPLIED TO THE EXISTING TIMBER FASCIA — NOT PART OF A NEW REPLACEMENT, STUCK-ON FASCIA.

Harold Sanders 0118 974 6465.

chadwick + bracewell architects + planning supervisors
Suite 502 Glenfield Park Site 2 Blakewater Road
Blackburn BB1 5QH

FAX TRANSMISSION SHEET
fax no: 01254 666677

Our Ref: CB 2876 Wokingham CMB Your Ref:

To: **Wokingham District Council**
Attention of: *Harold Sanders (Planning)*

Project: **New Look Retailers**
6 Market Place Wokingham Berkshire RG11 1AL

Number of pages: (including top sheet) **4** Date : 24th February 2003

Dear Harold

Further to our telephone conversation I confirm we act on behalf of clients New Look Group plc. (of Mercery Road, Weymouth, Dorset DT3 5HJ). Our clients are revising their corporate image and this includes revising the existing external signage to all their stores. We have already made an application for the above store, but this has been returned to us as invalid.

We will be making a further the application with the revised details but I would wish to determine in advance whether the signage proposals conflict with any of your existing policies, as I now know that the building is listed and is located in a conservation area.

I attach a copy of the photomontage presentation prepared by the sign manufacturers and the specification sheet for the standard illuminated fascia. In this instance the projecting sign is not applicable.

Your advise in respect of policy would be appreciated.

Yours sincerely

Chris Bracewell

IF YOU HAVE ANY DIFFICULTIES RECEIVING THIS TRANSMISSION PLEASE TELEPHONE US IMMEDIATELY ON **01254 59835**. THANK YOU

Store Rebranding **New Look Group Plc**

Specification for Signage



Fascia Panel Sign

General Description.

The fascia panel sign consists of an aluminium (non illuminated) background with internally illuminated 'new' and 'look' logos/text

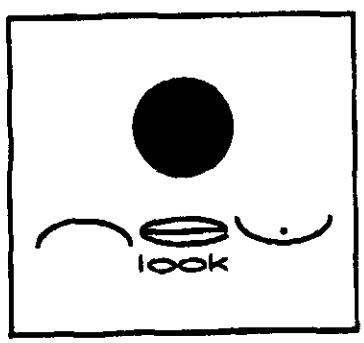
Specification

Opaque fascia panel fabricated from 2mm aluminium (with 100mm returns), surface finish powder coated, Hipca White RAL9910.

'new' logo/text from black satin acrylic on face built up to 35mm with 3mm 050 opal translucent acrylic to the edge. The face of dot is finished in translucent Perspex ® 4450 (cyclamen) acrylic. The 'Halo' illumination effect is created by the translucent opal edge to the black text

'look' text is laser cut into fascia panel and inlaid with cyclamen translucent acrylic backed with a 3mm. clear pin spot diffuser.

The panel has a concealed illuminated back tray with fluorescent tubes and HPF gear, which provides the illumination for; the halo effect to the 'new' text, and the transparent 'look' text.



Projection Sign

General Description.

The projection sign panel sign consists of an aluminium (non illuminated) background with internally illuminated 'new' and 'look' logos/text and an illuminated circle (Perspex cyclamen as above)

Specification

Panels are fabricated from 2mm aluminium as above but with 25mm returns. Both the 'new' and 'look' logos/text are laser cut into faces as above.

The main box is fabricated from 2mm aluminium with 100mm returns. Fluorescent tubes and gears are mounted internally to centre rails with a projection bracket welded to the top edge.

Specification attached to Application for Consent to Display Advertisement

Chadwick and Bracewell Chartered Architects Blackburn BB1 5QH Tel 01254 59835

24-FEB-03 12:37

WOKINGHAM New Signs

24-FEB-03 12:37

Photo 1



Photo 2

Sprint
SIGNS & GRAPHICS
SIGNMAKERS & PRINTERS
18 Albany Road Granby Industrial Estate
Weymouth Dorset DT4 9TH
Tel: 01305 761027
Fax: 01305 771890
Email: sprintsigns@btconnect.com

CLIENT	New Look (New Signs)	PROJECT TITLE	Wokingham
DRAWING NO.		DATE 27/11/02	O/No RPD
REVISION A			
B			SCALE
C			
D			DRAWN BY

P.03

WOKINGHAM Existing Signs

24-FEB-03 12:36

Photo 1



Photo 2

Sprint
SIGNS & GRAPHICS
SIGNMAKERS & PRINTERS
18 Albany Road Granby Industrial Estate
Weymouth Dorset DT4 9TH
Tel: 01305 761027
Fax: 01305 771890
Email: sprintsigns@lineone.net

CLIENT	New Look (Existing Signs)	PROJECT TITLE	Wokingham
DRAWING NO.		DATE 27/11/02	O/No RPD
REVISION A			
B			SCALE
C			
D			DRAWN BY

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date November 20, 2002
My ref. HS/TAB/F/2000/0287 & LB/2000/0416
Your ref.

