APPLICATION N
F/2000/1918

LOCATION:
Carters Hill House Julkes Lane, Carters Hill Arborfield.

APPLICANT:
Mr & Mrs Adams C/O Sedgman Noble Architects

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.

EARLIEST DATE FOR DECISION: **05/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Adams
C/O Sedgman Noble Architects
The Studio
Highfield Farm
Spring Meadows Business Park
WARGRAVE
Berkshire
RG10 8PZ

Application Number: F/2000/1918

Parish:	**ARBORFIELD**
Location:	**Carters Hill House, Julkes Lane, Carters Hill, Arborfield**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

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

Reason
2. In order to safeguard the special architectural or historic interest of the building.

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Informative
1. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Barkham Brook main river. (Contact Amanda Reed on 01276 454331 for further details).

John Mitchell
Development Control Manager
Date: 31/10/2000

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

Received by Wokingham District Council

Application No: F/2000/1918

Proposal:
Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.

Location:
Carters Hill House, Julkes Lane, Carters Hill, Arborfield.

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

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

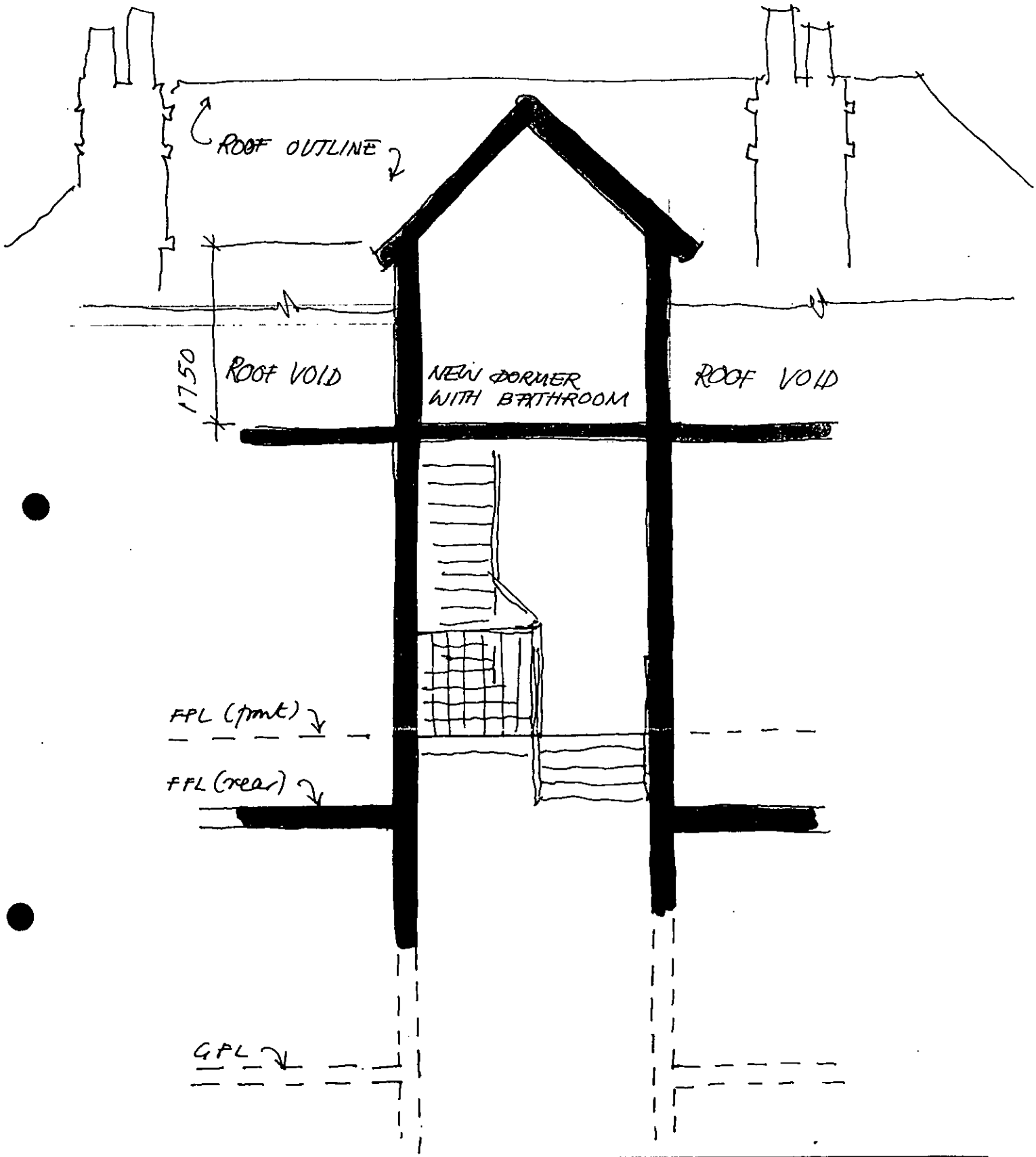
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/08/2000. 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

