APPLICATION NO:
F/2000/1078

LOCATION:
Rushtons Farm Warren House Road, Wokingham.

APPLICANT:
Mr S Lane C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor rear extension.

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

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Lane
C/O Colin Dawson And Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Application Number: F/2000/1078

Parish: **HURST**

Location: **Rushtons Farm, Warren House Road, Wokingham**

Proposal: **Proposed single storey side and rear extension to dwelling and first floor 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. This permission relates to the application as amended by and shall be carried out in accordance with revised plan D517-02B submitted to the Local Planning Authority on 24th May 2000.

Condition
3. Prior to the commencement of development further details of the following shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out as approved:

(a) Details of the new windows and french door.
(b) Details of the method and extent of wall to be removed in the study.
(c) Details of the opening between the study and dressing room.
(d) Timber frame construction to new bathroom.

Condition
4. 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. These shall include bricks, roof tile and details of mortar and rainwater goods.

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 of the listed building.

Reason
4. In the interests of the character of the listed building.

Informative
1. Any new windows to the existing cottage, other than those approved under the above application, shall be subject of a separate application for Listed Building Consent.

John Mitchell
Development Control Manager
Date: 11/07/2000

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 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/F/2000/1078

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 Lane
C/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION F/2000/1078 & LB/2000/1082
SITE: RUSHTONS FARM, WARREN HOUSE 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/2000/1078 & LB/2000/1082 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

Mrs B Polnik
Senior Planning Officer

File

Date: 02 June 2000

To: H Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1078

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 16/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

See comments on listed building application No. LB/2000/1082

Harold Sanders. Conservation Architect

03.07.00.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS — LB/2000/1082

PLANNING APPLICATION NUMBER	P/2000/1078 BP
BUILDING CONTROL NUMBER.	LP/2000/0859 Howard
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.
ADDRESS OF SITE	Rushtons Farm Warren House Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 517-02B	D 517-02B
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 03 October 2000
My ref: BP/F/2000/1078 & LB/2000/1082
Your ref: CED/BK/517

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
RG10 9PY

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 Mr Dawson

RE: PROPOSED EXTENSION AND WORKS AT RUSHTONS FARMHOUSE, WARRENHOUSE ROAD, WOKINGHAM

Further to your letter dated 5th September 2000, regarding details pursuant to conditions 3 & 4 of planning permission F/2000/1078 and listed building consent LB/2000/1082, I confirm that the proposed materials and details shown on the submitted drawings are acceptable subject to the uprights, on drawing D517.08, being continuous and that the rails are jointed into them (refer to attached sketch).

I hope this is of assistance.

Yours sincerely

J.MITCHELL
Development Control Manager

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

PLANNING SERVICES	HPT 33966
POL	TLS
DC BP	ENF
APP	
CS	
07 SEP 2000	
COPIES TO:	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

1078 J
1082 1

Our Ref; CED/BK/517
5th September 2000

Dear Sir

ADDITIONAL PLAN

RE; PLANNING APPLICATION F/20001078
RUSHTONS FARM HOUSE, WARREN HOUSE ROAD,
WOKINGHAM, BERKSHIRE

Please find attached 3 copies of my additional drawings prepared in recognition of Condition 3 attached to the above Planning Permission.

I would be pleased if you could accept the details and specifications as follows:-

Condition 3A – refer to drawing D517-04 and D517-05.
Condition 3B – refer to drawing D517-06
Condition 3C – refer to drawing D517-07
Condition 3D – refer to drawing D517-08.

I believe samples of materials have been submitted by my clients direct to your office and have been verbally approved, I would therefore, be pleased of you could confirm in writing that the enclosed details satisfy the Condition 3 and that the material samples are acceptable to your Authority and therefore discharge Condition 4.

I look forward to hearing from you.