Browns Solicitors
Courtyard Offices
3 High Street
MARLOW
SL7 1AU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

For the attention of Eddie Godden

Dear Sirs

LITTLE ORCHARD, CANHURST LANE, KNOWL HILL, READING

Following your telephone call on 19 November 2002, I now enclose a duplicate copy of the Planning Approval Ref. F/2002/0287 dated 15 August 2000.

I can also confirm that following my site visit on 5 August:

1. Conditions 2 and 3 were not discharged prior to the works being carried out. This is why we were considering enforcement action.

2. However, on inspection, the roof glazing, bricks and tiles were all acceptable to us and therefore no further action will be taken.

3. The approval of the materials to be used on the rear first floor extension have yet to be approved.

4. As some of the works included in the Approvals (ie. the conservatory) are completed, there is no time limit for the commencement of the single storey rear extension, plus pitched roof, for which the Listed Building and Planning Approvals have been given.

I hope the above clarify your concerns.

Yours faithfully

HAROLD SANDERS
Conservation Architect

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0287

Applicant : Mr G Fozard C/O Dave Emmett Building Services.

Location : *Little Orchard Canhurst Lane Knowl Hill.*
Proposal : Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

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 : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Wargrave P.C - "No Comment / No objection"
Conservation Archi - Proposal would enhance the LB.

Planning Issues :

Site Designation - within the Green Belt.
- Grade 2 listed Building

1.) Impact upon the amenity of the adjacent dwellings

2.) Impact upon the character and setting of the listed Building

Application Number: F/2000/0287

Appraisal :

1.) Impact upon the amenity of the adjacent dwellings.
The proposed development is to extend an existing first floor, rear extension, while in filling below and creating a pitched roof above while renovating the existing conservatory.
The proposed extension is located to the rear of the dwelling. The closest residential dwellings are on the opposite side of the lane. There will be no over-looking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and setting of the Listed Building.
The proposed development would replace the existing flat roof with a proposed pitched roof, which reflects the existing pattern of the roof plan. The proposal would in fill the existing porch, which is below the supported first floor extension, and would retain the front entrance as being the primary entrance to the dwelling.
The Conservation Architect supports the application as it would be an enhancement of the existing structure. As such, the proposed development would have no detrimental impact upon the character and appearance of the existing Listed Building.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐
(tick appropriate box)

Application Number F/2000/0287
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC52	SR12 ·	
3	SC65	SR12 ·	including windows and doors
4	SC04	SR04	Permission
			Revised drawing numbers 1c and 2c
			submitted on 16 June 2000
			showing no alteration to the proposed
			pedestrian entrance way

RECORD OF SITE VISIT

SITE ADDRESS: Little Orchard
Canhurst Lane Reading.

APPLICATION NUMBER: F/2000/0287

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on side gate.

2. DESCRIPTION OF SURROUNDINGS

Green Belt - Rural.

3. DESCRIPTION OF SITE/BUILDING

2/s Detached dwelling at side of Canhurst Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal to in-fill under existing extension and to replace flat roof with pitched - on one side of the roof of the conservatory is plastic at the moment. Part of the conservatory is visible, but rear not but it

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: F/2000/0287

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/2000/0287
Little Orchard Canhurst Lane Reading.
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions..

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

John Mitchell p.p.

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: F/2000/0287

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0287
Little Orchard Canhurst Lane Knowl Hill.
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

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 7 Aug 2000
Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0287**
Little Orchard Canhurst Lane Reading.
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

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.

PLANNING SERVICES	NPT
POL	TLS
DC NL	
APP	
CS	
COPIES TO:	ACK:
	FILE:

Date: 17 July 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/0287

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

No objection

[signature] 24/7/2000

Received by Wokingham District Council

Application No: F/2000/0287

Proposal:

Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

Location:

Little Orchard Canhurst Lane Knowl Hill.

