APPLICATION NO:
F/2000/0375

LOCATION:
1 - 3 Home Farm Cottages Land At Bearwood Road Wokingham.

APPLICANT:
Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE EP7

1474

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hudscott Estates (E) Ltd
C/O Andrews Kalik Associates Ltd
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/0375

Parish:	**WINNERSH**
Location:	**Land At 1 - 3 Home Farm Cottages, Bearwood Road, Wokingham.**
Proposal:	**Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans 1422/12A, 1422/13 submitted to the Local Planning Authority on 17/03/00.

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) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
4. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Class A to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Condition
6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the north western first floor flank elevation of Plot 1.

Condition
7. The bathroom window in the north western first floor flank elevation of Plot 1 of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
8. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
9. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
10. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. No dwelling shall be occupied until the associated space has been laid out within the site in accordance with the approved layout drawing number 1422/12A for 10 cars to be parked.

Condition
12. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
13. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
14. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
15. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc).

Condition
16. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
17. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied.

Condition
19. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
20. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal. (November - March inclusive).

Condition
21. 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
22. Details of the proposed doors and windows of the 6 dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to the commecement of the development and these approved details shall be implemented.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality and to safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of highway safety.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Reason
8. To safeguard the amenities of neighbouring residents and the locality.

Reason
9. To safeguard the amenities of neighbouring residents and the locality.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety.

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

Reason
17. In the interests of visual amenity.

Reason
18. To safeguard the amenities of neighbouring residents and the locality.

Reason
19. In the interests of visual amenity.

Reason
20. In the interests of visual amenity.

Reason
21. To ensure a satisfactory external appearance.

Reason

22. To preserve the character of the Conservation Area.

John Mitchell
Development Control Manager
Date: 16/06/2000

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.

Please file

Hudscott Estates (East) Limited

Dornford House Heale Lane Currey Rivel Somerset TA10 0PQ
Tel/Fax: 01458 259 191

	33844
JL	TLS
HM	ENF
PP	
CS	
05 SEP 2000	
COPIES TO:	ACK:
	FILE:

Mrs.Lynette Baker,
Senior Planning Officer
Environmental Services Dept
Planning Services,POBox157
Shute End,
WOKINGHAM
Berks.RG40 1WR.

31ST August, 2000.

Dear Mrs. Baker,

REF:2000/0375 – HOME FARM, BEARWOOD ROAD, SINDLESHAM

Further to our telephone discussion of today's date, I write to confirm your agreement that Condition 09, relating to slab levels, is now discharged.

Whilst writing, I would like to wish you every success in your new position.

Yours sincerely,

IAN R. YULE. FRICS.

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 31 August, 2000
My ref. Leb/F/2000//0375
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

Mr. S. Kalik,
Andrews Kalik Associates
The Studio,
101 London Road,
Reading RG15BY

Dear Mr. Kalik,

1-3 HOME FARM COTTAGES, BEARWOOD ROAD, SINDLESHAM: F/2000/0375

Thank you for submitting the outstanding details to satisfy the conditions on the above permission following my letter to you of 31 July.

I can now confirm that:

- The information shown on plan 1422/26 relating to slab levels is acceptable and satisfies condition 09.
- The information shown on plan 1422/15A relating to visibility splays is acceptable and satisfies condition 12.
- The information shown on plans 1422/15 and 1422/5/LAN relating to landscaping is acceptable, and will satisfy conditions 15 and 16 provided that the native hedge along the front of the site is planted at 4 plants per linear metre to thicken the front hedgerow, and that it is continued along the side of the boundary of Plot 1 up to the access gate.
- The information shown on plan 1422/15 is acceptable and satisfies condition 18 relating to boundary treatment.
- The proposed materials of grey natural slates, Dorchester Red stock (main brick) and Winchester Grey (relief brick) are acceptable and satisfy condition 21 relating to materials.

The remaining condition, 22, relates to the details of doors and windows; the information you submitted on 14.07.00 to satisfy this condition is still being considered, but we will endeavour to deal with this as promptly as possible.

Yours sincerely,

JOHN MITCHELL

Development Control Manager

cc: Mr. I. Yule, Hudscott Estates Ltd.

Tel. 0118 974 F/2000/0375 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/0375

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

Hudscott Estates (East) Ltd
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Dear Sirs

PLANNING PERMISSION F/2000/0375
SITE: PLOT 1,HOME FARM COTTAGES, BEARWOOD ROAD, WOKINGHAM

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/2000/0375 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

Lynette Baker.

Lynette Baker
Senior Planing Officer

Tel. 0118 974 6443 (Direct Line)

Date. 2 August, 2000

My ref. CD/FP2000/0900(0375)

Hudscott Estates (East) Ltd.
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire RG1 5BY

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 Sirs,

HOME FARM COTTAGES, BEARWOOD ROAD, WINNERSH
THREE NEW DWELLINGS, CARPORT, GARAGE AND ALTERATIONS TO EXISTING COTTAGES

Thank you for your Building Regulations Application Number FP2000/0900 received on 20 July.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/0375, which cannot be dealt with as a minor amendment. The approved planning drawings are for a hipped roof to the carport. Harold Sanders, the Conservation Officer, will have to be consulted on any proposed changes to the approved plans.

Alternatively, if you do not wish to submit a new planning application, please submit 2 revised plans for me to pass to Building Control showing the carport with a hipped roof which corresponds with the planning drawings.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 23 August. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

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

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0375. LCB
BUILDING CONTROL NUMBER.	FP 2000/0900 Fam
~~APPLICANT~~/AGENT	Andrews Kalik Associates
ADDRESS OF SITE Land at 1-3	Home Farm Cottages Beanwood Road. WINNERSH.
DESCRIPTION OF PROPOSED WORK	3 new dwellings car port alteration to 2 existing dwellings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	1422/12A.
ELEVATIONS	1422/18C	1422/6
FLOOR PLANS	1422/16C	1422/13 + 5
	Carport 1422/20A	1422/14
	garage — exempt	1422/13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? (also PD rights removed Seen Lynette + Paul.)	BC - carport with gable end instead of hipped	
DATE	2/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	2/8/00		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6447

Date: 31/5/00

My ref: F/2000/0375

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2000/0375
Land At 1 - 3 Home Farm Cottages, Bearwood Road, , Wokingham.
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

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 **Lynette Baker** on **(0118) 974 6447**. 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 12/6/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/0375**
Land At 1 - 3 Home Farm Cottages, Bearwood Road, , Wokingham.
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

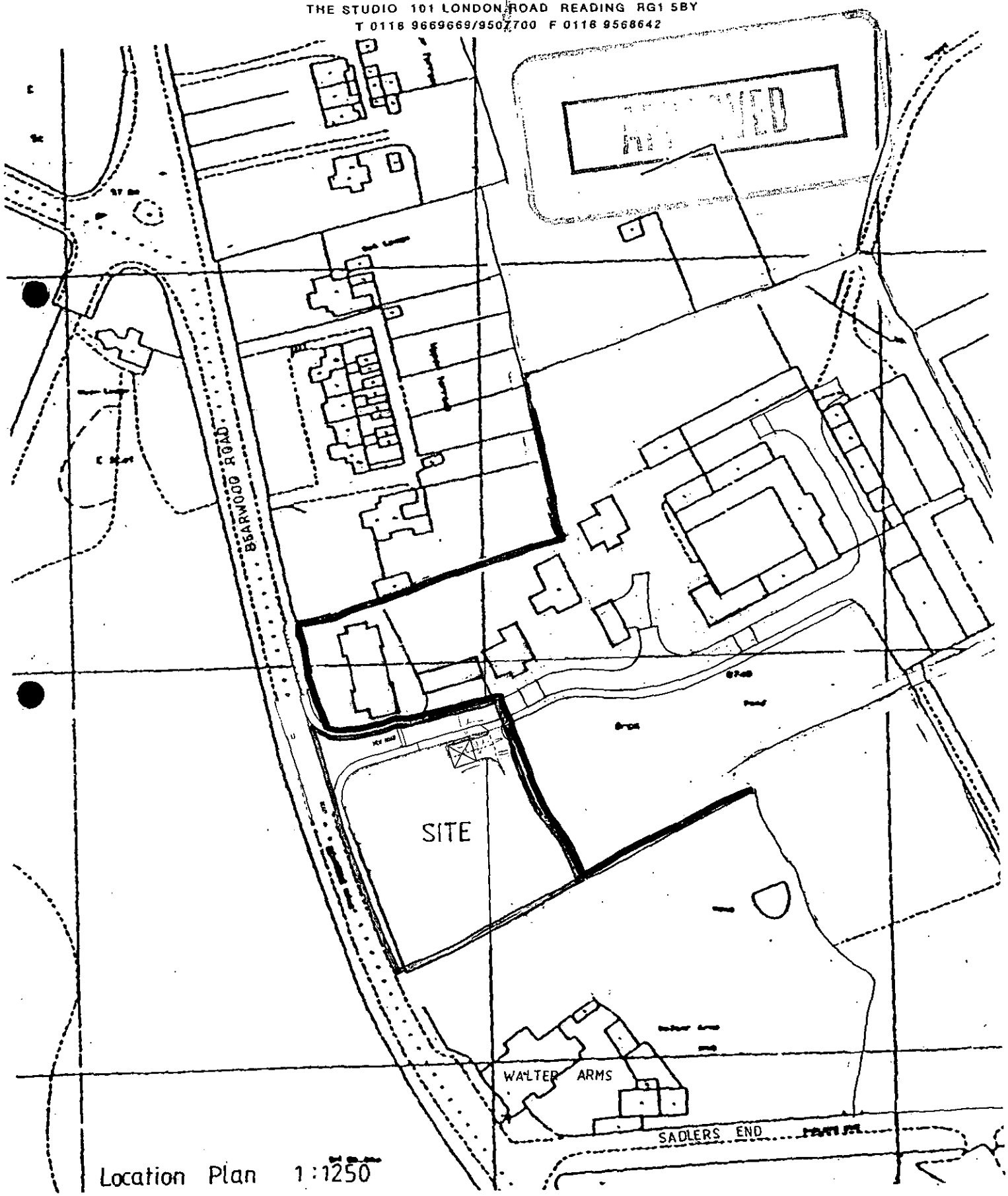
Signed: _____ Date: _____

Councillor Turner

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

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

14.JAN.2000* 0375



Location Plan 1:1250

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK

ELIZABETH ANDREWS

JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 1645000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

27290

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
DS	
17 MAR 2000	
COPIES TO:	ACK:
	FILE:

SK/JAG/1422

16th March 2000

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

F.A.O. Mrs L Baker

Dear Madam,

HOME FARM COTTAGES, SINDLESHAM

Further to your discussions with Mr Yule regarding the above, we have been instructed to modify the site plan to reposition the garages to Plots 1 and 2 in a more convenient place, giving more space to the back gardens of Plots 1 and 2.

Five copies of drawing nos. 1422/12A and 13 are enclosed for your approval.

Should you wish to discuss this further please do not hesitate to contact me.

0376
0375 ~~0735~~

REVISED PLAN

Yours faithfully,

S. Kalik.

Enc:

c.c. Mr I Yule

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

(RING ONE)

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

App No. ~~0275~~ 0375/2000 (Planaps) / (Ludhouse) Date Rec. 17.03.00.

Location: 1-3 Home Farm Cottages Beanwood Rd Parish Lymm

Applicant: Hudscott Estates

Description of attached plans Repositioning of garages

Drawing No's: 1422/12A, 1422/13

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 14 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER [ ]

Consultations Sent by Admin. on [ ]

Yellow - Part One Copy
Green - Officer's Copy

Date: 27 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0375

Location: Land At 1 - 3 Homé Farm Cottages, Bearwood Road, Wokingham.

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Applicant: Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Lynette Baker

The new plans show the following: Repositioning of garages. Drawing no 1422/12A, 1422/13.

Comments are required by 10/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES No. 32813
DOL | TLS
DC | ENF
APP |
CS |
09 AUG 2000
COPIES TO: | ACK:
FILE:

SK/JAG/1422

7th August 2000

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F/2000/0875

F.A.O. Mrs C Dodsworth

Dear Madam,

HOME FARM COTTAGES, BEARWOOD ROAD, WINNERSH

Thank you for your letter of 2nd August regarding the carport to the above.

I am enclosing 3 copies of revised drawing 1422/20B, amended as you required. I understand you will pass 2 copies of this drawing to the Building Control Department for their approval.

Yours faithfully,

S. Kalik.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

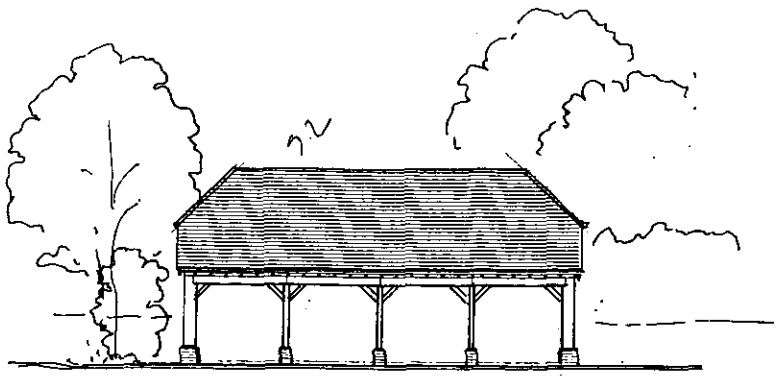
COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

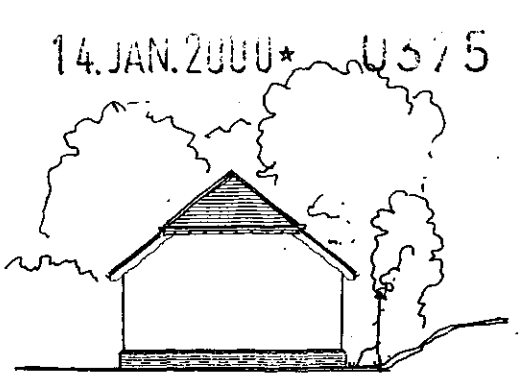
Lynette
Planning F/2000/0375.

BC + DC plans now agree. Addition of personal door in carport CD 15/8/00.

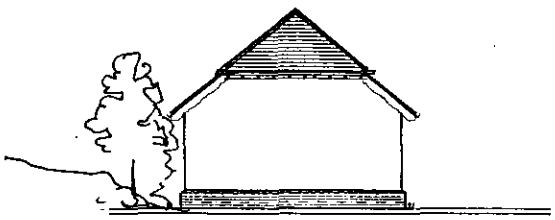


Front Elevation

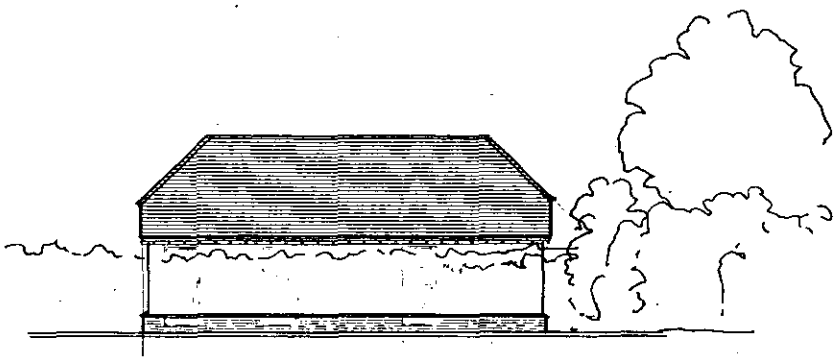
14.JAN.2000* U575



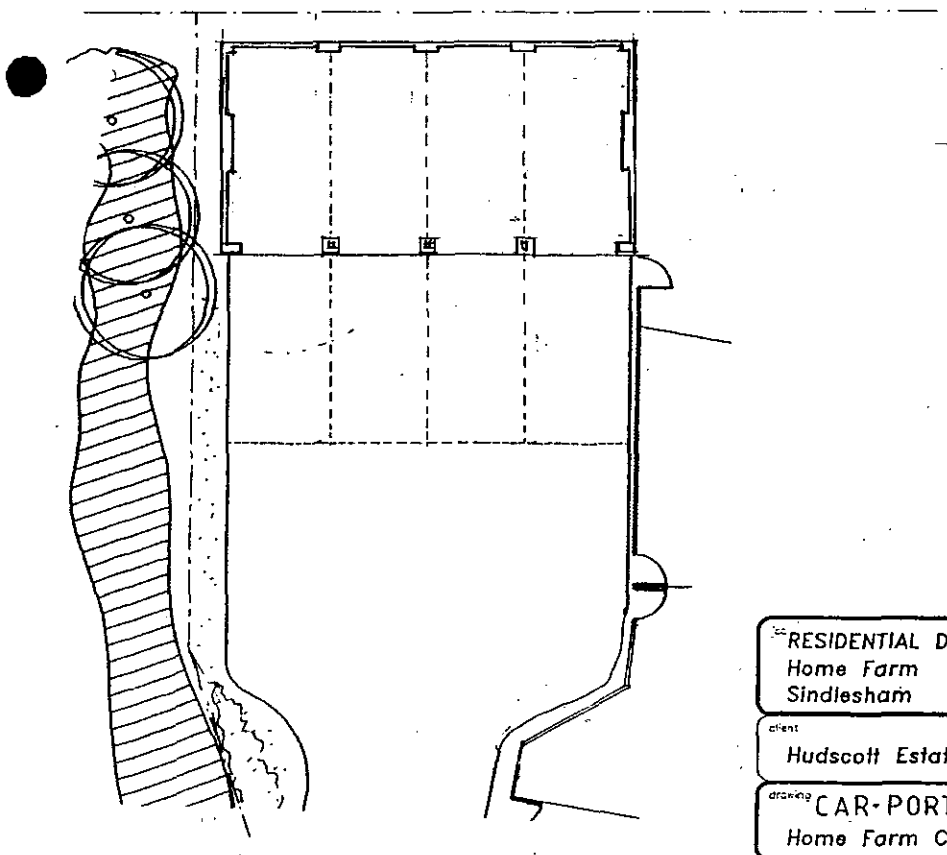
Side Elevation



Side Elevation



Rear Elevation



Plan

RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client
Hudscott Estates (East) Ltd