12 July 2000



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4748

	Date: Sept '00	Drawing Title: Section through proposed dormer. - compare with rear elevation on drawing CHH/SK1A)	
	Scale: 1:50		
	Drawn: FS		
Project: Cates Hill House, Cates Hill, Arborfield	Job No: CHH	Drawing No: SK 3	Revision:

ELITE REPROGRAPHICS 971815

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

Tel: (0118) 974 6451

Date: **12 July 2000**

My ref: F/2000/1918

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/1918
Carters Hill House, Julkes Lane, Carters Hill, Arborfield.
Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1918**
Carters Hill House, Julkes Lane, Carters Hill, Arborfield.
Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1918

Applicant : Mr & Mrs Adams C/O Sedgman Noble Architects.

Location : Carters Hill House, Julkes Lane, Carters Hill, Arborfield.

Proposal : Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10|8|00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/07/2000

Earliest Date for Decision : 05/08/2000

Latest Consultation Date/Site Notice Expiry Date : 05/08/2000

This application will have expired on: 31/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ENV. HEALTH : No objection
P. COUNCIL : No objection - see file for comments
CONSERVATION : No objection

Planning Issues : IMPACT UPON CHARACTER OF AREA

Application Number: F/2000/1918
PROP: S·ST. REAR EXTENSION TO FORM CONS. PLUS.
Appraisal :

The dwelling which is the subject of this application is a late 18th. Grade II Listed Building. The application proposes replacing an existing lean-to glass house to the rear with a new single storey glazed extension, addition of a rear dormer window in the roof, the replacement infill of a rear door & window to a window & French windows.

IMPACT UPON CHARACTER OF AREA:

The application site is located in a rural area. Given the scale of the proposed development it is not considered that it will have an adverse impact upon the rural character of the area.

IMPACT UPON NEIGHB. DWELLINGS:
The proposed dormer window will look out over open countryside to the rear of the site, and will therefore not impact upon any of the neighbouring dwellings.

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

Application Number F/2000/1918
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
	REASON		In pursuance of Section 18(2)(a) of the Planning (Listed Buildings & Conservation Areas) Act 1990.
2	C190	R190	
3	C191	R191	
	INO.		UNDER THE TERMS OF THE WATER RESOURCES ACT 1991 AND THE LAND DRAINAGE BYELAWS 1981, THE PRIOR WRITTEN CONSENT OF THE ENVIRONMENT AGENCY IS REQUIRED FOR ANY PROPOSED WORKS OR STRUCTURES IN, UNDER, OVER OR WITHIN 8 METRES OF THE BRINK OF THE BARKHAM BROOK MAIN RIVER. (Contact Amanda Reed on 01296 454331 for further details).

RECORD OF SITE VISIT

SITE ADDRESS: Carters Hill House
Julkes Lane Carters Hill Arborfield.

APPLICATION NUMBER: F/2000/1918

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

rural, countryside area

3. DESCRIPTION OF SITE/BUILDING

2st detached dwelling w. rooms in roof
front dormer windows
Existing S. St. glazed extension to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

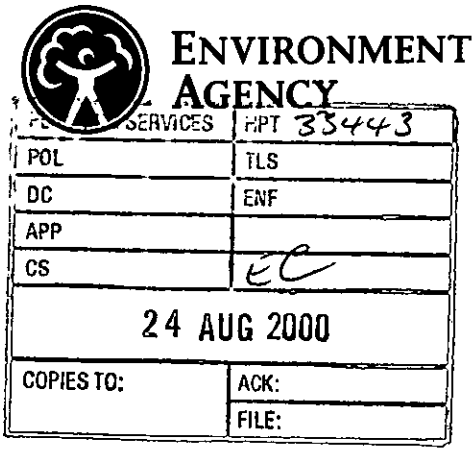
LEVELS

BOUNDARY TREATMENT

OTHERS

Our ref: SP\2000\002085\001
Your ref: F/2000/1918 /1971 (LB)