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 06/02/2000. 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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

To: 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F 2000/0287
SITE:	Little Orchard Canhurst Lane Knowl Hill.
PROPOSAL	Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions. New plans show additional two storey rear extension and change in the description of development. Drawing nos. 01A, 02A.
COMMENTS	No objection.

Norman Rayborne.

Name: Rayborne
Clerk to Wargrave Parish Council

Date: 14 March, 2000

Comments required by: **13/03/2000**
Ref: 974_6484

22 FEB 2000

Date: 21 February 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0287

Location: Little Orchard , Canhurst Lane, Knowl Hill, Reading. Wargrave.

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: An additional two storey rear extension and change in description of development. Drawing nos 01A, 02A.

Comments are required by 13/03/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

See comments on LB/2000/0416

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0287

Proposal:
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Location:
Little Orchard, Canhurst Lane, Knowl Hill, Reading

This application is being advertised in the HENLEY STANDARD *newspaper on the 25/02/2000 for the following* reason(s);

SITE IS A LISTED BUILDING
(Revised plans received and description of proposal amended)

The application can be inspected 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 the expiry of 21 days from the date of this notice. 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* observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 25/02/2000

Date: 21 February 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0287

Location: Little Orchard , Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: An additional two storey rear extension and change in description of development. Drawing nos 01A, 02A.

Comments are required by 13/03/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) / F|2000|0287(Ludhouse) Date Rec. 14 Feb 2000

Location: Little Orchard, Cashurst Lane, Knowl Hill

Wargrave Parish Wargrave

Applicant: Mr G Fozard

Description of attached plans Revised plans showing an additional 2 storey rear extension and change in description of development.

Drawing No's: 01A + 02A

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.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) Harold. ✓
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 NL

Consultations Sent by Admin. on 21.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

APP
CS

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0287
SITE:	Little Orchard Canhurst Lane Knowl Hill.
PROPOSAL:	Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.
COMMENTS:	No objection.

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 27 January, 2000

Comments required by	**06/02/2000.**
Fax to	974 6484

To:
Harold Sanders
Urban Design And Conservation Officer

17 JAN 2000

From: Nicola Lake

Date: 13 January 2000

Application Number: F/2000/0287

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions..

Site Address:
Little Orchard, Canhurst Lane, Knowl Hill. Wargrave

Applicant:
Mr G Fozard C/O Dave Emmett Building Services.

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

LITTLE ORCHARD IS A GRADE II LISTED BUILDING, EXTENDED IN C20 WITH A BATHROOM OVER THE REAR ENTRANCE.

THE PRESENT ARRANGEMENT WITH THE BATHROOM SUPPORTED ON PIERS DOES NOT ENHANCE THE LISTED BUILDING.

IN PRINCIPLE, I CAN SUPPORT THE PROPOSAL TO INCORPORATE A UTILITY / ENTRANCE UNDER THE BATHROOM.

HOWEVER, THE EXTENT OF WALL DEMOLISHED TO LINK THE NEW AREA WITH THE EXISTING KITCHEN MUST BE AGREED ON SITE

I SUGGEST WE ARRANGE A MEETING WITH THE CASE OFFICER TO EXPLORE THIS ASPECT OF THE PROPOSAL.

Harold Sanders
CONSERVATION
ARCHITECT. 03.02.00.

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	4 JAN 2000
Officer: NL	Application No. F/2000/0287

Map No. 19 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (UNDER EXISTING FIRST FLOOR EXTENSION) PLUS PITCHED ROOF TO EXISTING EXTENSIONS.

Location: Little Orchard ~~Canhurst Lane~~ Canhurst Lane ~~Bath Rd~~ (3)

Parish: Wargrave Ward: Remenham & Wargrave
13.1.2000

Applicant: Mr G. Fozard

Fee Received 95.00 Required ..... Additional ..... Refund .....

(1)
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	Is there also a listed building application for this?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ....listed, not conservation....

Date Site Notice Sent : 13.1.2000. 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	~~NF:~~ .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS: ~~The Victorian Society~~
~~Society for Prot. of Ancient Bldgs~~
English Heritage
Pre-app attached.

NEIGHBOURS:

S/N sufficient

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princess Risborough Bucks HP17 9QD

Wokingham Ditrict Council
PO Box 157
ShuteEnd
Wokingham
Berks
FAO Planning Deptartment

04.DEC.2006* 0287

Re:Little Orchard Canhurst Lane Knowl Hill

Please find enclosed the following documents forming our planning application in respect of the above property:-

6 copies of drawing no 1 2 &3
6 copies of the application forms
Cheque in the sum of £95.00

Should you require any further information please do not hesitate to contact us.