drawing
CAR-PORT
Home Farm Cottages

scale 1:200

date Jan 2000

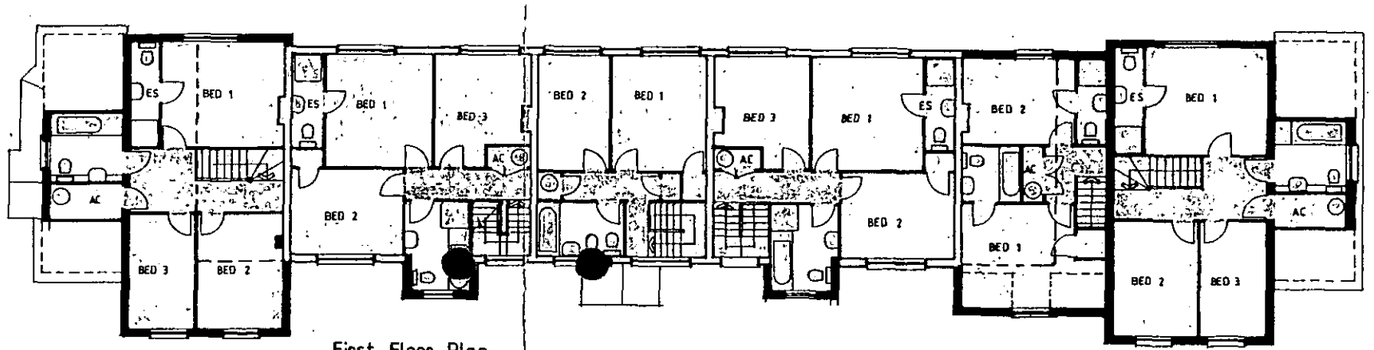
sheet size

1422/14

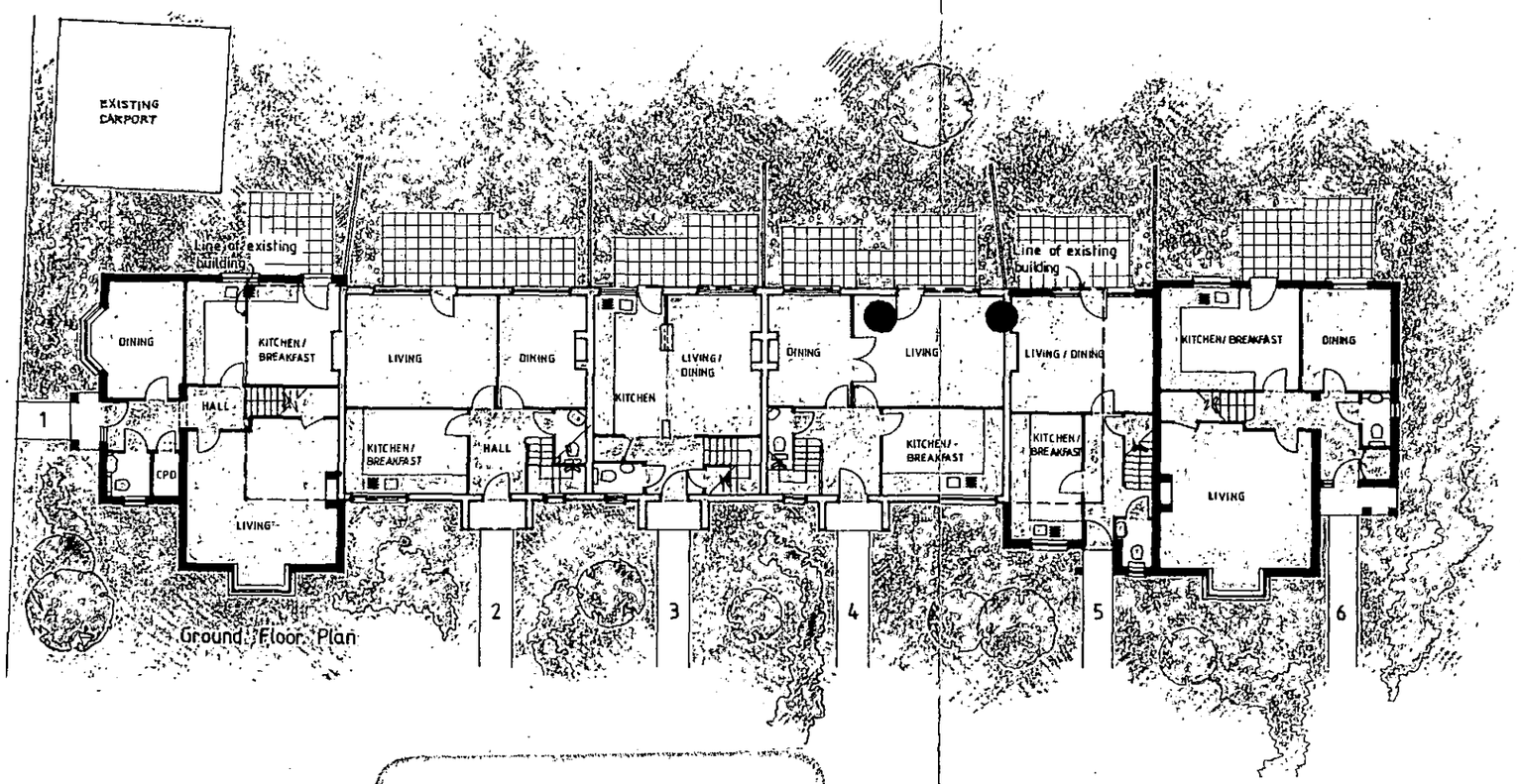
(0118) 966966
2 ALEXANDRA ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK & ASSOCIATES

D 15/8/00. D 2/8/00.

14. JAN. 2000* 0375



First Floor Plan



Ground Floor Plan

APPROVED

0 10 20 30 40 50 60 70 80 90 100

0 2 3

letter	date	revision

job Redevelopment
Home Farm
Sindlesham

client Hudscott Estates Ltd.

drawing Cottages
Floor Plans

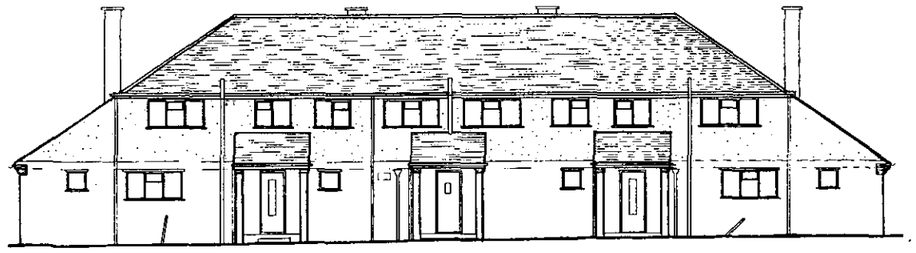
scale 1:200
date August 1999

142215

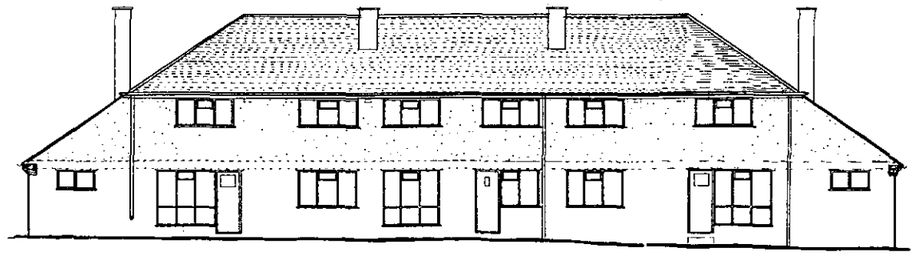
ANDREWS KALIK ASSOCIATES
Chartered Architects
2 ALEXANDRA ROAD READING BERKSHIRE
(0734) 588888

d 1/8/00.

14. JAN. 2000* U575



Front Elevation



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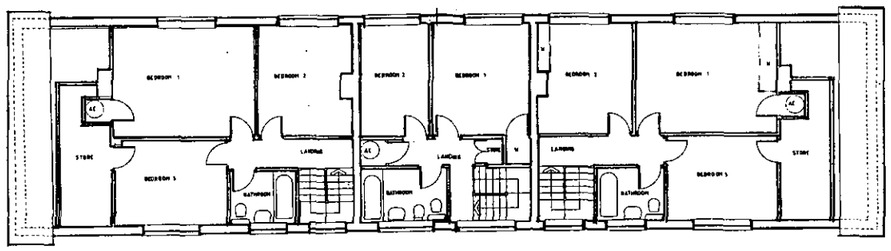
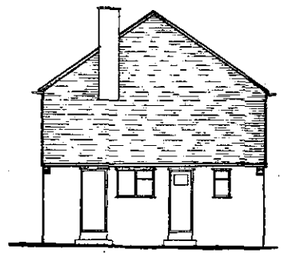
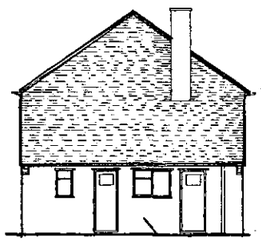


First Floor Plan



Side Elevation



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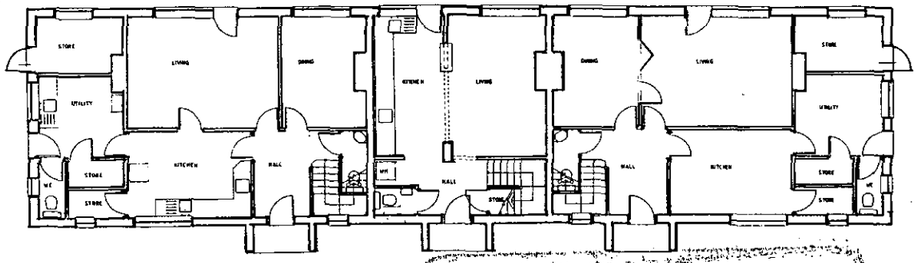


Ground Floor Plan

APPROVED



letter	date	revision

job: RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client: Hudscott Estates (East) Ltd

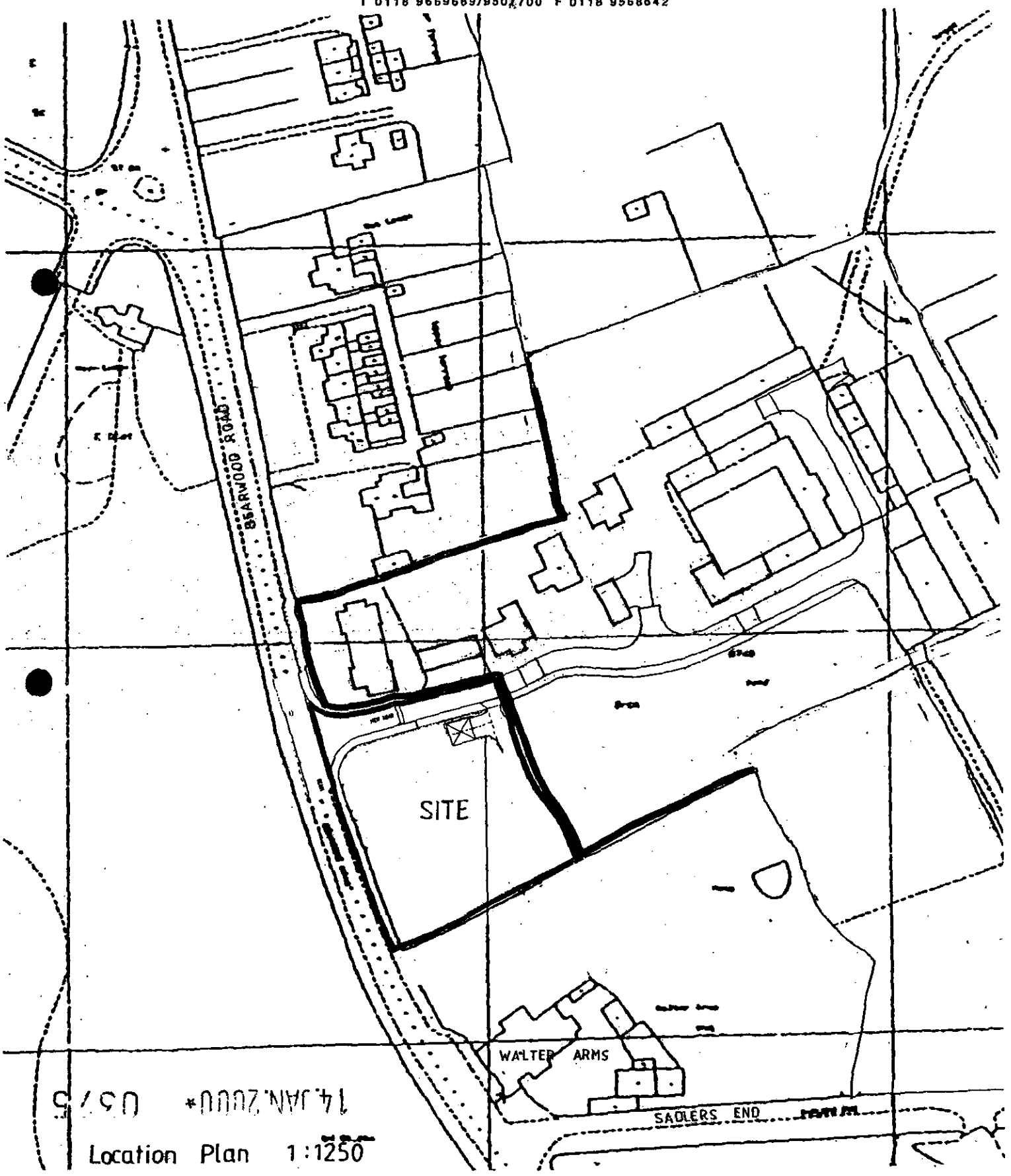
drawing: PLANS – Existing
Home Farm Cottages

scale: 1:200
date: Jan 2000
sheet size: A3

1422/11

ANDREWS KALIK ASSOCIATES
Chartered Architects
2 ALEXANDRA ROAD READING BERKSHIRE
(0118) 9869669

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



14 JAN 2000 *

Location Plan 1:1250

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 1645000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Received by Wokingham District Council

Application No: F/2000/0375

Proposal:

Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Location:

Land At 1 - 3 Home Farm Cottages Bearwood Road .