Yours faithfully

Colin Dawson

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

WORK SHEET FOR : Mrs B Polnik

Application Number : LB/2000/1082 and F/2000/1078

Applicant : Mr S Lane C/O Colin Dawson And Associates.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Proposal : Proposed single storey side and rear extension to dwelling and first floor rear extension ~~and internal alterations to listed building~~

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.5.00

Date Registered : 23/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : ~~**05/05/2000**~~ Green SN expires 1.6.00

Application Expiry Date: 18/05/2000

Consultation Responses :

- Council for British Archaeology : request copy of listing (faxed 25.4.00) (no further comments received)
- English Heritage : no need to be consulted further subject to condition re: schedule of materials and detailing to be submitted to LPA. Consulted on revised plans 2.6.00 no further comments received.
- The Georgian Group : defer to the comments of other national amenity groups are building dates wholly / largely from outside period in which the group is interested.
- Parish Council : object to applns. on grounds that volume of increase in size of property size is far in excess of what should be allowed.
- Conservation Architect : proposed works appear to be extensive alterations and additions although these are mainly in respect of modern extns. Concern over some of proposed alterations to original building. Following negotiations with Conservation Architect revised plans received 24.5.2000. Proposed works including porch considered to enhance proposed structure. Condition re. details of new windows, removal of wall and

formation of opening between dressing room and bedroom to be imposed. New windows details to cottage to be subject of seperate applⁿ. as discussed on-site.

RELEVANT PLANNING HISTORY:

Original farmhouse C15th, extended and altered early C16th, C17th and C20th. C20th extn. probably built in 1960s Part 2s (to front) and part single storey (to rear) would appear have been built under 'permitted development' as no record of planning applⁿ. Building listed grade II in 1986.

PROPOSAL:

Proposal is to build a 2 storey infill extension to the rear, porch extn. to the side, 1st floor extn., insertion of window in gable to rear and internal alterations to provide additional accommodation.

PLANNING ISSUES:

Impact on character of listed building
Impact on rural character of area/green gap.

Application Number: F/2000/1078 and LB/2000/1082

Appraisal :

A. IMPACT ON THE RURAL CHARACTER OF AREA / GREEN GAP

Policies LTV2, LC1 and LC19 of LALP; WCC1, WCC2 and WCC7 of WDLP; and C2 and C6 of BSP

Site is located in a rural area and separation of settlements, as defined by LALP, and green gap as defined by WDLP where there is a general presumption against development and extension to existing dwellings are limited.

Existing 2 storey dwelling, originally C15th, extended and altered in C16th, C17th and C20th. C20th extension built in 1960's approx. 73 m2 in total represented a, an increase of 31% over existing floorspace (236 m2). Current proposal for extension to the rear would add another 24 m2 an additional 10% (excludes porch) which is not considered to be excessive and due to the position and design it is considered that the rural character of this area, which is also designated as separation of settlements / green gap, would not be adversely effected. Site is well screened to east and north.

B. IMPACT ON CHARACTER / SETTING OF LISTED BUILDING

Policies WHE13 of WDLP; and ENV4 of BSP.

Majority of proposal relates to extn built in 1960's which is referred to as 'not of special interest' within listing. Proposal as shown on revised plan 0517-02B considered to be an improvement and would enhance the existing structure. No objection in principle to internal alterations and additional window in existing gable wall of first floor bedroom. Although condition required regarding submission of additional details regarding new windows,

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

removal of wall in study and new opening between study and dressing room. No adverse impact on character of listed building.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WDLP

Due to position, nature of extension and relationship there would be no adverse impact.

0. HIGHWAYS

No highway implications as no additional bedrooms proposed or alterations to access/parking

* please amend description as per front sheet
** refer to English Heritage letter dated 4.5.00 (para 3.) re: notification of Sec. of State

Application Number F/2000/1078
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC04	SR04	permission . . . plan D517-02B . . . received 24th May 2000
3.			Prior to the commencement of development further details of the following shall be submitted to and approved in writing by the LPA and the development shall be carried out as approved: (a) details of the new windows and french door (b) details of the method and extent of wall to be removed in the study (c) details of the opening between the study and dressing room (d) timber frame construction to rear bathroom Reason: In the interests of the character of the listed building
4.	SC52	as no 3.	These shall includes bricks, roof tile and details of mortar and rainwater goods.
			INFORMATIVE: Any new windows to the existing cottage, other than those approved under the above application shall be subject of a separate application for listed building consent.