Yours faithfully

Mr D Emmett

ADDRESS LITTLE ORCHARD BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU8279 (19)

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

04. DEC. 2006

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 GLEN FOZARD
	ADDRESS	LITTLE ORCHARD
		CANHURST LANE
		KNOWL HILL
	POST CODE	RG10 9XT Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DAVE EMMETT BUILDING SERVICES
	ADDRESS	LINWOOD SUMMERLEYS RD
		PRINCESS RISBOROUGH
		BUCKS
	POST CODE	HP27 9QD Tel. No. 01844 346285
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	LITTLE ORCHARD
		CANHURST LANE
		KNOWL HILL RG10 9XT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GROUND FLOOR EXTENSION UNDER
		EXISTING FIRST FLOOR WITH NEW DITCHED ROOF ON EXTG FLAT ROOF
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		FACING BRICKWORK TO MATCH
		EXTG WITH PLAIN CLAY TILES
		TO PITCHED ROOF
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 Dave Gratton ON BEHALF OF MR G. FOZARD

DATE 18-12-99

tel. 0118 974 6453 (Direct Line)

Date. 23 April 1999

My ref. PreappKnowlHillJM16390 (Withdrawn)

Your ref.

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:

Mr P Dawes
3 Yew Tree Close
Marlow Road
Maidenhead
Berkshire
SL6 7XP

36

Dear Mr Dawes,

RE: LITTLE ORCHARD, CANHURST FARM LANE, KNOWL HILL.

Thankyou for your fax which was received on the 21 April 1999, and your subsequent telephone call on the 23 April 1999.

I can inform you that, from the information given to me, the plans you have sketched are unlikely to obtain planning permission. Our listed buildings officer has expressed concern at the replacement of an entire side of this listed building, along with the possible raised ridge height. In addition to this, the dwelling is in a Green Belt area and an Area of Special Landscape Importance, and this would further restrict any proposed development.

If you would like to send in further plans and elevations of a more modest nature, we would be happy to advise you further.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

PLANNING
POL
CC
APP
CS
Jon Reply Rec'd
21 APR 1999
COPIES TO: ACK:
16390

Peter and Lesley Dawes

3 Yew Tree Close
Marlow Road
Maidenhead
Berkshire SL6 7XP

Phone/fax (44)-1628-621574
Email: pldawes@talk21.com

Facsimile Message

TO:	BERKSHIRE PLANNING, WOKINGHAM
FAX No:	0118-974-6484
ATTENTION:	MIKE THORPE
FROM:	PETER DAWES.
DATE:	19, APRIL 1999.

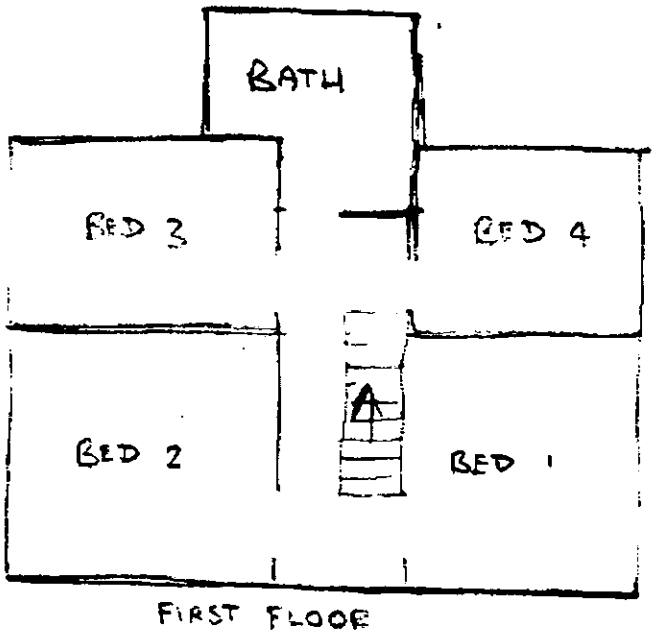
Re: Little Orchard, Canhurst Farm Lane, Knowl Hill.

I am considering purchasing the above-mentioned property, however that purchase will depend upon whether I will be allowed to carry out certain improvements. The property although currently occupied is in a fairly delapidated state, and is spoiled by some rather ugly post-construction additions. I would propose to remove these additions and add one, two storey extension, using sympathetic materials, as shown on the attached sketch. My estimate is that he proposed extension would increase the floor area by some 8-10%, and that the aspect of the house would be much improved. Yours advice would be much appreciated.