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

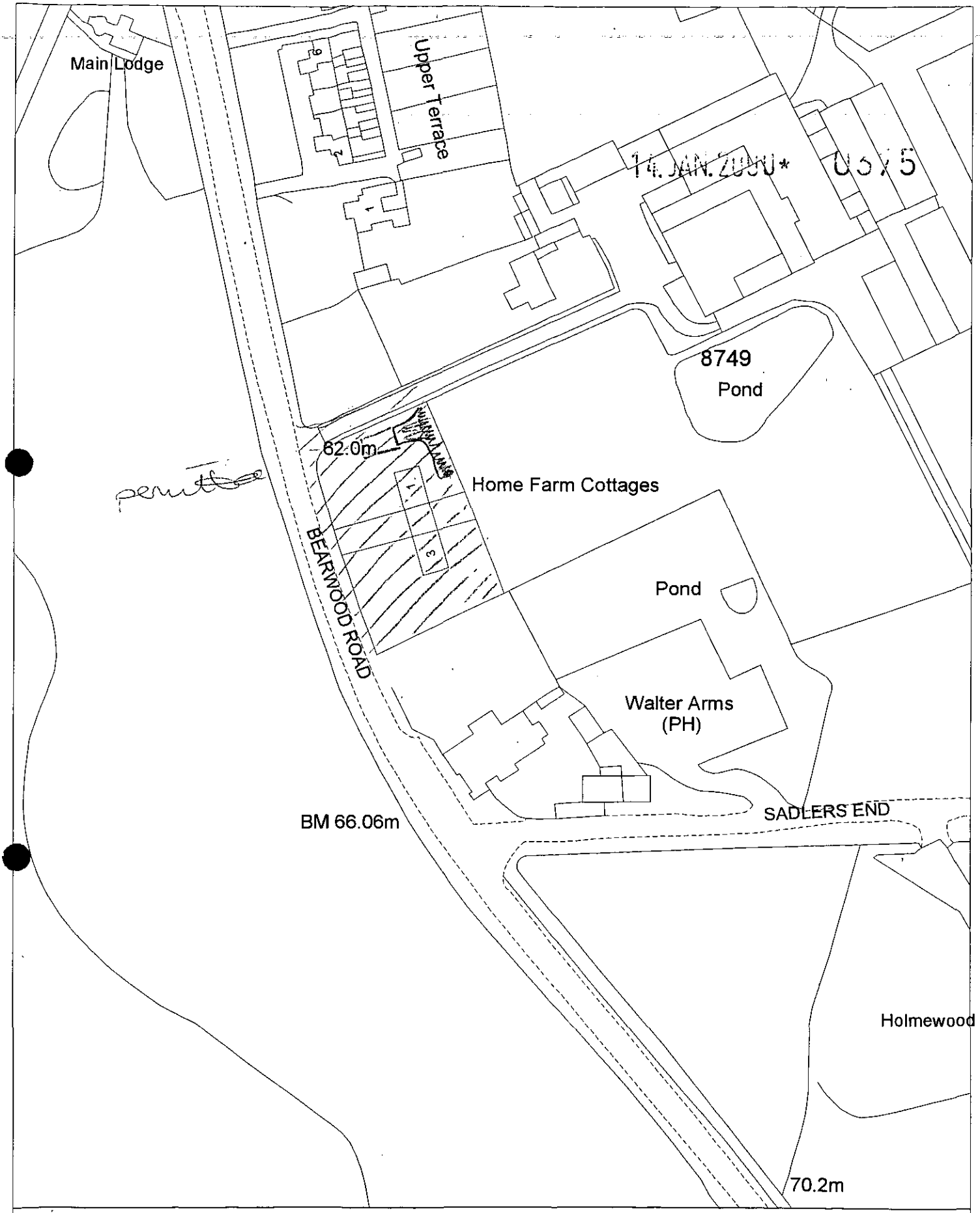
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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



Site Plan, Scale: 1 to 1250

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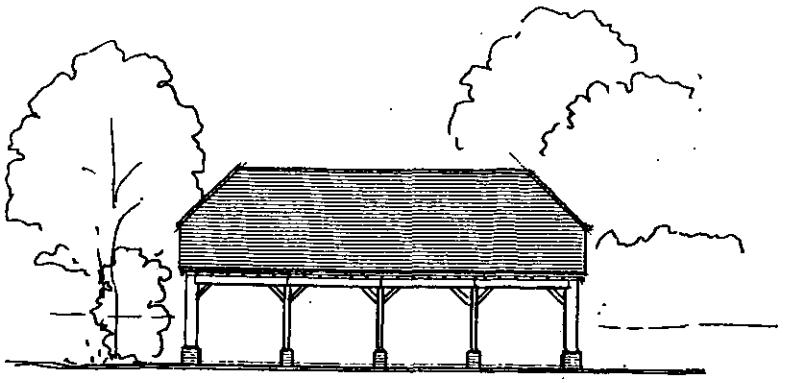
Date: 19 January 2000



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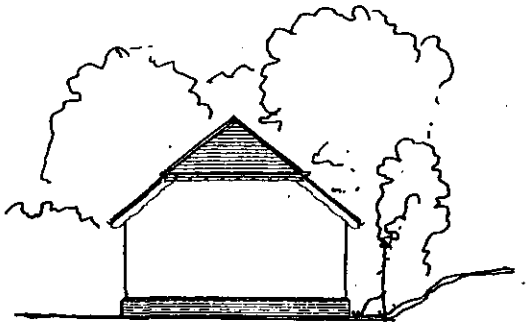
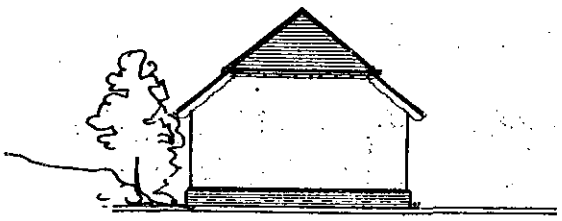


Side Elevation



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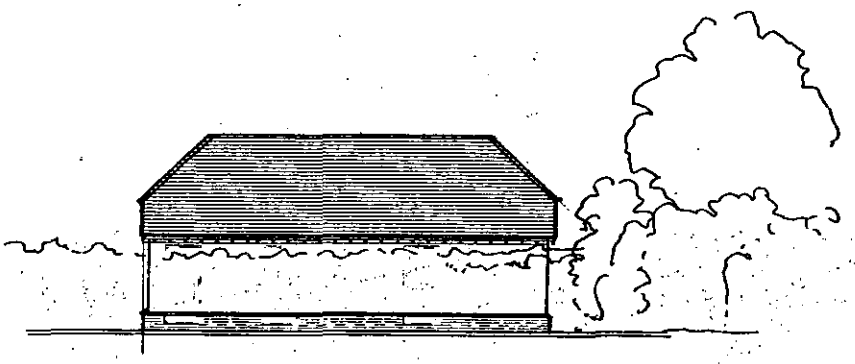
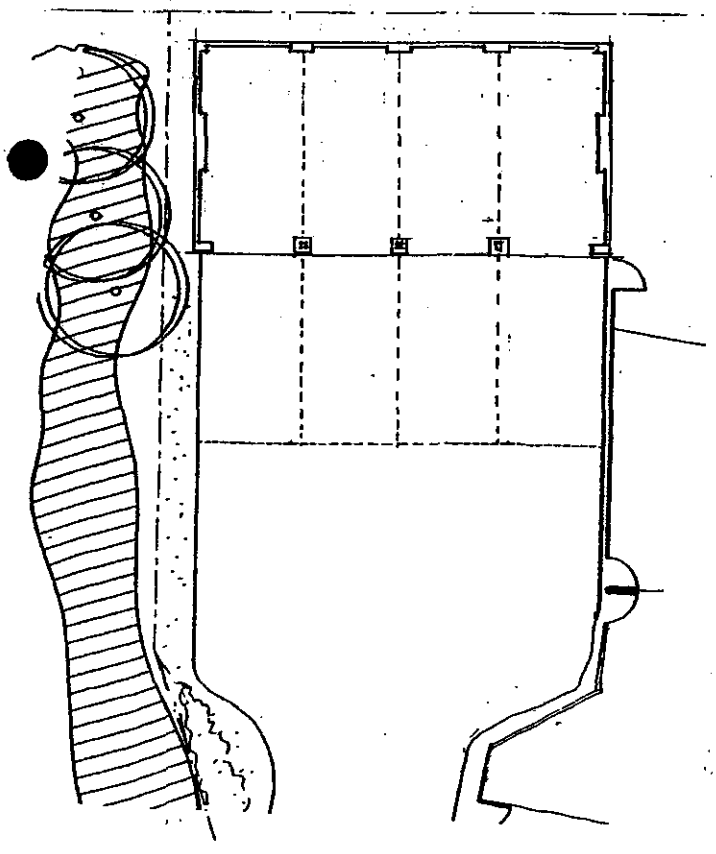


Rear Elevation



Plan

RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client
Hudscott Estates (East) Ltd

drawing
CAR-PORT
Home Farm Cottages

scale 1:200

date Jan 2000

sheet size

1422/14

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING 2 ALEXANDRA ROAD BERKSHIRE
(0118) 9669669

Tel: (0118) 974 6447

Date: 31/5/00

My ref: F/2000/0375

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2000/0375
Land At 1 - 3 Home Farm Cottages, Bearwood Road, , Wokingham.
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

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 **Lynette Baker** on **(0118) 974 6447**. 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 12/6/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0375**
Land At 1 - 3 Home Farm Cottages, Bearwood Road, , Wokingham.
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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 6447

Date: 31/5/00

My ref: F/2000/0375

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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
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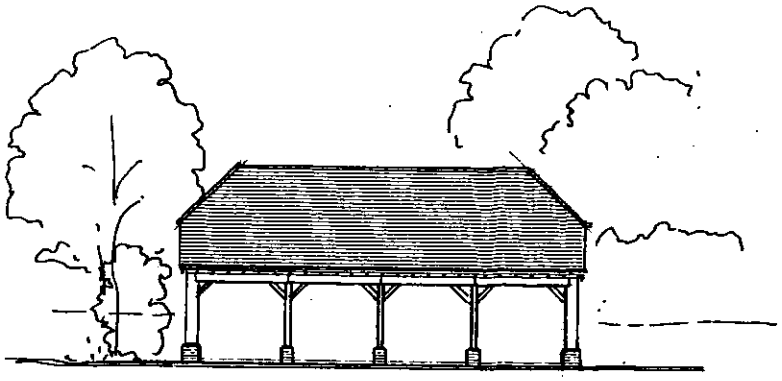
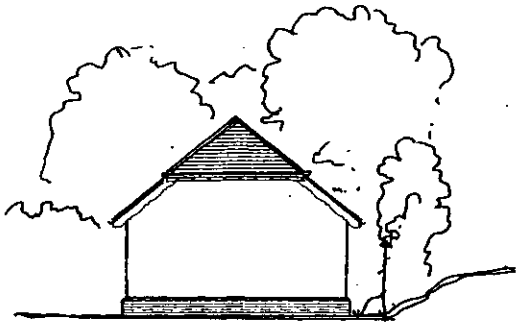
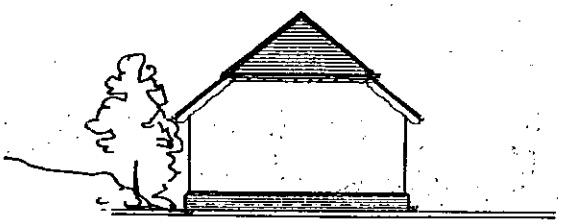


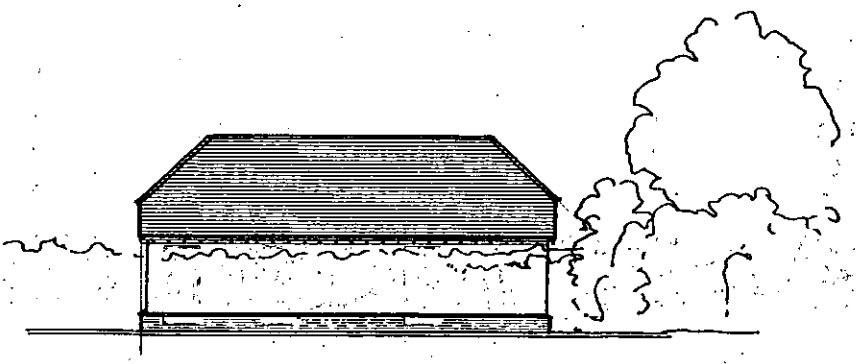
Front Elevation



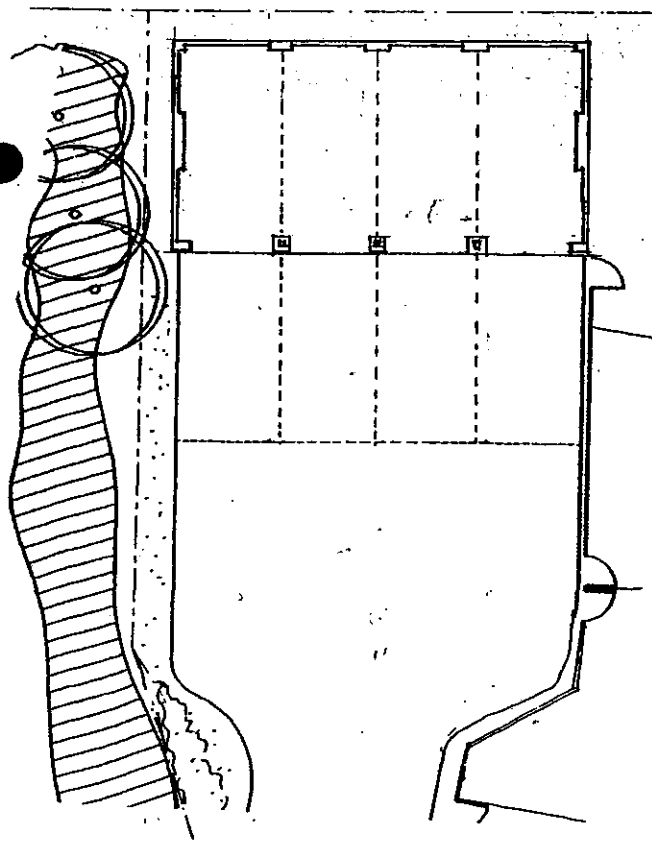
Side Elevation



Side Elevation



Rear Elevation



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RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client
Hudscott Estates (East) Ltd

drawing
CAR-PORT
Home Farm Cottages

scale 1:200

date Jan 2000

sheet size

1422/14

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
2 ALEXANDRA ROAD
(0118) 9869669

1422

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14 JAN 2000* U575

1.	APPLICANT'S NAME	HUDSCOTT ESTATES (EAST) LTD
	ADDRESS	DORNFORD HOUSE - HEAL LANE
		CURRY RIVEL - SOMERSET
	POST CODE	TA10 0PQ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO, 101, LONDON ROAD
		READING. BERKS.
	POST CODE	RG1 5BY PHONE 0118 950 7700
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HOME FARM COTTAGES
		BEARWOOD ROAD. SINDLESHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS TO 2 NO EXISTING
		COTTAGES, 3 NO NEW COTTAGES
		CAR PORT FOR 4 NO CARS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.22 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1422/5, 6, 11, 12, 13, 14 & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(s)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK & TILE/SLATE AS SHOWN to L.A. APPROVAL.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

NEW FENCE TO BEARWOOD RD TO MATC EXISTING, GARDEN/REAR FENCES TO BE AGREED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO LA SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING APPROVED

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 16 *	3 / 16 *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£760.00 (2 x 95 + 3 x 190)

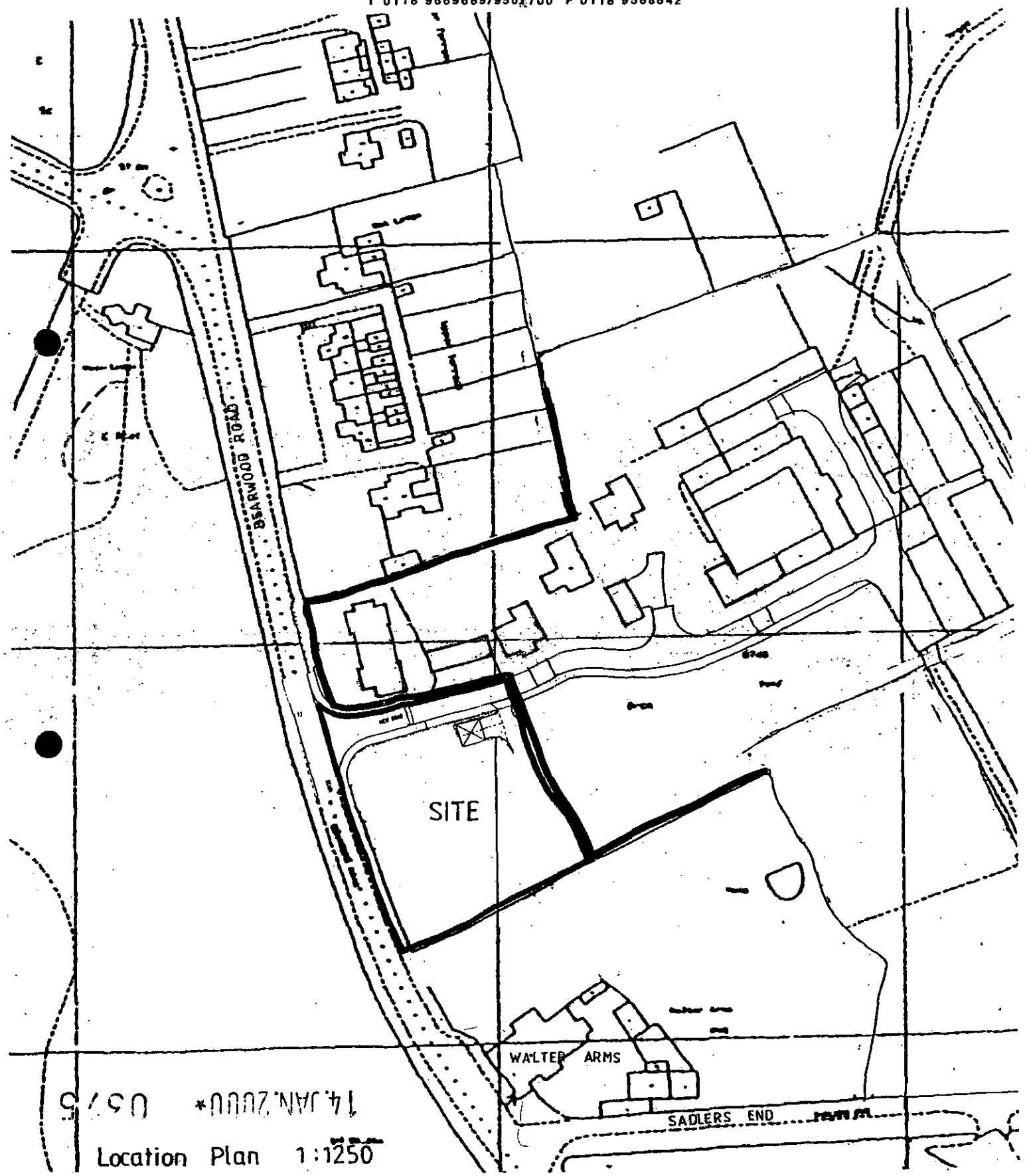
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED P.Bragg ANDREWS KALIK ASS. ON BEHALF OF HUDSCOTT ESTATES DATE 13.01.2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

Spare



14 JAN 2000

05/5

Location Plan 1:1250

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
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1422

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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FOR OFFICE USE ONLY

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		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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 Nos: F/2000/0375 & CA/2000/0376

Proposal:
Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Location:
Land At 1 - 3 Home Farm Cottages Bearwood Road, Winnersh .