Date: 22nd August 2000



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

REAR EXTENSION TO FORM CONSERVATORY, PLUS DORMER EXTENSION CARTERS HILL HOUSE, JULKES LANE, CARTERS HILL, ABORFIELD

Thank you for your letter dated 12 July 2000 which was received on 14 July 2000. You are asked to quote the following reference in any correspondence: SU76NE/17/4. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 764 688	93 m	Park Farm	inert waste

In view of distance and type of fill it is unlikely that landfill gas will present a risk to this proposal.

PLANNING INFORMATIVES

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Barkham Brook main river. *Contact Amanda Reed on 01276 454331 for further details.*

A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully



Sarah Paxman
Development Planning Officer

cc: Sedgman Noble Architects, The Studio, Spring Meadow Business Centre, Highfield Farm, Wargrave, Reading RG10 8PZ

See Part I for further plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Connor

Date: 12 July 2000 07 JUL 2000

Application Number: F/2000/1918

Proposal: Proposed single storey rear extension to dwelling to form conservatory plus dormer extensions..

Site Address:
Carters Hill House, Julkes Lane, Carters Hill, Arborfield.

Applicant:
Mr & Mrs Adams C/O Sedgman Noble Architects.

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

SEE DETAILED COMMENTS ON LB APPLICATION NO. LB/2000/1971. I DO NOT ANTICIPATE ANY PLANNING CONCERNS.

Harold Sanders

04.08.00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS
COPIES TO:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