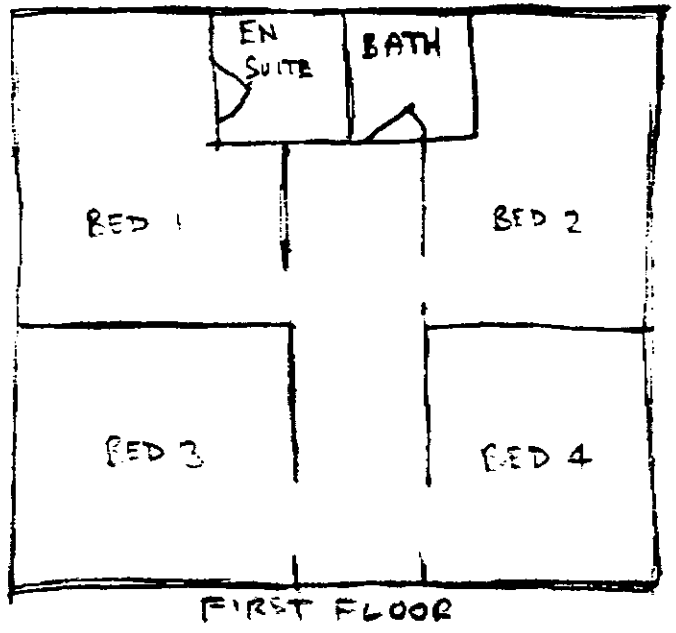
Regards

Peter Dawes C.Eng. MICE.

PAGE: 1
+44 1628 21574
DAWES
+44 1628 21574



FIRST FLOOR



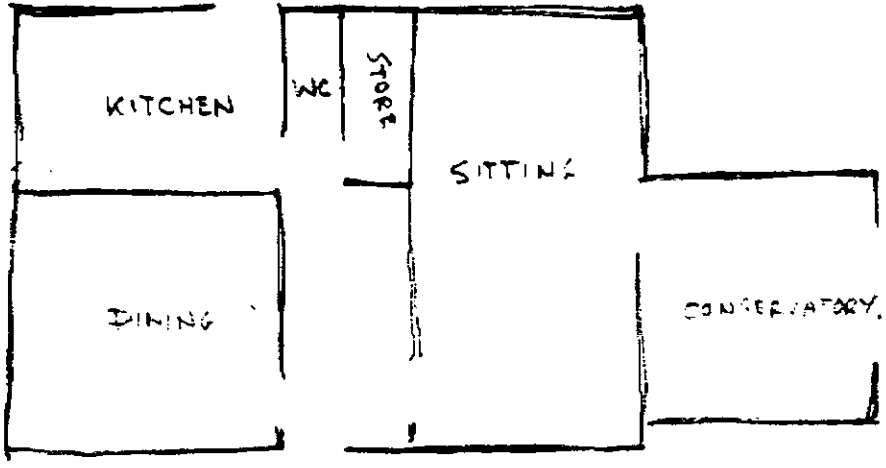
FIRST FLOOR

LITTLE ORCHARD
CANHURST FARM
LANE.
KNOWL HILL.

FLOOR AREAS (APPROX)

EXISTING 1512 ft²
PROPOSED 1638 ft²
(8% INCREASE)

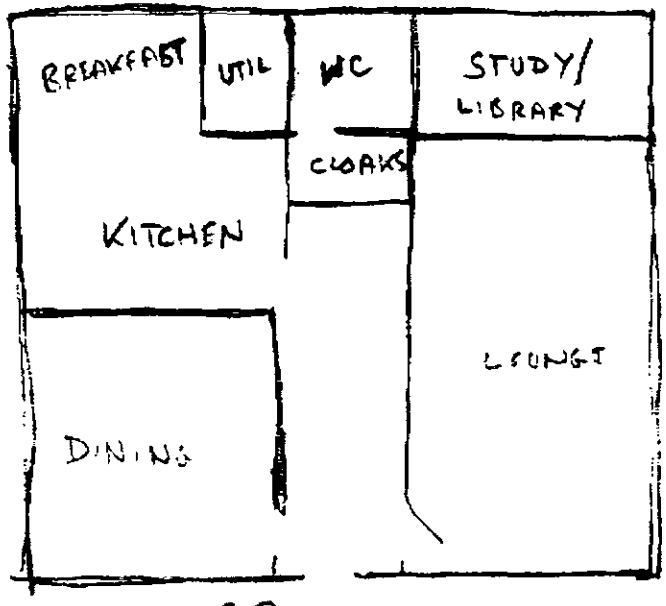
EXISTING.