This application is being advertised in the Wokingham Times newspaper on the 17.2.2000 for the following reason(s);

SITE IS WITHIN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

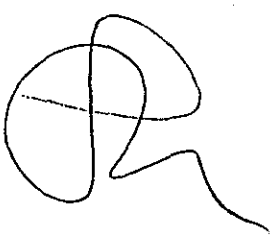
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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 Lynette Baker 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: 17.2.2000



WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0375

Applicant : Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

Location : Land At 1 - 3 Home Farm Cottages Bearwood Road .

Proposal : Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings. — to give 6 units. Net gain = 3

Site Notice Displayed ? :

YES	NO	DATE
✓		11/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/2.....

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses : Arborfield PC - no objection
Winnersh PC: objected to siting of car port - shd not be beyond B.L. of Waller Arms extn.
HA: Rd needs to be adopted - 6 dwellings
Reuppl. to show show vis splays.*
Conservation officer: access & pkg arrangements
Compromise otherwise acceptable treatment.
Landscape: acceptable

* Revised plan rec. 10/3 acceptable

Planning Issues : Impact on character of CA / settlement edge / Rural area / gap - LC1, LT2 LBE12, LBE14, LBE15
HA issues.

Application Number: F/2000/0375

Appraisal :

1. Impact on character of area / Conservation Area / settlement boundary

The settlement boundary runs along the eastern boundary of the site, + only 1/2 the car port building at the rear of the site is outside the settlement. Proposed amendments to the local plan are anomalous in that they show an isolated enclave of rural area to the east of this site - part of a paddock. After discussion with policy, agreed that a refusal on rural area/settlement boundary policies could not be sustained given proposed amendment & the fact that the amount of the proposal falling outside the settlement is de minimis. In addition consent exists at the Walter Arms next door for a large extension ~~[illegible]~~ & car park immediately adjoining the site - car park is outside settlement. In terms of the effect on the settlement edge majority of proposal is set 18-20m within settlement boundary, which is proposed to be planted with native hedge. In wider views from countryside, the proposed car port will fit with surrounding cottages & farm buildings & will not be obtrusive.

2. CA: The renovation of the cottages & their treatment is considered to be appropriate, + an improvement in terms of the CA + its character. The Conservation Officer expressed reservations about the access arrangements & parking (on the basis that they compromise the rural area) & the increase in no. of units. Impact on rural area/settlement edge is described above & is considered acceptable. The character of the CA here consists of red brick walter estate type dwellings, (the row of terraced hs the subject of this applicn being the exception - 1950s yellowbrick Council hq) interspersed

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

(tick appropriate box)

with redbrick low key agric'l bdgs (now converted to resid.), against a setting of open fields, with views in & out of the settlement. In terms of its impact on the CA & its setting, although the amount of bdg in this location would increase as a result of the proposal, the type + style of bdg is inkeeping (+ an improvement in terms of the houses), & the inc. in scale is not so great as to cause sufficient harm to outweigh the benefits of enhancement

PTO

provided appropriate planting is secured. No policy conflict.
Neighbouring dwellings not adversely affected
- cond re windows (leaded lights not approp.)

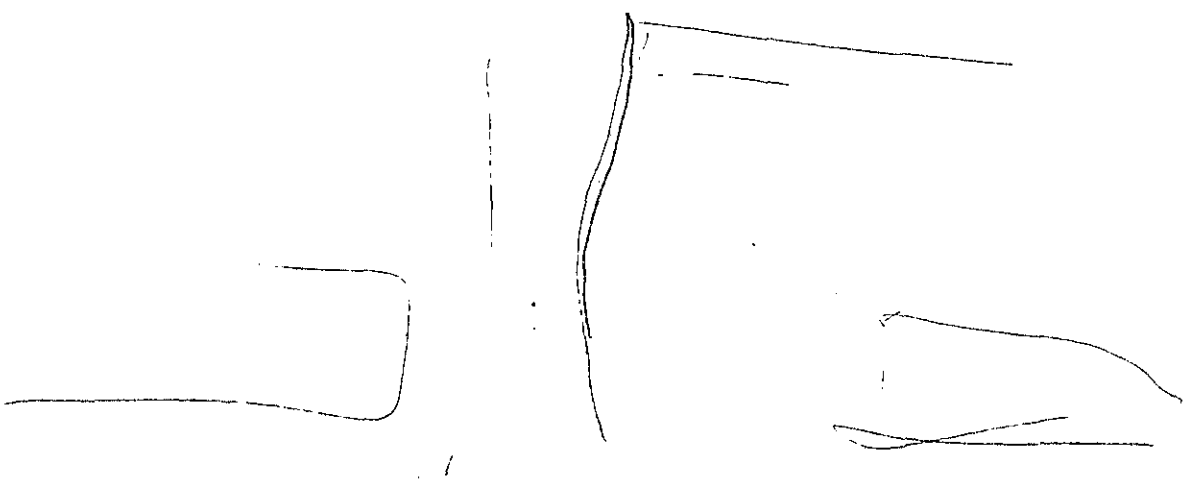
3. FRA issues:
Revised layout ~~still~~ acceptable

Application Number F/2000/0375
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	1422/12A, 1422/13 17/3/00. omit "showing....."
3	SC05	SR17	
4	SC06	SR17+SR05	Schedule 2, Part 1, Class A
5	SC07	SR13	insert "additional" before "fences".
6	SC08	SR05	north western first floor flank elevation
			of Plot 1. (insert "additional" before "window".
7	SC20	SR05	bathroom window" "north western first
			floor flank elevation of Plot 1"
8	SC17	SR05	8 – 6 Mon-Fri, 8.30–130 Sat
9	SC18	SR05	
10	SC23	SR13	parking, turning + garaging
11	SC25	SR13	1422/12A 10 omit rest
12	SC29	SR13	* SEE TC
13	SC33	SR14	
14	SC34	SR14	
15	SC40	SR09	Means of enclosure, hard surfacing mats,
			minor artefacts + structures,
16	SC41	SR09	
17	SC42	SR09	
18	SC45	SR05	The dwellings are occupied
19	SC48	SR09	
20	SC49	SR09	
21	SC52	SR12	
22			Details of the ~~[illegible]~~ proposed doors + windows of
			the 6 dwellings shall be submitted to +
			approved in writing by the LPA
			prior to the commencement of
			the development and these approved
			details shall be implemented
		R	To preserve the character of the
			CA.
			~~Plus inf re cons area consent.~~
~~1~~		~~INFO:~~	~~The applicant~~

Home Fm

- Height of fence on front - 3'6" - 4'
- Construction vehicles using Sadlers Lane (sign)
  6' CBF along accessrd.
  Accessrd wiggly.



RECORD OF SITE VISIT

SITE ADDRESS: 1 - 3 Home Farm Cottages Land At Bearwood Road Wokingham.

APPLICATION NUMBER: F/2000/0375

OFFICER: Lynette Baker

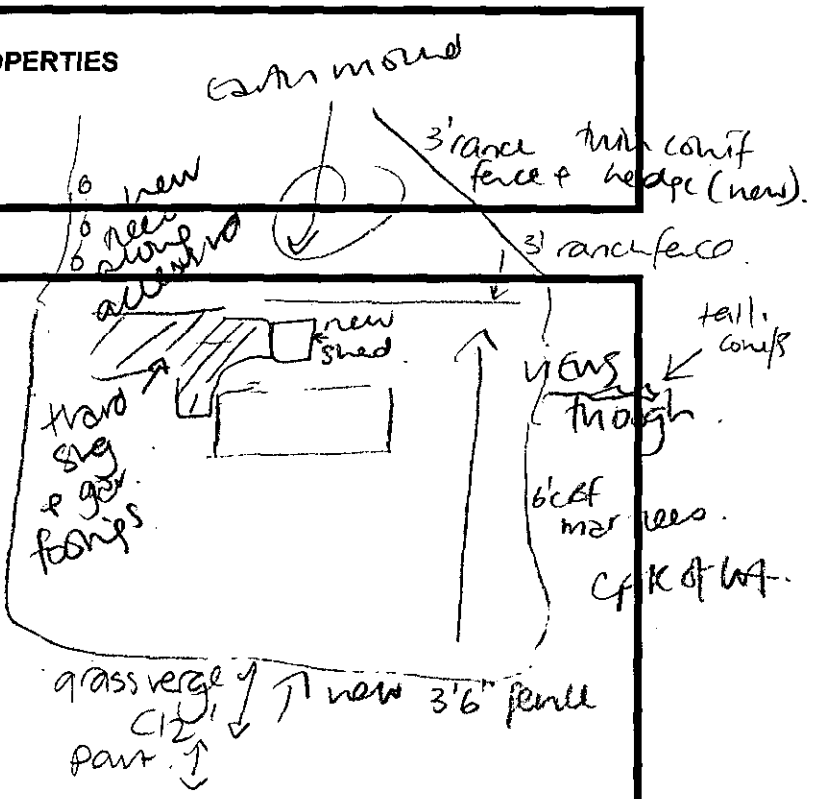
DATE OF SITE VISIT: 11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ at front

2. DESCRIPTION OF SURROUNDINGS edge of settlt CA

3. DESCRIPTION OF SITE/BUILDING 3 yellow brick terraced ex-Cnl HS. - eyesore - not in keeping with CA

4. RELATIONSHIP TO ADJOINING PROPERTIES



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Neil -
What do you
think? - ok.
Nettie

Hudscott Estates (East) Limited
Dornford House Heale Lane Currey Rivel Somerset TA10 0PQ
Tel/Fax: 01458 259 191

PLANNING SERVICES
POL
DC
APP
COPIES TO:
FILE

To: Mrs Lynette Baker. 10/III/00

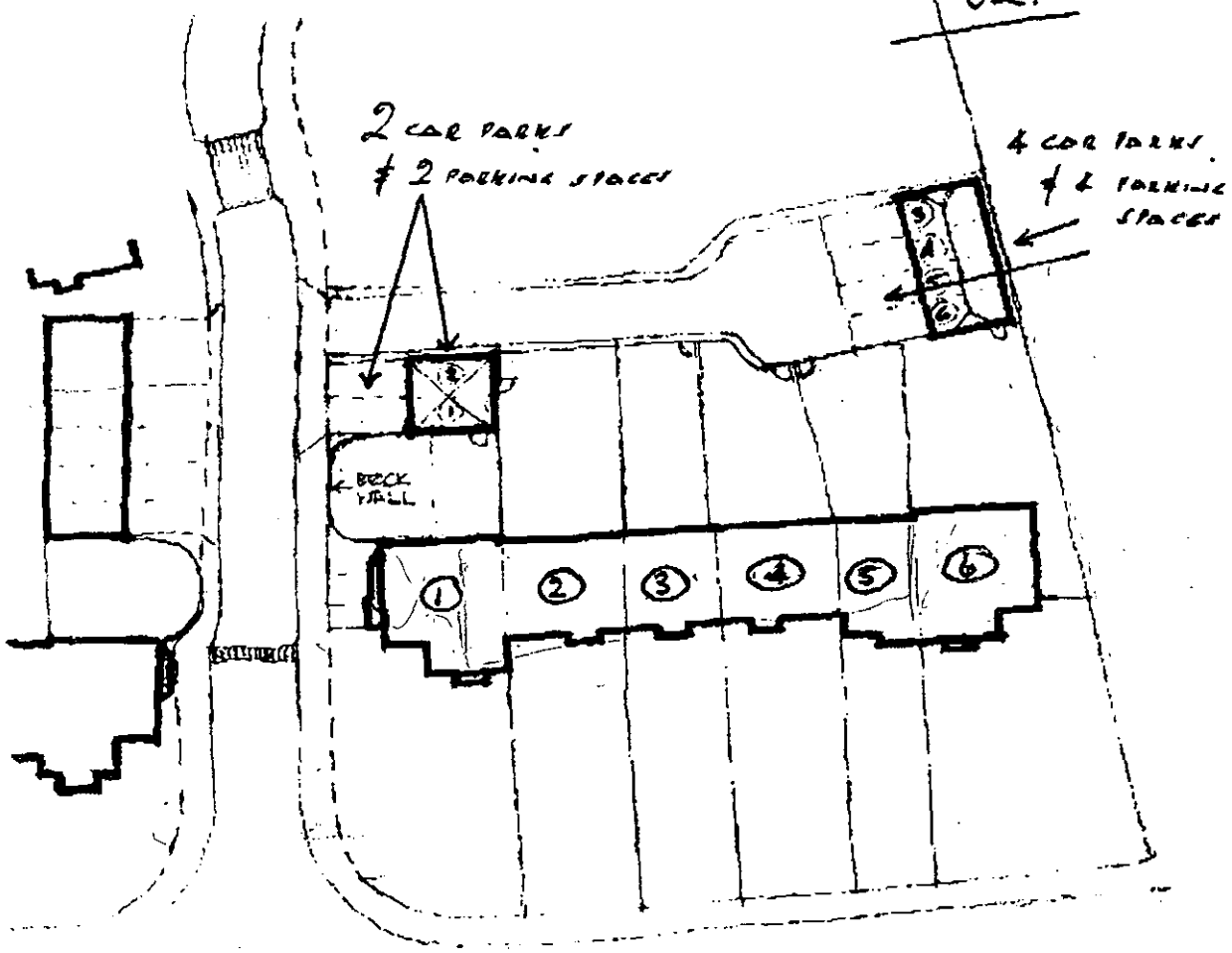
From: Ian Yule

F2000 0375

Hope Farm. Bearwood Rd

This should get round the Highways "Adoption" Requirements! -- What do you think?
(I've been 'playing' on the drawing-board!)

Ja.



RECD P+E 16.3.00

To: policy & plans

From: Lynette Baker

PJD

27319 30.3.00

SERVICE CORE

REPLY REQUIRED

Date: 15 March 2000

Application Number: F/2000/0375

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings..

Site Address:
Land At 1 - 3 Home Farm Cottages, Bearwood Road, , Wokingham.

Applicant:
Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

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

This site looks to be very marginally outside the settlement boundary as in the Deposited District Plan.

It is not affected by the proposed amendment to the settlement boundary.

It is not clear whether the site boundary is an existing or proposed native hedg.

Any infringment of countryside would appear to be de minimis until you look at siting car port

MP

Wokingham District Draft Local Plan
Representations

RESPONDENT NUMBER: 1077

RESPONSE NUMBER: 2312

RESPONDENT INFORMATION:

Mr R Reynolds
Planning & Development Partnership
7 North Road
Maidenhead
Berkshire
SL6 1PE

CLIENT INFORMATION:

Hudscott Estates (East) Ltd
Hudscott Manor
Chittlehampton,
Barnstaple
Devon
EX37 9QP

CHAPTER: 1

SUPPORT/OBJECT: Object

POLICY/PROPOSAL: WOS2

PARAGRAPH NUMBER:

HOUSING SITE REF: WI34

PROPOSED AMENDMENT REF:

SITE ADDRESS: Land at Home Farm, Sindlesham

SUMMARY OF REPRESENTATION:

Amend the settlement boundary to include land at Home Farm, Sindlesham.

SUMMARY OF LPA RESPONSE:

Amend settlement boundary to include land now granted planning consent.

See Proposed Amends. p114+.

Discussed with RF 14/3
Agreed & be sustained
on sett bnd issues
given Δs proposed
policy converted
15/3

Wokingham District Draft Local Plan
Representations

RESPONDENT NUMBER:	1077	RESPONSE NUMBER:	2313

RESPONDENT INFORMATION:	CLIENT INFORMATION:
Mr R Reynolds Planning & Development Partnership 7 North Road Maidenhead Berkshire SL6 1PE	Hudscott Estates (East) Ltd Hudscott Manor Chittlehampton, Barnstaple Devon EX37 9QP

CHAPTER:	5	SUPPORT/OBJECT:	Object
POLICY/PROPOSAL:	WH2	PARAGRAPH NUMBER:	
HOUSING SITE REF:	WI34	PROPOSED AMENDMENT REF:	

SITE ADDRESS: Land at Home Farm, Sindlesham

SUMMARY OF REPRESENTATION:	SUMMARY OF LPA RESPONSE:
Land at Home Farm, Sindlesham is appropriate for residential development and should be included in policy WH2 as a proposed housing site.	No change. An assessment methodology has been devised and used to select sites for residential development for inclusion in the local plan. It involves a systematic approach that enables sites to be compared with each other. This site is not one of those selected for inclusion in the local plan.