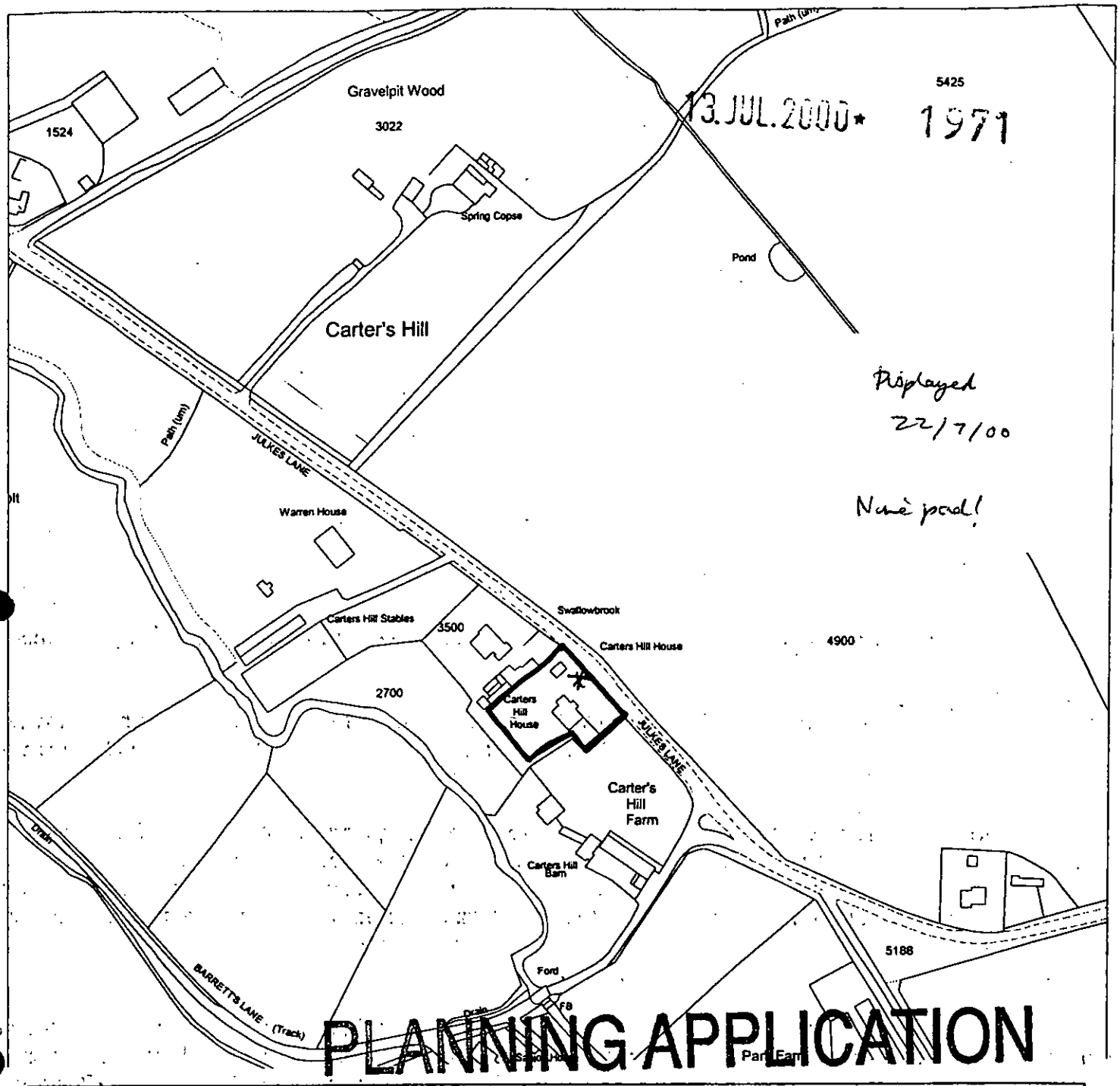
Date: 19/07/00

CARTERS HILL HOUSE,JULKES LANE, CARTERS HILL ARBORFIELD F/200/1918

With reference to the above application I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer



13.JUL.2000* 1971

Displayed 22/7/00

Name panel!

PLANNING APPLICATION

Do not scale from this drawing Check all dimensions on site

© SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: JULY'00
Scale: 1. 2500
Drawn:

Drawing Title: LOCATION PLAN

Project: CARTERS HILL HOUSE
CARTERS HILL, ARBORFIELD

Job No: CHH

Drawing No: S1

Revision:

Site Plan, Scale: 1 to 2500

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

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

Date: 26 May 2000

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

67/74

Start date:	06 JUL 2000
Officer: EC	Application No. F/2000/1918

Map No. ..... Site 0.14.....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY PLUS DORMER EXTENSIONS

JULKES LANE?

Location: CARTERS HILL HOUSE CARTERS HILL

Parish: ARBORFIELD Ward: Arborfield

12/2000
13/7

Applicant: MR/MRS ADAMS

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

Enforcement Section (4) 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	+Show position of new dormer window on block plan.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required See listed app

Date Site Notice Sent : 12.7.2000 V 13/7

Parish Council Informed - YES / NO V 13/7

INTERNAL CONSULTATIONS

Building Control .....

Landscape .....

Trees .....

Conservation Officer V 13/7

Environmental Health Edson Landfill → Site consultation V 13/7

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) .....

Education .....

Social Services .....

Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....

Adjacent Parish .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco .....

Environment Agency ✓

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) .....

Sport England .....

OTHERS:

Rural Area

.....

.....

No pre-apps.

NEIGHBOURS:

V 13/7

S/N + Swallowbrook, Carters Hill Lane, Arborfield

Carters Hill Farm, Carters Hill Lane ✓

Tudor House, Carters Hill Lane

Carters Hill Barn, Carters Hill Lane

Carters Hill Stables, Carters Hill Lane

ADDRESS CARTERS HILL HOUSE CARTERS HILL PARISH ARBORFIELD

PLOT No. LISTED BUILDING ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 18203	MR. S. VAUX	SHOWER ROOM IN H. BEDROOM	11.2.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

06.JUL.2000* 1918

1959/a

HOUSEHOLDER PLANNING APPLICATION

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

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR AND MRS ADAMS
	ADDRESS	CARTERS HILL HOUSE,
		CARTERS HILL, ARBORFIELD,
		READING
	POST CODE	RG2 9JJ Tel. No. 976-2203
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS BUSINESS
		CENTRE, HIGHFIELD FARM, NARGRAVE,
		READING
	POST CODE	RG10 8PZ Tel. No. 940-4747
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	CARTERS HILL HOUSE
		CARTERS HILL, ARBORFIELD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ALTERATIONS TO EXISTING
		BUILDING INC. GROUND FLOOR REAR
		EXTENSION.