John Mutlow
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Rushtons Farm
Warren House Road Wokingham.

APPLICATION NUMBER: LB/2000/1082

F/2000/1078

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on telegraph post to left of entrance

2. DESCRIPTION OF SURROUNDINGS

Predominantly rural. Rushtons Farm yard/dwelling to east in separate ownership.

3. DESCRIPTION OF SITE/BUILDING

2 storey dwelling (listed grade II) extended in past with various outbuildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES	none affected
ACCESS/PARKING	refer to plan
LEVELS	no change
BOUNDARY TREATMENT	1.8m larchlap fence with Rushtons' Farm with vegetation within boundary of appln. site approx. 3m-7m high
OTHERS	

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

Tel: 0118 974 6450

Date: **11 April 2000**

My ref: F/2000/1078

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1078
Rushtons Farm, Warren House Road, , Wokingham.
Proposed single storey rear extension to dwelling and first floor rear extension.

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

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1078**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed single storey rear extension to dwelling and first floor rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

F/2000/1078

05 JUN 2000

05 JUN -

Date: 02 June 2000

To: H Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1. THE REVISIONS NOW INCLUDED REFLECT THE DISCUSSION HELD ON SITE. I CONSIDER THE WORKS TO THE RECENT ADDITION, INCLUDING THE PORCH ENHANCE THE PRESENT STRUCTURE.
2. DETAILS OF THE NEW WINDOWS (3 NO PURPOSE MADE) TO BE AGREED + METHOD/EXTENT OF WALL opening TO BE REMOVED IN STUDY. (condition) and details between dressing room + bedroom.
3. NEW WINDOW DETAILS TO 'COTTAGE' ALSO TO BE APPROVED - to be subject of separate appln. (informative)

Harold Sanders. CONSERVATION ARCHITECT. 03.07.00

Date: 02 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1078

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 16/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Byhand 25.4.00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES	RPT 29803
POL	TLS
DC	ENF
APP	
CS	BCP
24 MAY 2000	
COPIES TO:	ACK:
	FILE:

1078
1082

The Director of Environmental Services
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs B Polnik

Our Ref; CED/BK
17th May 2000

REVISED PLAN

Dear Madam

RE; RUSHTONS FARM HOUSE, WARREN HOUSE ROAD, WOKINGHAM PLANNING APPLICATION F/2000/1078 & LISTED BUILDING APPLICATION LB/20001082

Further to meetings between my client and Mr Harold Sanders, your Conservation Officer, please find attached 12 revised copies of my drawing D517-02 Revision B indicating additional features and amendments to the proposals.

The amendments proposed relate to the Listed Building application and centre around:

1. Replacement windows to the annex with oak frames and diamond leaded light double glazing
2. New porch over the East Elevation entrance
3. French doors and replacement windows to the Lounge (South Elevation)
4. New windows to the existing bedroom set between the gable end timber framing on the North Elevation
5. Retention of the original timber frame in the study where plaster covering and door to be removed

I believe the amended proposals are only relevant to the listed building application how ever I attach six additional copies of the drawing should you consider that they also affect the planning application.

I would be pleased if you could substitute these drawings for those previously included with the above applications and determine the proposals upon this revised proposal.

The Director of Environmental Services
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs B Polnik

Our Ref; CED/BK
17th May 2000

RE; RUSHTONS FARM HOUSE, WARREN HOUSE ROAD, WOKINGHAM
PLANNING APPLICATION F/2000/1078 & LISTED BUILDING APPLICATION LB/20001082

If you have any concerns with regards to the content of the application, I would very much appreciate the opportunity of discussing it further with you.