Wokingham District Draft Local Plan
Representations

RESPONDENT NUMBER: 1003	**RESPONSE NUMBER:** 6047

RESPONDENT INFORMATION:

Mr R Bradbeer
Robin Bradbeer Limited
20 Lansdown Parade
CHELTENHAM
Glos.
GL50 2LH

CLIENT INFORMATION:

Mr A Bailey
79 King Street Lane
Winnersh,
READING
Berkshire

CHAPTER: 1	**SUPPORT/OBJECT:** Object
POLICY/PROPOSAL: WOS2	**PARAGRAPH NUMBER:** Maps
HOUSING SITE REF: WI34	**PROPOSED AMENDMENT REF:** P/1

SITE ADDRESS: Land at Home Farm, Sindlesham

SUMMARY OF REPRESENTATION:

The proposed updating of the settlement boundary at Sindlesham is incomplete. Whereas the proposed amendment in respect of land at Home Farm is acceptable the position of the settlement boundary as drawn in the vicinity requires further consideration and amendment. The alignment of the settlement boundary in relation to 79 King Street Lane does not follow any feature on the ground and has no reasoned justification. The sustainable position of the settlement boundary should follow the curtilage of this property to include within the settlement the existing hard surfaced area and outbuildings.

SUMMARY OF LPA RESPONSE:

Comments are noted. Settlement boundary amendment is justified. Current position cannot be justified in landscape/land use terms on the ground.

Wokingham District Draft Local Plan
Representations

RESPONDENT NUMBER:	1023	RESPONSE NUMBER:	6048

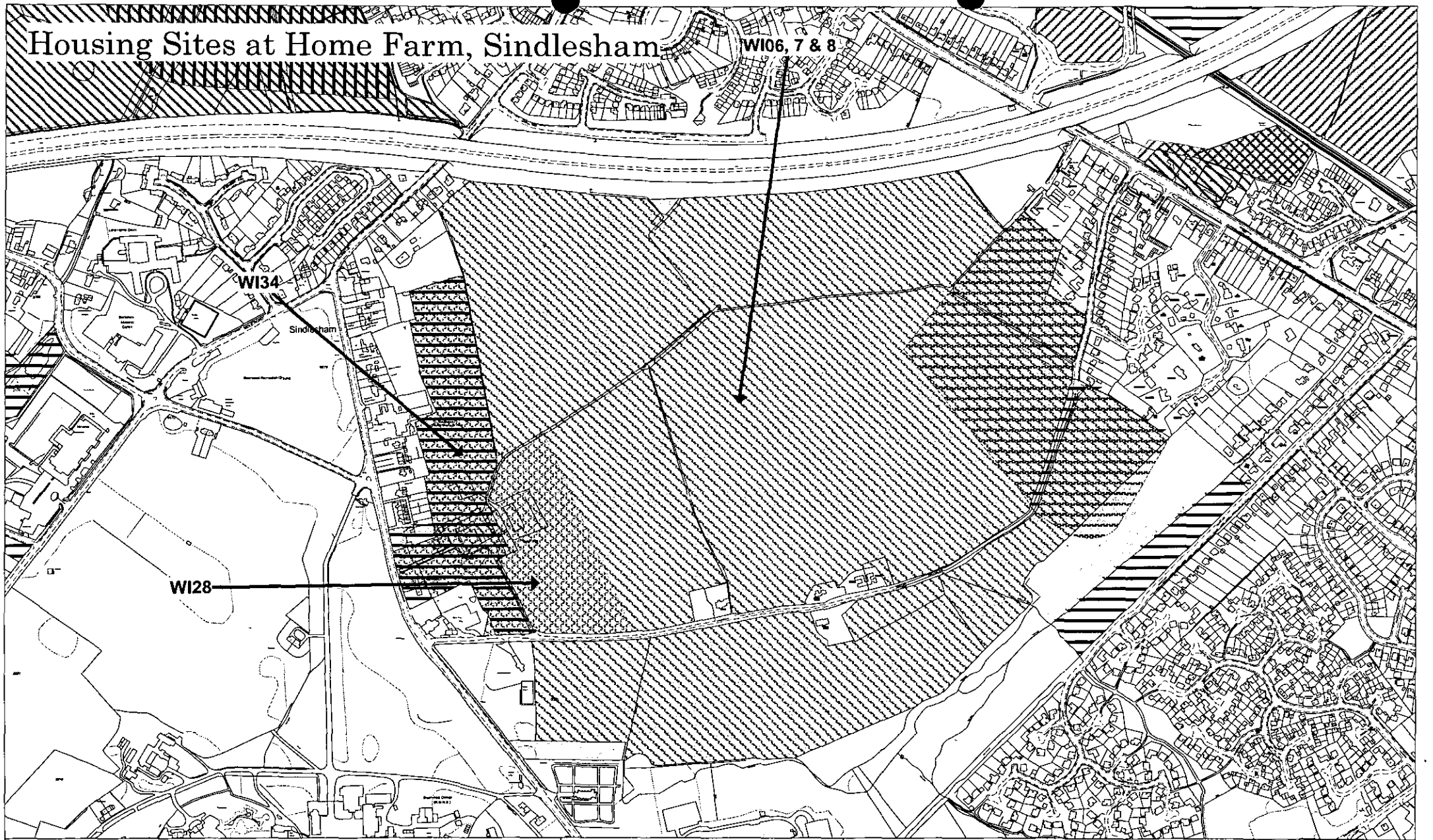
RESPONDENT INFORMATION:	CLIENT INFORMATION:
Mr R Bradbeer Robin Bradbeer Limited 20 Landsdown Parade CHELTENHAM Glos. GL50 2LH	Mr D Alder The Coach House Bearwood Road Sindlesham, READING Berkshire

CHAPTER:	1	SUPPORT/OBJECT:	Object
POLICY/PROPOSAL:	WOS2	PARAGRAPH NUMBER:	Maps
HOUSING SITE REF:	WI34	PROPOSED AMENDMENT REF:	P/1

SITE ADDRESS:	Land at Home Farm, Sindlesham

SUMMARY OF REPRESENTATION:	SUMMARY OF LPA RESPONSE:
The proposed updating of the settlement boundary at Sindlesham is incomplete. Whereas the proposed amendment in respect of land at Home Farm is acceptable the position of the settlement boundary as drawn in the vicinity of the Coach House requires further consideration and amendment. The residential curtilage which runs with the Coach House is well defined and long established. There is no justification in land use planning terms to treat this land differently from the adjoining land to the south which is included within the settlement. Inclusion of this land is reinforced by the presence on part of the land of a long established commercial contractor's yard. The sustainable position of the settlement boundary should reflect these facts. It is suggested that the boundary of Sindlesham Conservation Area should be reviewed by the omission of this land from the designated area.	Comments are noted. Settlement boundary amendment is justified. Current position cannot be justified on landscape/land use terms. No amendment to Sindlesham Conservation Area boundary.

Housing Sites at Home Farm, Sindlesham



This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

Site Plan
Scale: 1 to 7341
Date: 10 March 2000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. *Wokingham District Council, Licence No. LA086134*

1-3 Home Farm Cotts.

Settlement boundary runs 10m from rear of cotts. In theory, carports aside this area & new access road are unacceptable.

CH, Walter Annus has extn & cpc aside sett. bndy

* → check policy whether sett. edge being updated here.
* New carport = 5.2m high. Accept ½? HS/MT Currently v. open. Inc in units/pkg → adverse impact on CA & asp?
* Design of cotts = OK (? thing with HS)

Accept impact on rowing opp.
6' CBF along access road?

HA: Needs to be adopted.
Show vis splays.

Date: 27 March 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0375

Location: Land At 1 - 3 Home Farm Cottages, Bearwood Road, Wokingham.

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings.

Applicant: Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Lynette Baker

The new plans show the following: Repositioning of garages. Drawing no 1422/12A, 1422/13.

Comments are required by 10/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

See comments. CA/2000/0376.

To:
Neil Etherington
Senior Arboricultural Officer

27 JAN 2000

From: Lynette Baker

Date: 25 January 2000

Application Number: F/2000/0375

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings..

Site Address:
Land At 1 - 3 Home Farm Cottages, Bearwood Road, .

Applicant: Winnersh
Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

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

Please note the car port is outside the settlement boundary in the green gap designation

Lynette

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: Land at 1-3 Home Farm Cottages, Bearwood Road, Winnersh

Proposal: Proposed erection of 3 dwellings car port and alterations to two existing dwellings

Application Number: F/2000/0375

In response to your consultation dated 25th January 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed new car port is a pleasant building of local character. Although it lies just beyond the settlement boundary in the green gap designation, there is a much larger farm building (undergoing building works at present) at the further end of the field next to the site for the proposed car port. Additionally, the public house on the adjacent site on Bearwood Road is undertaking proposed extensions and enlargements. In any wider view of the site from adjacent countryside, the proposed car port will fit with its surrounding cottages and farm buildings and be quite unobtrusive.

The applicant is requested to submit details of the proposed new hedge on the boundary between the dwellings and the field.

Patricia Green

Patricia Green
Landscape Consultant

To:
Highways

From: Lynette Baker

Date: 25 January 2000

Application Number: F/2000/0375

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings..

Site Address:
Land At 1 - 3 Home Farm Cottages, Bearwood Road, .

Applicant:
Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

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

COMMENTS

PLEASE PROVIDE CONFIRMATION OF THE FOLLOWING:

1. AS THERE ARE SIX PROPERTIES SERVED FROM THE ACCESS ROAD TO THE REAR OF THE PROPOSAL, WE WILL REQUIRE THE APPLICANT TO ADOPT THIS ROAD BY WAY OF SUITABLE LEGAL AGREEMENT. ✓
2. IF THIS IS NOT AVAILABLE TO THE APPLICANT, THE REVISED LAYOUT WILL BE REQUIRED TO SHOW NO MORE THAN 5 PROPERTIES ACCESSED VIA PRIVATE ROAD.
3. CONTRIBUTIONS (HIGHWAY) TO BE INCREASED PRO-RATA FOR THE WHOLE SITE. - more than 3 dwellings?
4. SET OUT VISIBILITY SPLAYS ON A PLAN, SHOWING LAND WITHIN THE SPLAYS FREE OF OBSTRUCTIONS OVER 0.6M IN HEIGHT - AT JUNCTION OF NEW ROAD & BEARWOOD ROAD, OVER THE FRONT GARDENS OF THE PROPOSED HOUSES.

N.S.T

10-2-00

FROM: Lynette Baker

DATE: 25 January 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

PLANNING SERVICES | RPT 26092
POL | 26 JAN 2000
DC | ENF
CS | 18 FEB 2000
COPIES TO: | FILE:

Application Number: F/2000/0375

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings..

Site Address: Land At 1 - 3 Home Farm Cottages Bearwood Road .

Applicant: Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

Your observations are required in respect of this application **by 18/02/2000** .

The Committee **OBJECTED** on the following grounds:

1 The proposed carport is too far back, impinging on the open space. If allowed, it should not be beyond the building line of the approved extension of the Walter Arms

SIGNED: _____ DATE: 16.02.00

CLERK TO Winnersh Parish Council

Arborfield & Newland Parish Council

PLANN Temporary Office:
POL
DC LB
APP
CS
11 FEB 2000
COPIES TO:
ACK:
FILE:

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

8 February 2000

Ms Lynette Baker
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Baker

2000/0375 & CA/2000/0376 1-3 Home Farm Cottages Bearwood
Erection of 3 dwellings, alteration to building in conservation area
Adjoining parish consultation

Arborfield Parish Council has no objection to the above planning applications.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

To:
Harold Sanders
Urban Design And Conservation Officer

27 JAN 2000

From: Lynette Baker

Date: 25 January 2000

Application Number: F/2000/0375

Proposal: Proposed erection of 3 dwellings car port and alterations to 2 existing dwellings..

Site Address:
Land At 1 - 3 Home Farm Cottages, Bearwood Road, .

Applicant:
Hudscott Estates (E) Ltd C/O Andrews Kalik Associates Ltd.

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

---

1 THE EXISTING BUILDINGS, ARE FARM COTTAGES OF EARLY 1960'S DESIGN + CONSTRUCTION, AND NOT GOOD EXAMPLES WORTHY OF KEEPING IN THEIR PRESENT FORM.

2 THEY ARE LOCATED WITHIN THE CONSERVATION AREA AND THEIR RENOVATION WOULD ENHANCE THIS EDGE OF THE AREA.

3. HOWEVER, THE REAR ACCESS AND PARKING FACILITIES, INCLUDING GARAGES/CAR-PORTS. ARE OUT-SIDE THE SETTLEMENT (BUT WITHIN THE CONSERVATION AREA) ANY INTRUSION INTO THE ADJOINING GREEN GAP WOULD BE A CONFLICT WITH CURRENT PLANNING POLICIES. - de minimis - SEE

4. THE ADDITION OF 2 NO. EXTRA UNITS, PLUS THE ENLARGEMENT OF 2 NO UNITS PLUS THEIR PARKING REQUIREMENT, WOULD COMPROMISE THE PROPOSED ENHANCEMENT. Why?

5. THE GENERAL TREATMENT OF THE NEW UNITS AND ENHANCEMENT OF THE EXISTING COTTAGES IS CONSIDERED APPROPRIATE TO THE CHARACTER OF THE CONSERVATION AREA.

6 THE ACCESS ARRANGEMENT + PARKING SHOULD BE RE-CONSIDERED PLUS THE NUMBER OF UNITS.

Harold Sanders. 10.02.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 JAN 2000
Officer: LEB	Application No. F/2000/0375

Map No. 6 Site 025

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF 3 DWELLINGS CAR PORT AND ALTERATIONS TO 2 EXISTING DWELLINGS

Location: HOME FARM COTTAGES, BEARWOOD ROAD

Parish: WINNERSH Ward: Winnersh 25.1.2000

Applicant: HUDSCOTT ESTATES (E) LTD

Fee Received 760-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	Q12?		
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: Winnersh

Listed Building: 1 2 2*

Advertisement Required: Conservation

Date Site Notice Sent: 25.1.2000 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	: Arborfield
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

By hand 13.1.00.
chq £760 - Carol

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

14. JAN. 2000* 0375

SK/JAG/1422

13th January 2000

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

F.A.O. Mrs L Baker

Dear Madam,

HOME FARM COTTAGES, BEARWOOD ROAD, SINDLESHAM

Further to our meeting in your offices in the presence of Mrs Lynette Baker and Mr Harold Sanders at which we discussed the proposal for extending the cottages along Bearwood Road, we have now prepared a Planning application to take into account the comments made at the meeting.

The following documents are enclosed in order to make a Planning application and Conservation Area application:

- 6 copies of Planning forms
- Certificate A
- 6 copies of drawing nos. 1422/5, 6, 11, 12, 13, 14 and location plan
- A cheque for £760 to cover the application fee has been delivered to you today under separate cover.

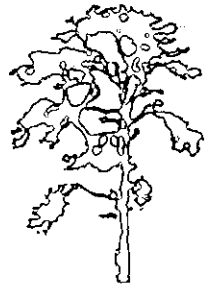
- 6 copies of Conservation Area forms
- Certificate A
- 6 copies of drawing nos. 1422/5, 6, 11, 12, 13, 14 and location plan

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



Should you require further information regarding this application please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
18 JAN 2000
COPIES TO: | ACK:
FILE:

PB/JAG/1422

14.JAN.2000* 0375

17th January 2000

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

F.A.O. Mrs L Baker

Dear Madam,

HOME FARM COTTAGES, SINDLESHAM

Please find enclosed 6 copies of the Planning application form and 5 copies of the Conservation Area Consent form showing the correct address for the client.

We would be grateful if you could substitute these for those already submitted.

Yours faithfully,

P. Bragg. (Mrs)

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

14.JAN.2000* 0375

Hudscott Estates (East) Limited

Dornford House Heale Lane Currey Rivel Somerset TA10 0PQ
Tel/Fax: 01458 259 191

13/1/00

To Mr. L. Baker.

~ Herewith cheque £760 —

For Application re: Home Farm Cottages which Stojan Kalik is submitting today.

Kind Regards.

Ian Yule

Registered in England No 3196688

Mr Ian R. Yule F.R.I.C.S.

Dornford House
Heale Lane
Curry Rivel
Somerset TA10 0PQ

Tel/Fax. 01458 259191

ADDRESS 1/2/3 Moore Farm Cottages PARISH Winkleigh

PLOT No. Beanwood Road ORD. SHEET No. SU.7769 67

BUILDER 14.JAN.2000* 0575

Plan No.	Applicant	Description of Development	Date of Decision	Decision
735/55	MRS PHILLIPS	3 cottages	11.10.55	APP
1043/55	"	"	10.1.56	APP
99/69664/F	Mrs A. Reardey	Carport & turning space.	13/7/99	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

14. JAN. 2000* 0675

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed R Bragg . ANDREWS KALIK ASS'S .