5. ARE THERE ANY TREES ON THE SITE? YES / [redacted]
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
NONE CLOSE TO BUILDING AND NONE TO BE FELLED.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
AS INDICATED ON DRAWINGS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / [redacted]
Please show details of the existing access and any proposed changes on the plans.
NO CHANGE PROPOSED TO ACCESS

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. [redacted] / NO

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

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) ~~1:100 or 1:200~~ scale floor plans and elevations ✓
1:50

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

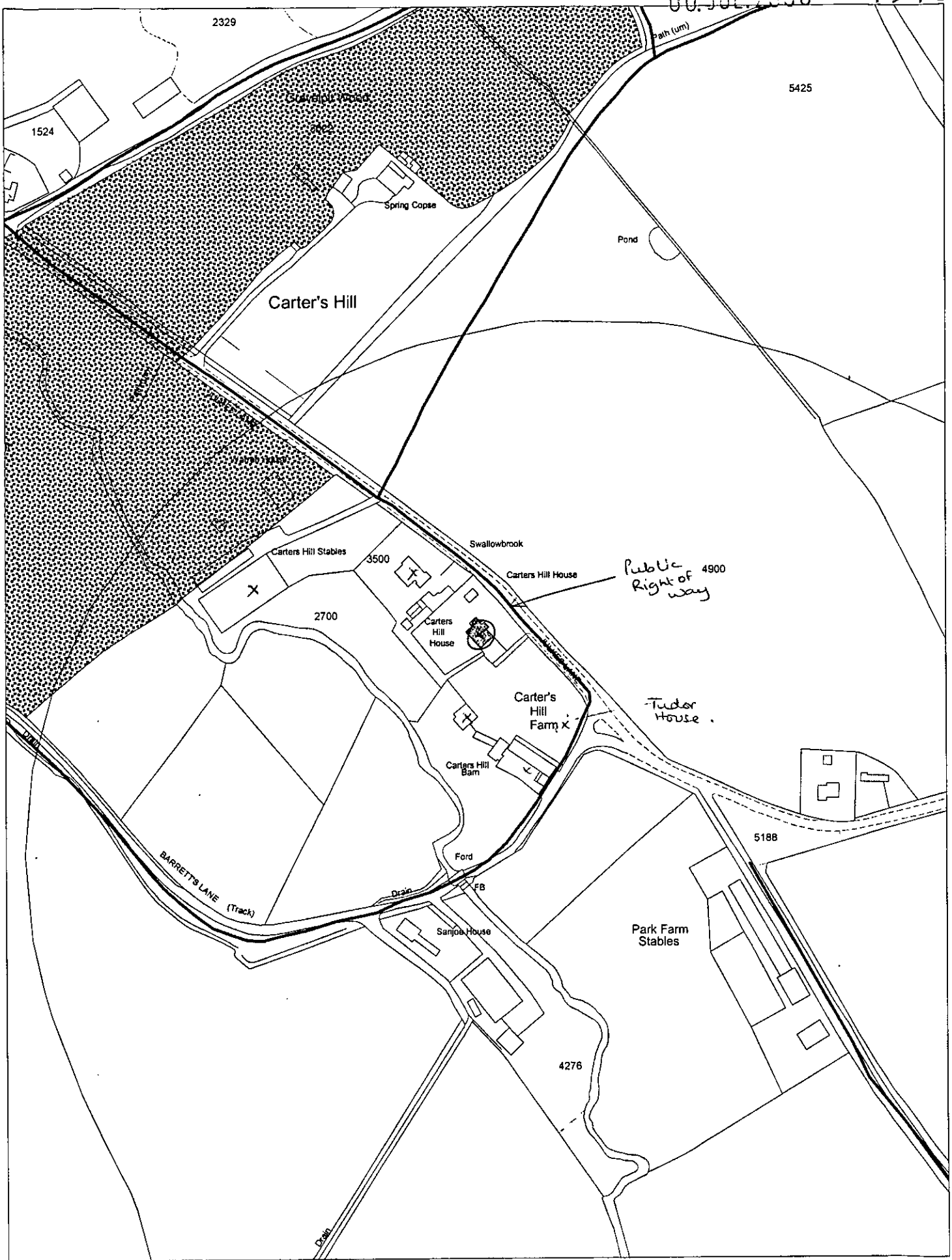
* None of the land forms part of an agricultural holding

SIGNED J. R. Sedgman for ON BEHALF OF Mr and Ms ADAMS

SEDGMAN NOBLE ARCHITECTS

DATE 3 JULY 2000

06 JUL 2000* 1918



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

11 July 2000

Scale: 1 : 2500

N W E S