Yours faithfully

Colin Dawson

Encs;

To:
Harold Sanders
Urban Design And Conservation Officer

13 APR 2000
DELEGATED

From: Mrs B Polnik

Date: 11 April 2000

Application Number: F/2000/1078

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension..

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr S Lane C/O Colin Dawson And Associates.

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

SEE DETAILED NOTES PREPARED FOLLOWING MY SITE MEETING WITH MRS LANE.

THE SCHEME AS PRESENTED APPEARS AN EXTENSIVE ADDITION TO A LISTED BUILDING. (E15 EXTEND C17 AND C20)

THE MAJORITY OF THE PROPOSED WORKS ARE WITHIN THE 'COTTAGE' ADDITION. AND WILL ENHANCE AN ADDITION DESCRIBED IN THE LISTING AS "NOT OF SPECIAL INTEREST".

A MEETING WITH THE DESIGNER WOULD HELP TO RESOLVE SOME OF THE DETAILED CONCERNS BUT THE PRINCIPLES OUTLINED ARE GENERALLY ACCEPTABLE IN CONSERVATION TERMS

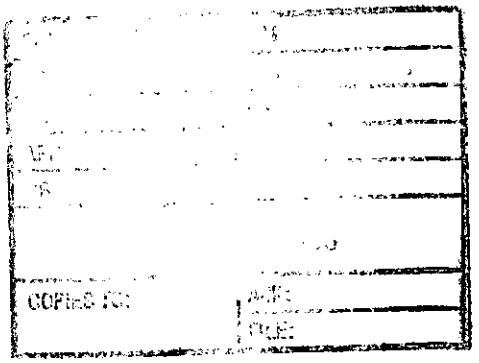
Harold Sanders
CONSERVATION ARCHITECT
19.05.00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

1[0th] June, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



For the attention of Basia Polnik

Dear Mrs. Polnik,

Applications Nod. F/2000/1078 and LB/2000/1082

I refer to the above-mentioned Application by Mr. S. Lane of Rushtons Farm, Warren House Road, Wokingham; proposed single storey rear extension to dwelling and first floor rear extension.

My Council continue to object to the Applications on the grounds set out in my letter to you dated 11th May, 2000.

Yours sincerely,

Clerk

To:
Harold Sanders
Urban Design And Conservation Officer

13 APR 2000
RECEIVED

From: Mrs B Polnik

Date: 11 April 2000

Application Number: F/2000/1078

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension..

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr S Lane C/O Colin Dawson And Associates.

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

SEE DETAILED NOTES PREPARED FOLLOWING MY SITE MEETING WITH MRS LANE.

THE SCHEME AS PRESENTED APPEARS AN EXTENSIVE ADDITION TO A LISTED BUILDING. (EIS EXTEND C17 AND C20)

THE MAJORITY OF THE PROPOSED WORKS ARE WITHIN THE 'COTTAGE' ADDITION. AND WILL ENHANCE AN ADDITION DESCRIBED IN THE LISTINGS AS ' "NOT OF SPECIAL INTEREST".

A MEETING WITH THE DESIGNER WOULD HELP TO RESOLVE SOME OF THE DETAILED CONCERNS BUT THE PRINCIPLES OUTLINED ARE GENERALLY ACCEPTABLE IN CONSERVATION TERMS

Harold Sanders
CONSERVATION ARCHITECT
19.05.00

23.MAR2000* 1078

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Tuesday, 21 March 2000

Dear Sir

RE: RUSHTONS FARMHOUSE, WARREN HOUSE LANE, HURST

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

Received by Wokingham District Council

Application No: F/2000/1078

Proposal:
Proposed single storey rear extension to dwelling and first floor rear extension.

Location:
Rushtons Farm, Warren House Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 M[illegible] 3 MAR 2000	
Officer: BP	Application No. F/2000/1078

Map No.	Site ...0.90..
Easting:	Flood Pln .....
Northing:	Mineral .....