On behalf of HUDSCOTT ESTATES (EAST) Ltd.

Date 13.01.2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1422

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS *in* BLOCK LETTERS. *If a question is* not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14 JAN 2000* 0575

1.	APPLICANT'S NAME	HUDSCOTT ESTATES (EAST) LTD
	ADDRESS	DORNFORD HOUSE - HEAL LANE
		CURRY RIVEL - SOMERSET
	POST CODE	TA 10 OPQ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO, 101, LONDON ROAD
		READING. BERKS.
	POST CODE	RG1 5BY PHONE 0118 950 7700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HOME FARM COTTAGES
		BEARWOOD ROAD. SINDLESHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS TO 2 No EXISTING
		COTTAGES, 3No NEW COTTAGES
		CAR PORT FOR 4 No CARS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.22 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1422/ 5, 6, 11, 12, 13, 14 & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK & TILE/SLATE AS SHOWN to L.A. APPROVAL.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

NEW FENCE TO BEARWOOD RD TO MATCH EXISTING, GARDEN/REAR FENCES TO BE AGREED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO LA SEWER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING APPROVED

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	3 / 16	*	3 / 16	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

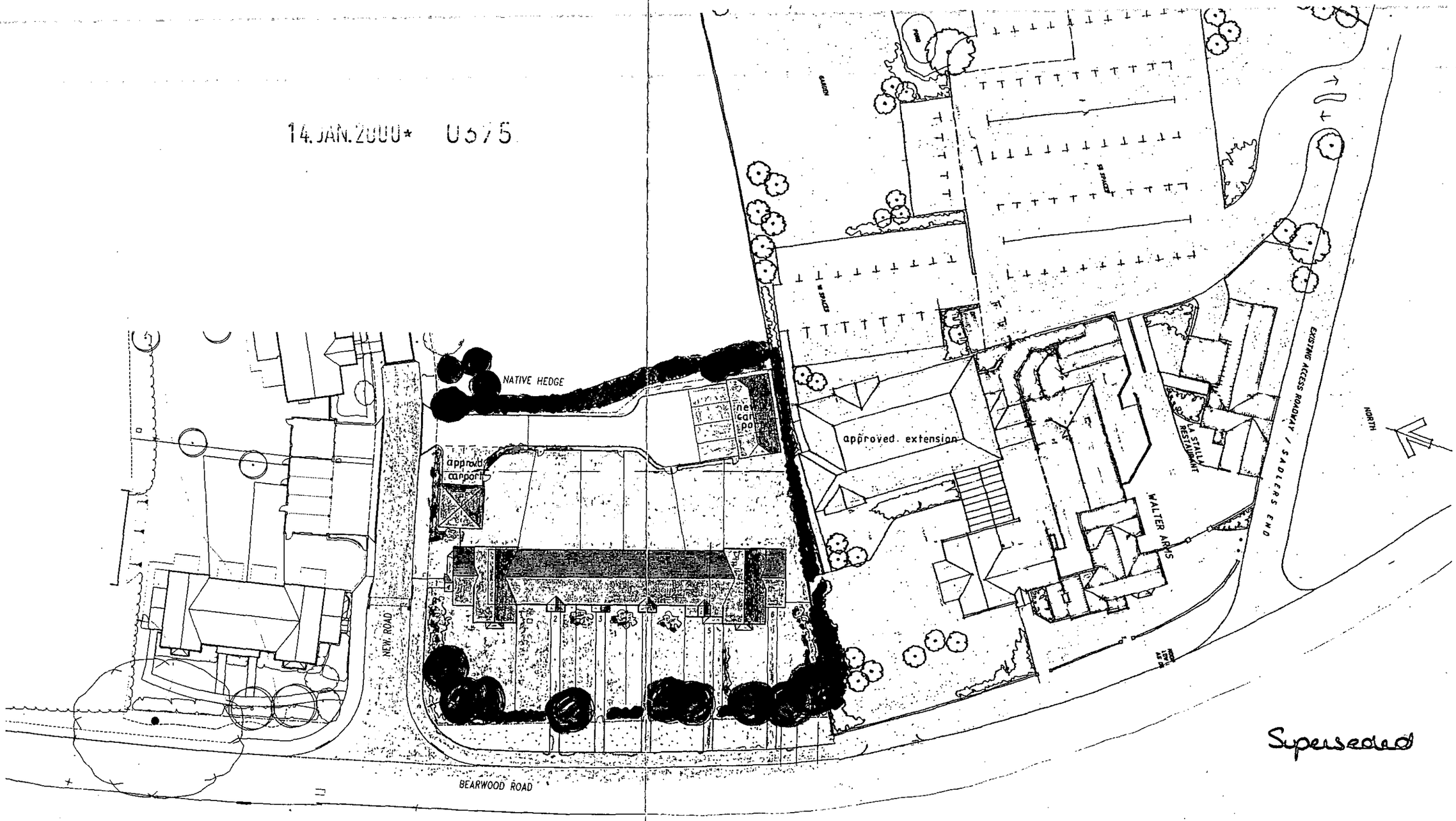
£760.00 (2 x 95 + 3 x 190)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED P.Bragg ANDREWS KALIK ASS ON BEHALF OF HUDSCOTT ESTATES DATE 13.01.2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

14. JAN. 2000* 0575



Superseded

0 10 20 30 40 50 60 70 80 90 100

RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client: Hudscott Estates (East) Ltd

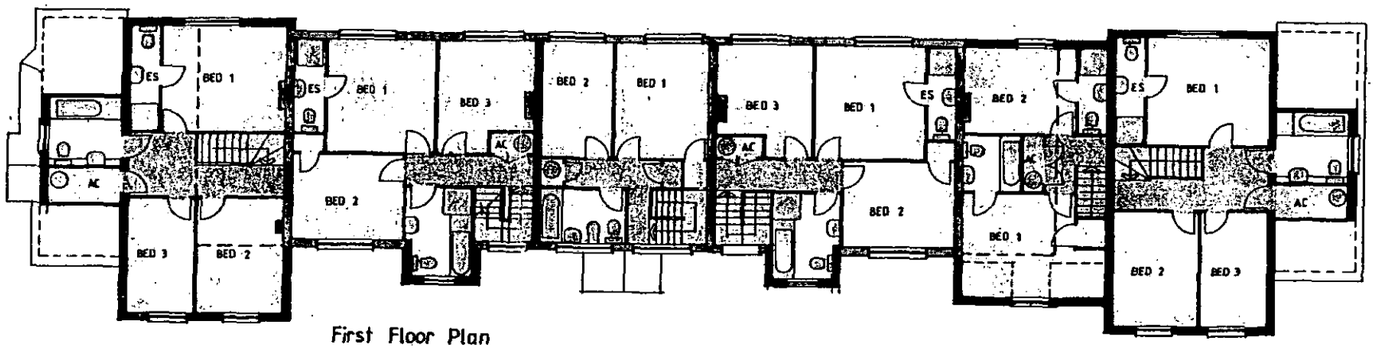
drawing: SITE PLAN
Home Farm Cottages

scale: 1:500
date: Jan 2000
sheet size:

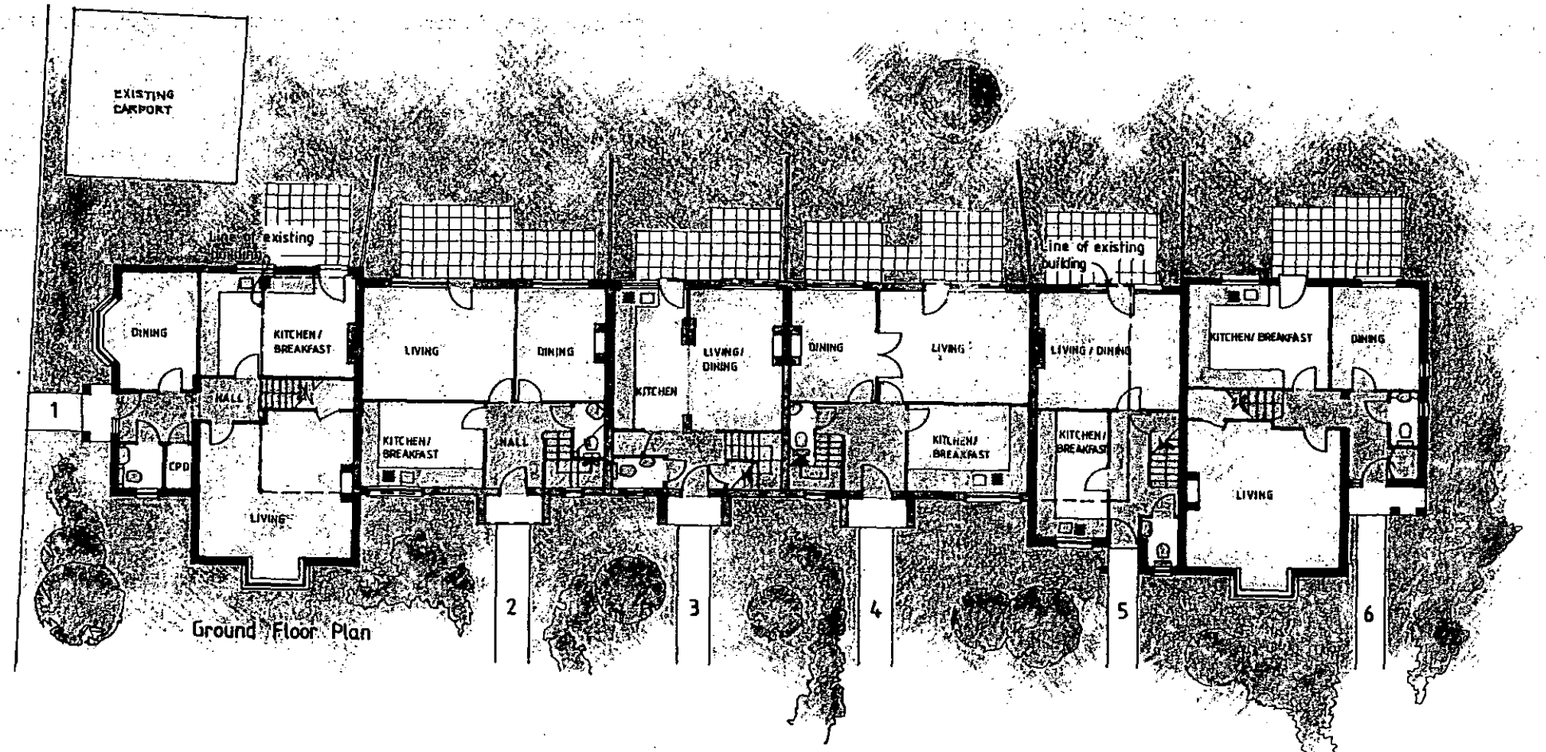
1422/12

KALIK ASSOCIATES
Chartered Architects
ANDREWS
2 ALEXANDRA ROAD READING BERKSHIRE
(0118) 9669069

14. JAN. 2000* U575



First Floor Plan



Ground Floor Plan

0 10 20 30 40 50 60 70 80 90 100

job	Redevelopment Home Farm Sindlesham
client	Hudscott Estates Ltd.
drawing	Cottages Floor Plans
scale	1:200
date	August 1999
	142215

letter date revision

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
8 ALEXANDRA ROAD
(0734) 588588

14. JAN. 2000*

U575

NATIVE HEDGE

approved carport

approved extension

NEW ROAD

BEARWOOD ROAD

EXISTING ACCESS ROADWAY / SADLERS END

WALTER ARMS

LA STALLA RESTAURANT

NORTH

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client
Hudscott Estates (East) Ltd

drawing
SITE PLAN
Home Farm Cottages

scale 1:500

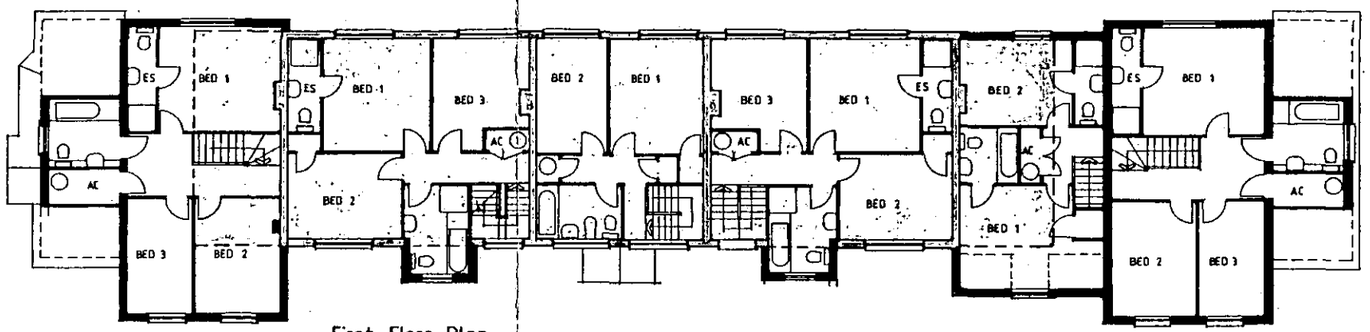
date Jan 2000

sheet size

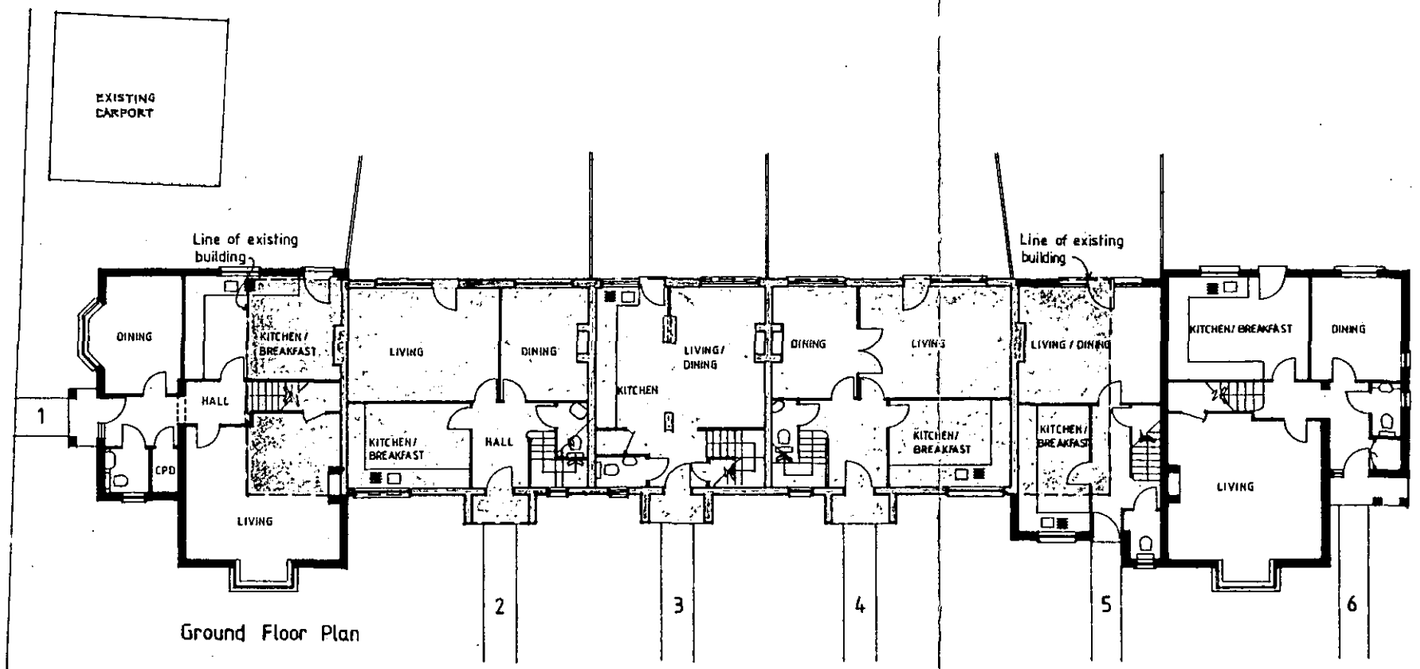
1422/12

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
2 ALEXANDRA ROAD
(0118) 9869669

14.JAN.2000* 0375



First Floor Plan



Ground Floor Plan

APPROVED

job	Redevelopment Home Farm Sindlesham
client	Hudscott Estates Ltd.
drawing	Cottages Floor Plans - 2
scale	1:200
date	August 1999
	1422/13

letter date revision

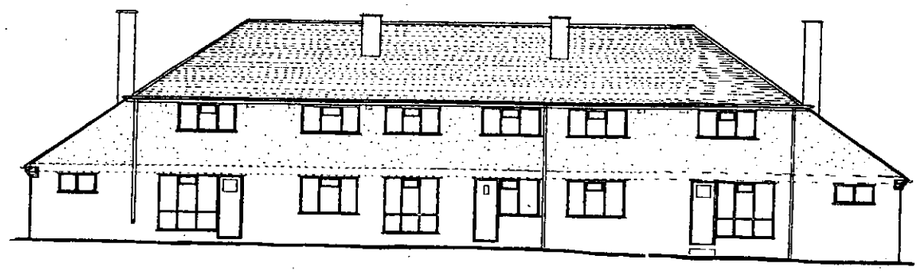
(0734) 585555
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

1/8/00.