GROUND

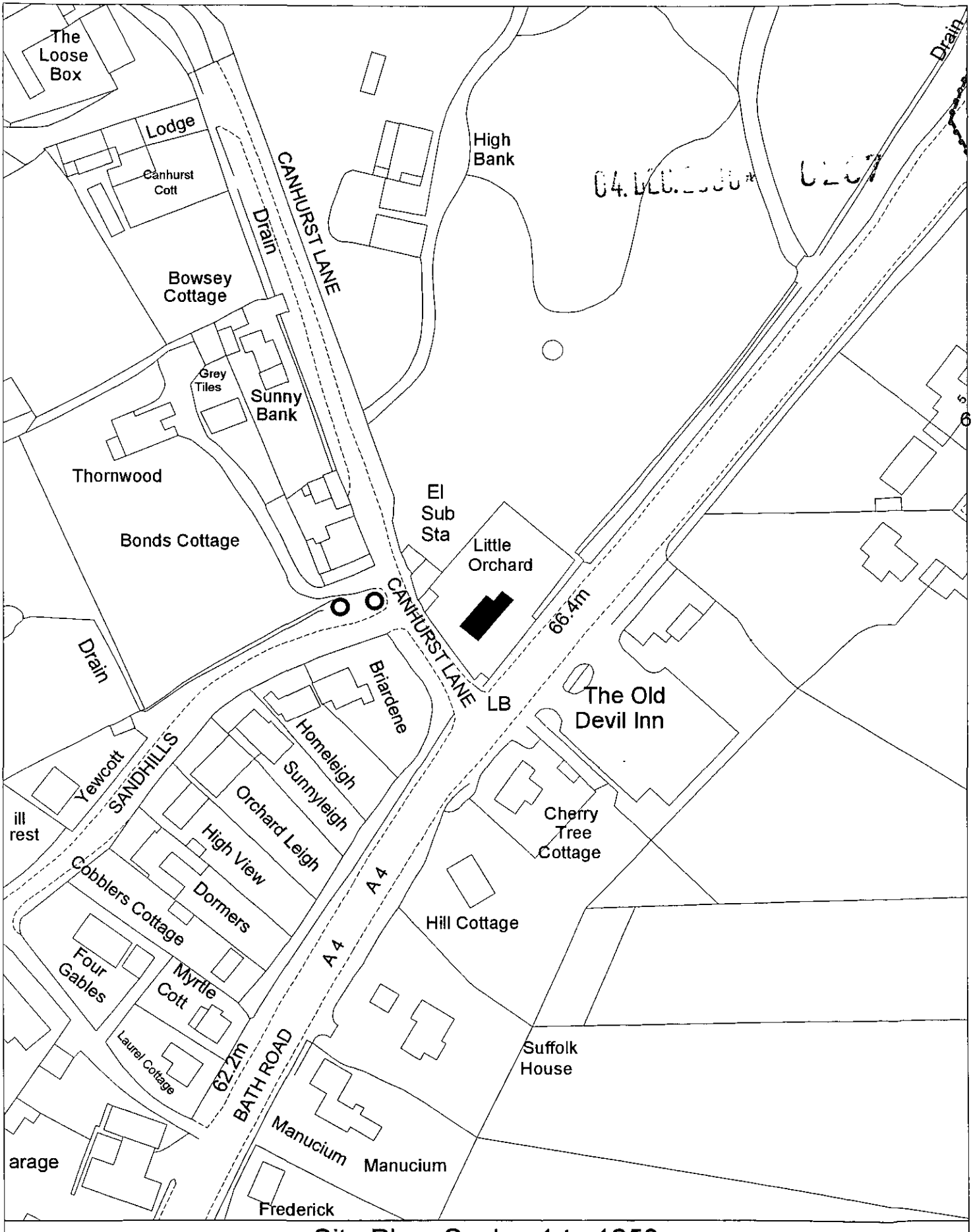
FRONT ELEVATION

CONCEPT.



GROUND FLOOR

[redacted]



Site Plan, Scale: 1 to 1250

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Date: 6 January 2000

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