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

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

Location: RUSHTONS FARMHOUSE, WARREN HOUSE ~~LANE~~ Road

Parish: HURST Ward: Hurst. 11.4.2000

Applicant: MR S LANE

Fee (3) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev: + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Show E elevation (existing & proposed) & study of W elevation of existing bathroom/proposed kitchen.~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required .....(see listed Bdg appl.).....

Date Site Notice Sent : 11.4.2000. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

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No applicable pre-apps.....

NEIGHBOURS:

S/N sufficient.

Environmental Services

For office use only
Application number 25 MAR 2008 1078

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	Mr S Lane
	Address and postcode	Rushtons Farmhouse, Warren House Road, Hurst, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Rushtons Farmhouse, Warren House Road, Hurst, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Rear Single Storey Extension and adjacent first floor extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☒ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Orange plain tiles to match existing roof Red facing brick to match existing bricks White painted windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 6	Proposed: 6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr S Lane

Date 21st March 2000

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

① RUSHTON'S FARM
WARREN HOUSE ROAD

Hurst 1-4-96

ADDRESS (MAIDENHEAD ROAD) PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property LISTED BUILDING ORD. SHEET No. SU.8270(6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
75/49	Mr. S. D. Gladstone	Alterations to Cow Shed	8.3.49	App. App
PD/81/59	Mr. P. Marshall-Roberts	Dutch Barn	14.4.59	App. N/K
73/59	"	Cottage for Shepherd at Rushtons Farm	9.6.59	App. App
PD/349/66	Forest Estates Ltd.	Poultry Rearing House	15.6.66	App. N/K
PD/253/70	"	Implement & General Store Building	23.6.70	App. N/K
26347	WESSEX CONSOLES LTD.	AGR. BLDG. TO LAUNDRY WORKSHOP	1.10.86	TP 31.10.8
26581 LBC	MRS C. WYNNE-JONES	ALTS. & EXT. TO FORM DWELLING/ EXT. ELEVATIONS TO MATCH BARN/ DEM. OF O/BLDGS.	26.11.86	C/A
[redacted]8132				
RIA 3891	FOREST ESTATES	4 TOILETS	18.11.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

33738	FOREST ESTATES	BARN TO RES	2-8-89	C/A
32192	AIM ENG. & WESSEX CONSOLES	SIGN	18.1.89	Ref

② RUSHTON'S FARM

ADDRESS WARREN HOUSE ROAD PARISH HURST

PLOT No.

ORD. SHEET No. SU.8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~34810~~	WESSEX CONSOLES	RENEWAL 26347	22.11.89	TP
34309	A.I.M. ENGINEERING	RENEWAL 34310	11.10.94	31.10.94
43270	WESSEX CONSOLES LTD.	" WORKSHOP	11.10.94	31.10.94
43273	AIM ENGINEERING	AGR. BLDG. TO STORAGE	20.1.95	30.1.99 TP
43562	B/B/B AUTO SPARES	RENEWAL 33738	23.4.96	C/A
43716	FOREST ESTATES LTD.	(BARN TO RES.)		
97/65912/F	Mr. A. Goodwin THE OLD BARN	"	25.3.98	C/A
LW/97/6051	MR GOODWIN	CONVERSION		
FP97/6590	"	BARN TO RES	27.8.97	C/A
98/68706/F	"	Construct earth bund	21.9.99	REF
99/70603/LA	Mr. Gilson + Mrs. Baker	Convert Bldgs to School D1 Use	3.12.99	REF
99/70609/F	"	C. of U. Bldgs to School	6.12.99	REF

DATE OF COMPLETION

MINISTRY DECISION 68706 - APPEAL DISMISSED - 10/2/00

SPECIAL ORDERS PD. C. of U. to Day School - 9/8/99 - Laurie Tyrtel

DRAINAGE

091074