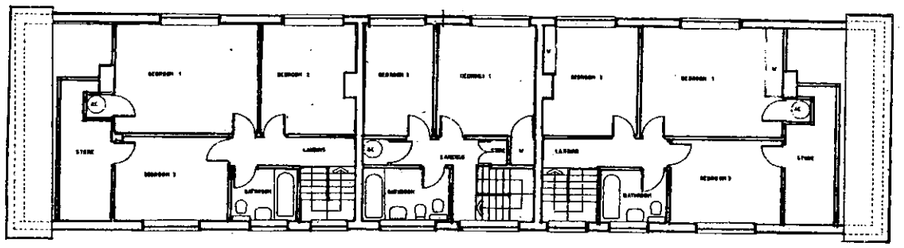
14. JAN. 2000* 0375



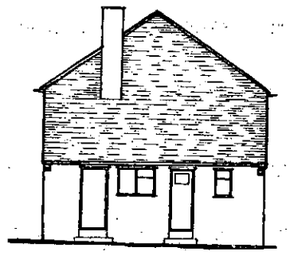
Front Elevation



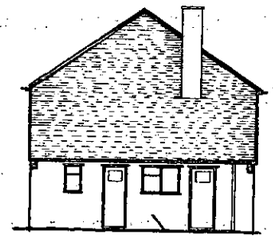
Rear Elevation



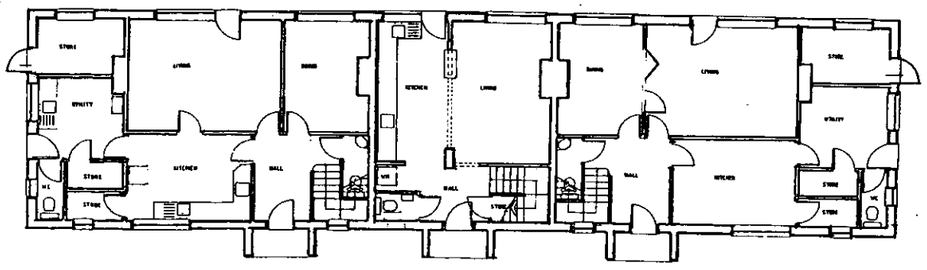
First Floor Plan



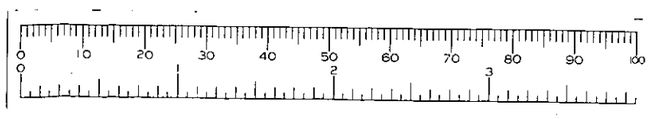
Side Elevation



Side Elevation



Ground Floor Plan



job RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client Hudscott Estates (East) Ltd

drawing PLANS – Existing
Home Farm Cottages

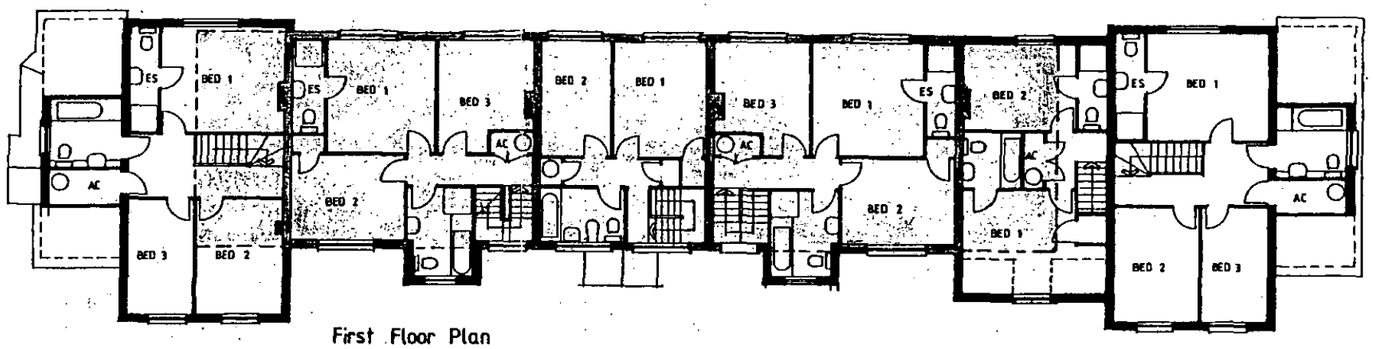
scale 1:200
date Jan 2000
sheet size A3

1422/11

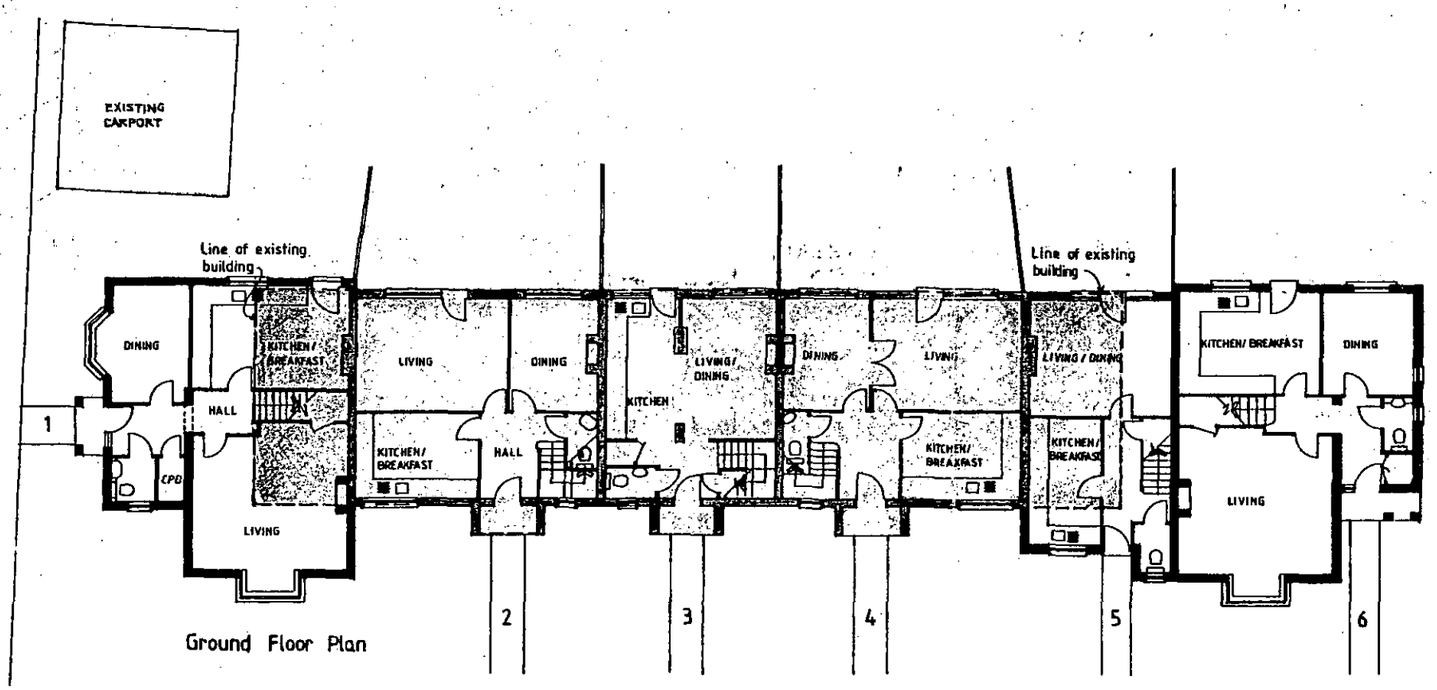
letter date revision

ANDREWS KALIK ASSOCIATES
Chartered Architects
2 ALEXANDRA ROAD READING BERKSHIRE
(0118) 9669869

14.JAN.2000* 0375



First Floor Plan



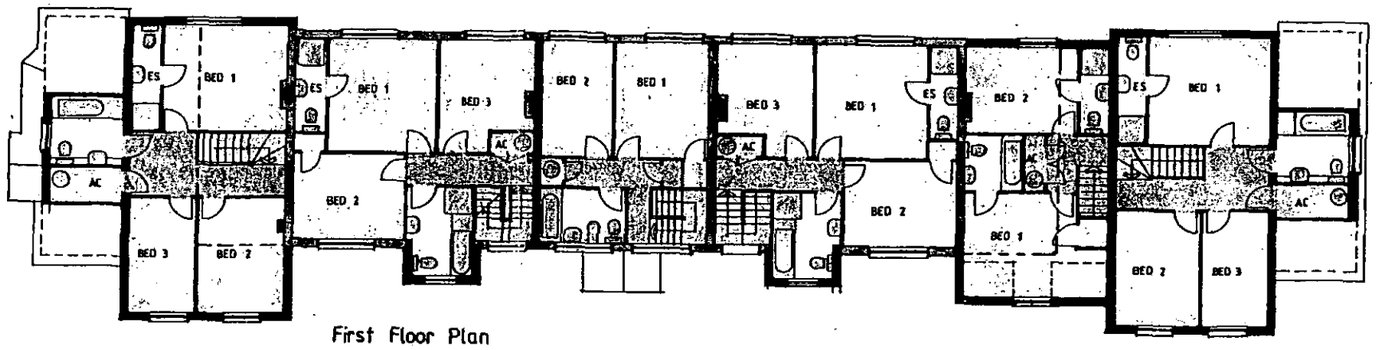
Ground Floor Plan

job	Redevelopment Home Farm Sindlesham
client	Hudscott Estates Ltd.
drawing	Cottages Floor Plans - 2
scale	1:200
date	August 1999
	1422/13

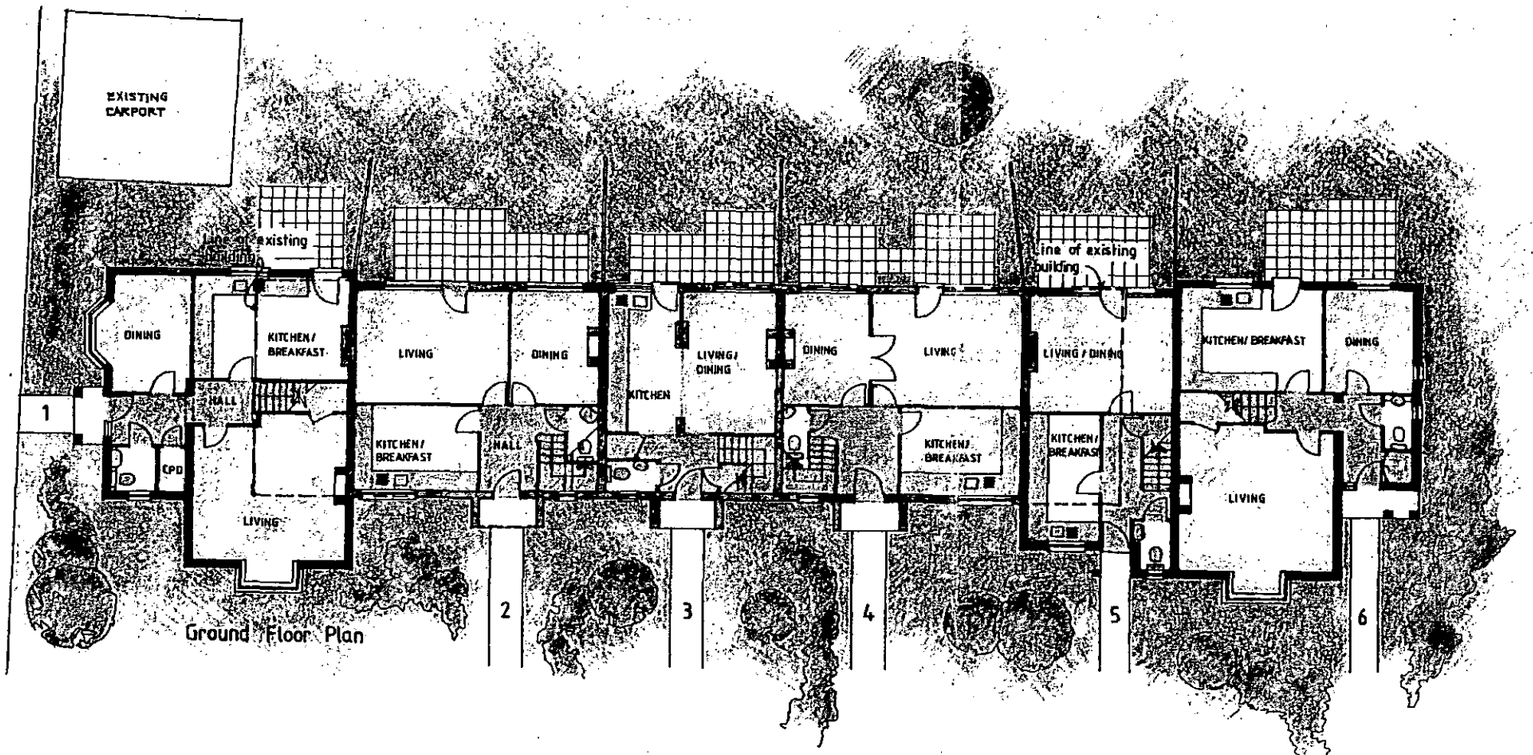
letter date revision

(0734) 585555
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

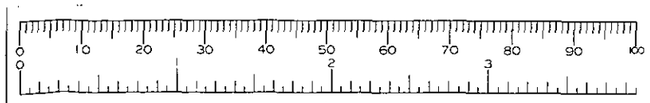
14.JAN.2000* 0575



First Floor Plan



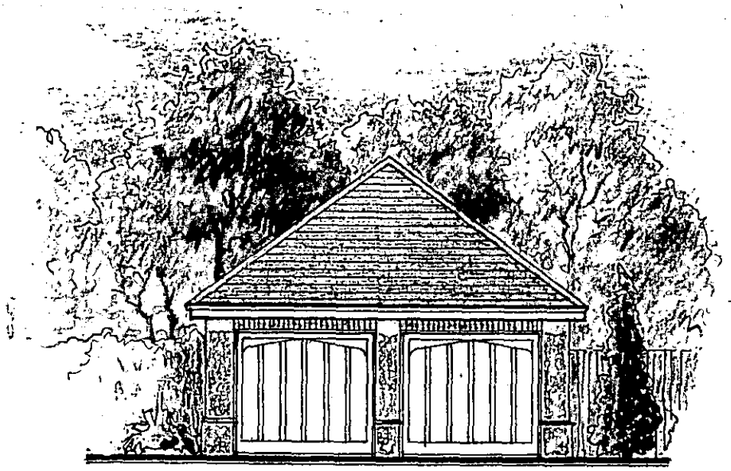
Ground Floor Plan



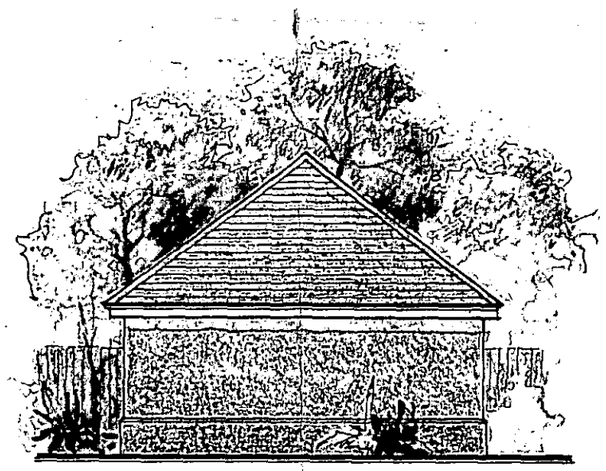
job	Redevelopment Home Farm Sindlesham
client	Hudscott Estates Ltd.
drawing	Cottages Floor Plans
scale	1:200
date	August 1999
	1422/5

letter date revision

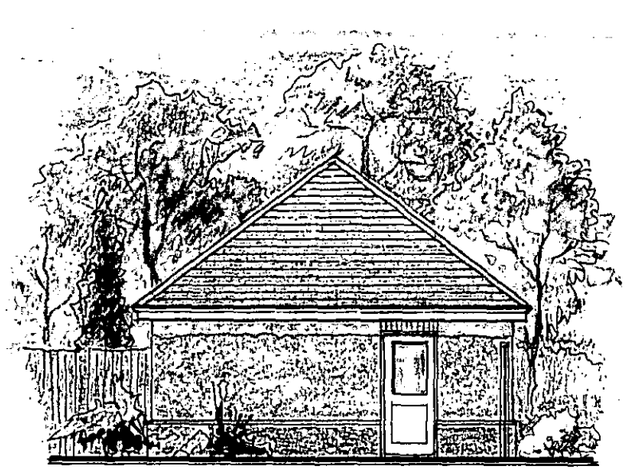
(0734) 585659
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



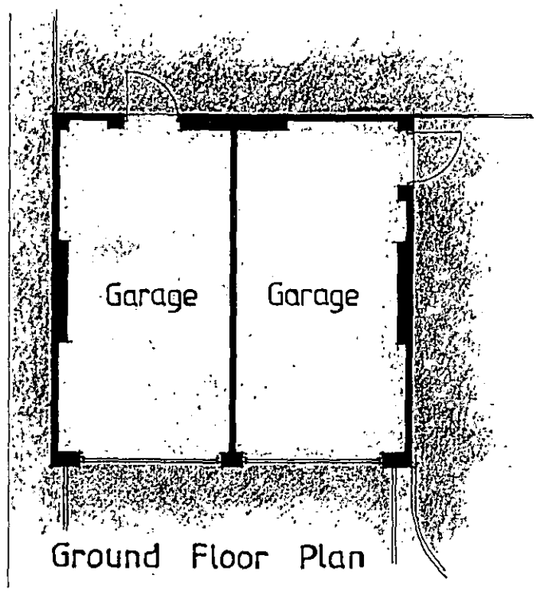
Front Elevation



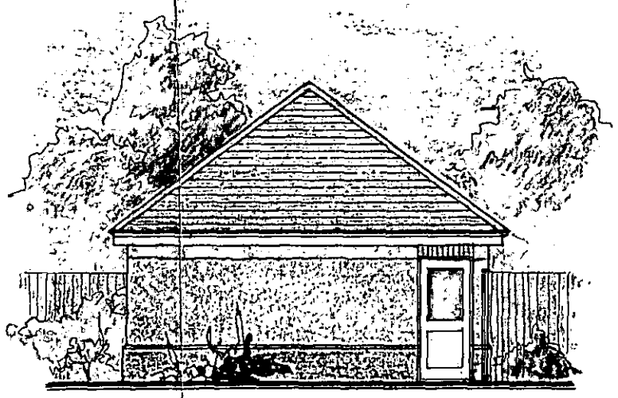
Side Elevation



Rear Elevation



Ground Floor Plan



Side Elevation

APPROVED

0376
0375

~~0735~~

REVISED PLAN

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
17 MAR 2000	
COPIES TO:	ACK:
	FILE:

letter date revision

Job Residential Development
Home Farm
SINDLESHAM

client Hudscott Estates Ltd

drawing GARAGE
Plan & Elevations

scale 1:100

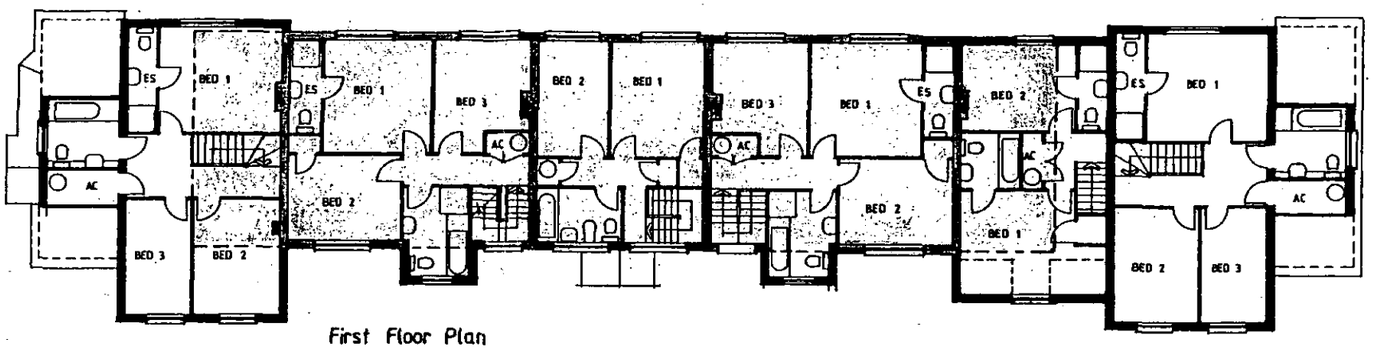
date MARCH 2000 drawn by

1422/13

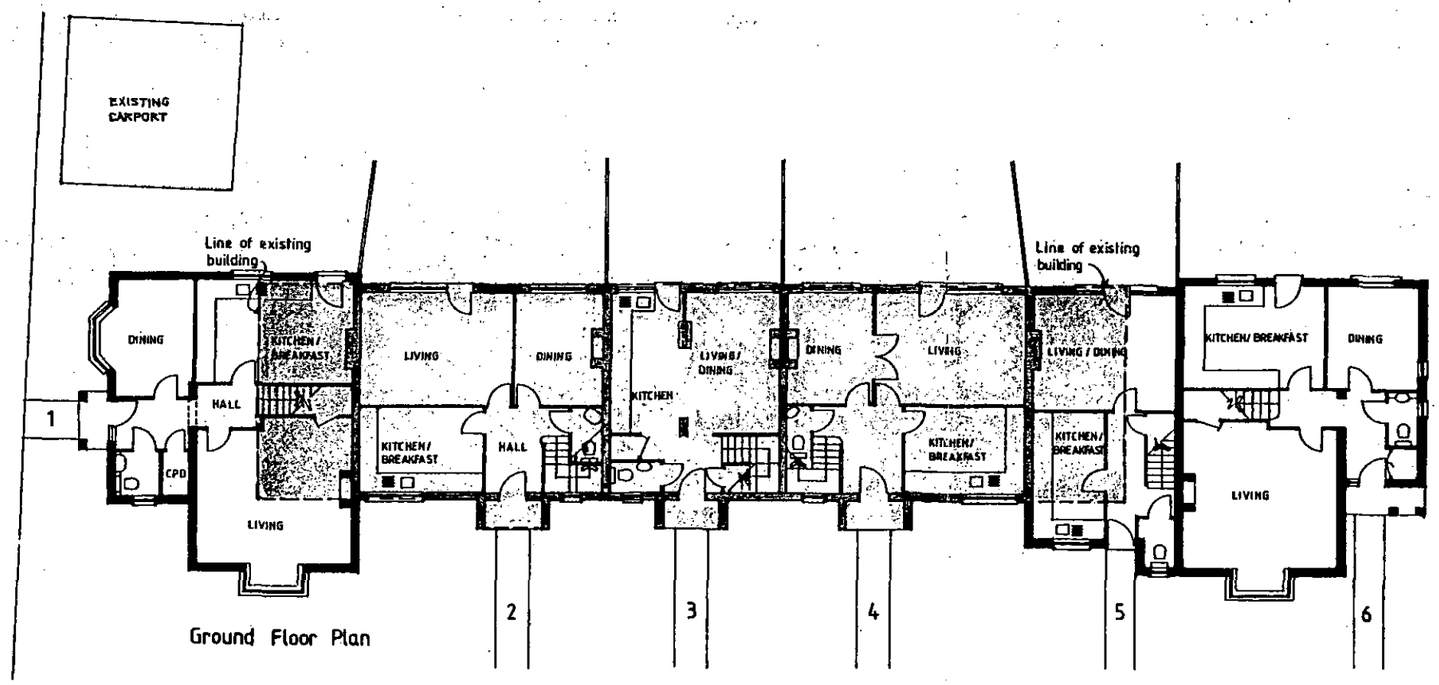
(0118) 950700
THE STUDIO
101. LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

9/8/00

14.JAN.2000* 0575



First Floor Plan



Ground Floor Plan

0 10 20 30 40 50 60 70 80 90 100

job	Redevelopment Home Farm Sindlesham	
client	Hudscott Estates Ltd.	
drawing	Cottages Floor Plans - 2	
scale	1:200	1422/13
date	August 1999	

letter date revision

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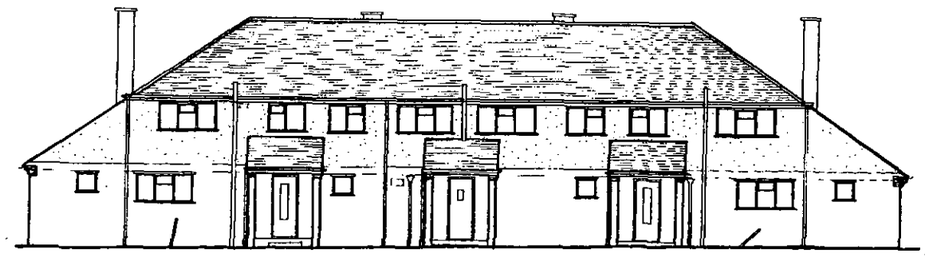
ANDREWS KALIK ASSOCIATES

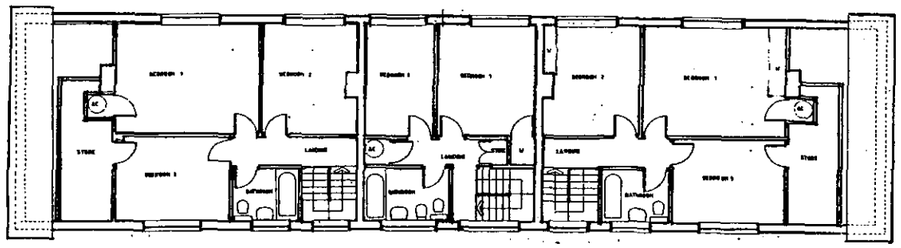
14. JAN. 2000* 0375



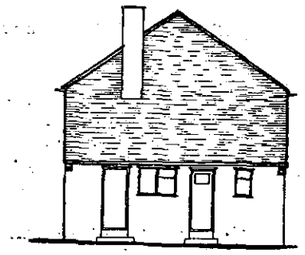
Front Elevation



Rear Elevation



First Floor Plan



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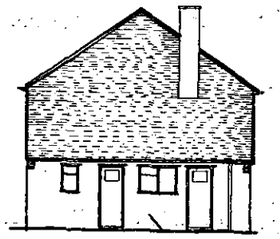

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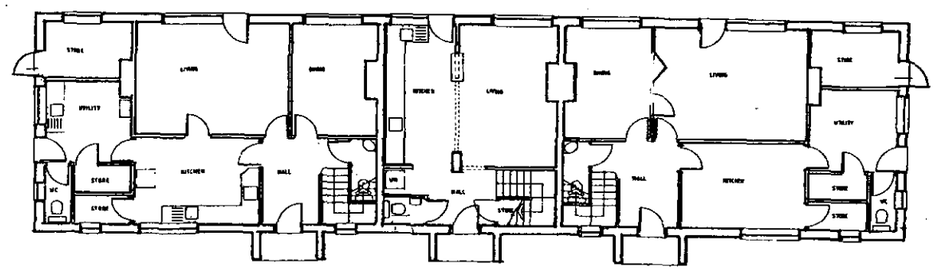
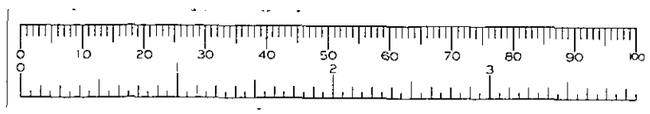


Ground Floor Plan



job RESIDENTIAL DEVELOPMENT
Home Farm
Sindlesham

client Hudscott Estates (East) Ltd

drawing PLANS – Existing
Home Farm Cottages

scale 1:200

date Jan 2000

sheet size A3

1422/11

letter date revision

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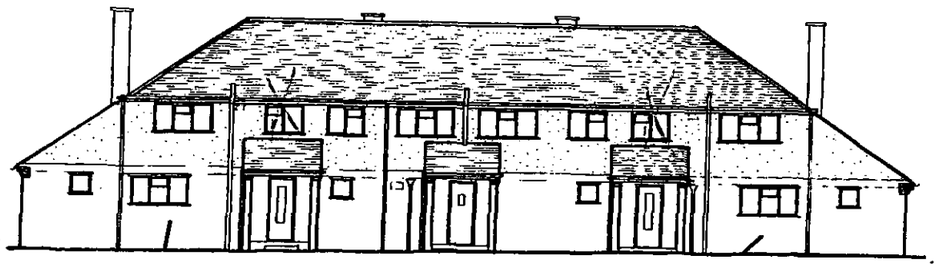
14. JAN. 2000* U375



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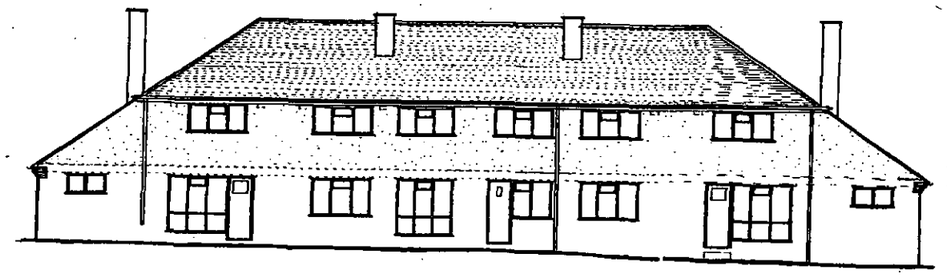
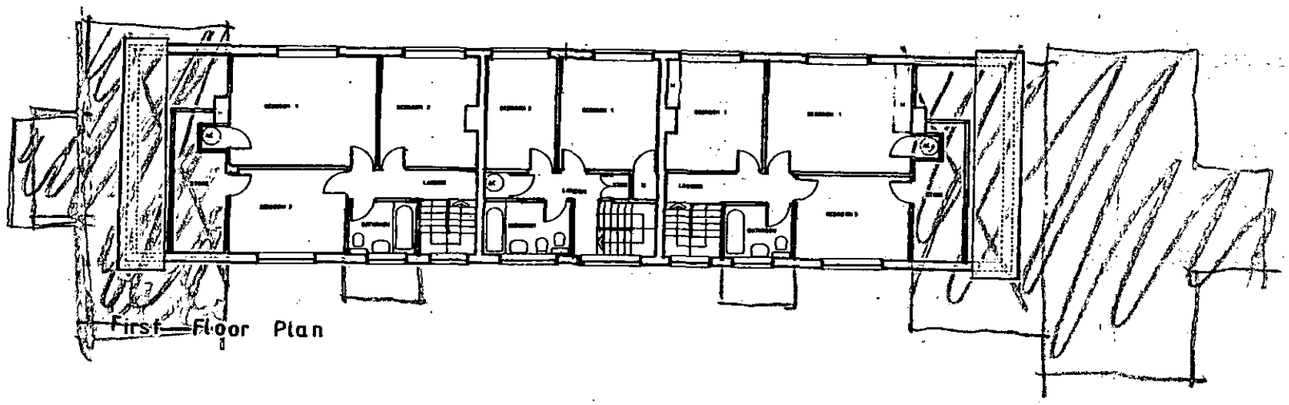
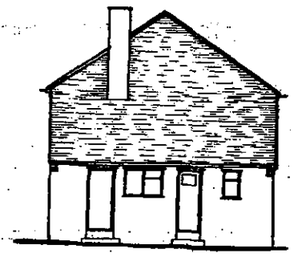


Rear Elevation



First Floor Plan



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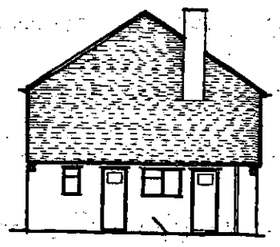

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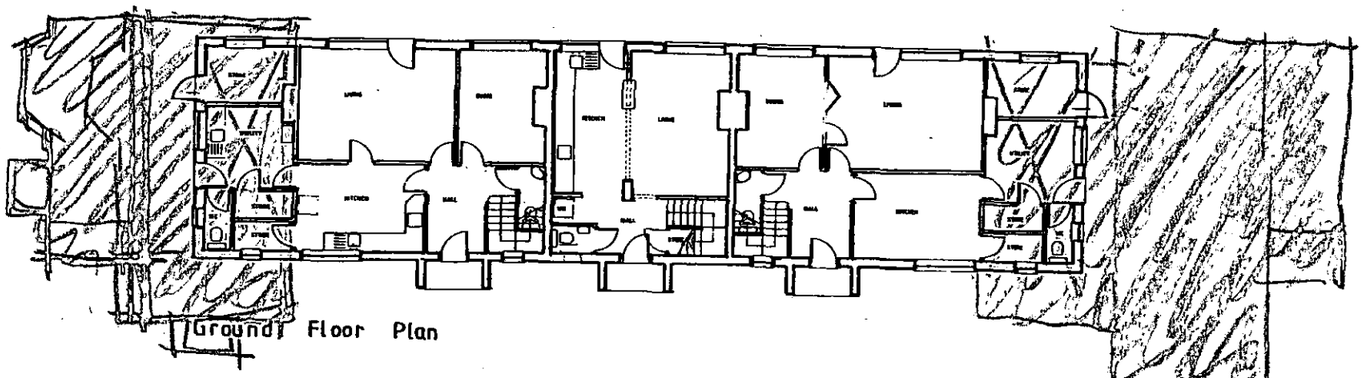
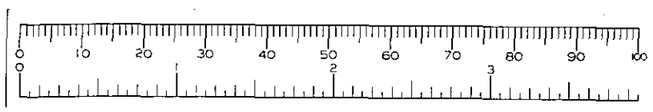


Ground Floor Plan



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