APPLICATION NO:
F/2002/8144

LOCATION:
1 & 2 Scarletts Farm Cottages Scarletts Lane, Hare Hatch .

APPLICANT:
Mr/Mrs T Ward C/O A Stanton

PROPOSAL:
Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

EARLIEST DATE FOR DECISION: 01/02/2003

APPLICATION WILL HAVE EXPIRED ON:
28/02/2003

CASE OFFICER: Louise Smith

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T Ward
C/O A Stanton
Orchard View
Milley Road
Waltham St Lawrence
Berks
RG10 0JR

Application Number: F/2002/8144

Parish: **WARGRAVE**

Location: **1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch.**

Proposal: **Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposed two storey rear extension, by reason of its depth, mass and siting, would form a dominant development that would be detrimental to the open character of the Green Belt. As such it is contrary to policy 9 of the Green Belt Local Plan for Berkshire, policy C4 of the Berkshire Structure Plan and policies WGB1 and WGB3 of the Wokingham District Local Plan (as proposed to be modified).

Informative
1. The applicant is advised that the paddock area to the rear of the property (as shown on the site plan) is not conisidered to be residential curtilage.

Informative
2. This refusal is in respect of plan numbers AS/1/02, AS/2/02 and AS/3/02, received by the Local Planning Authority on 3 January 2003.

Informative

3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C4.

Loddon Area Local Plan Policies LBE1, LBE2, LT5 and LT6.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WGB1, WGB3, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

Notice checked by: _____

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8144

Applicant : Mr/Mrs T Ward C/O A Stanton.

Location : 1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .

Proposal : Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1/3

Date Registered : 03/01/2003

Earliest Date for Decision : 01/02/2003

Latest Consultation Date/Site Notice Expiry Date : 01/02/2003

This application will have expired on: 28/02/2003. 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 :

PC. no obj

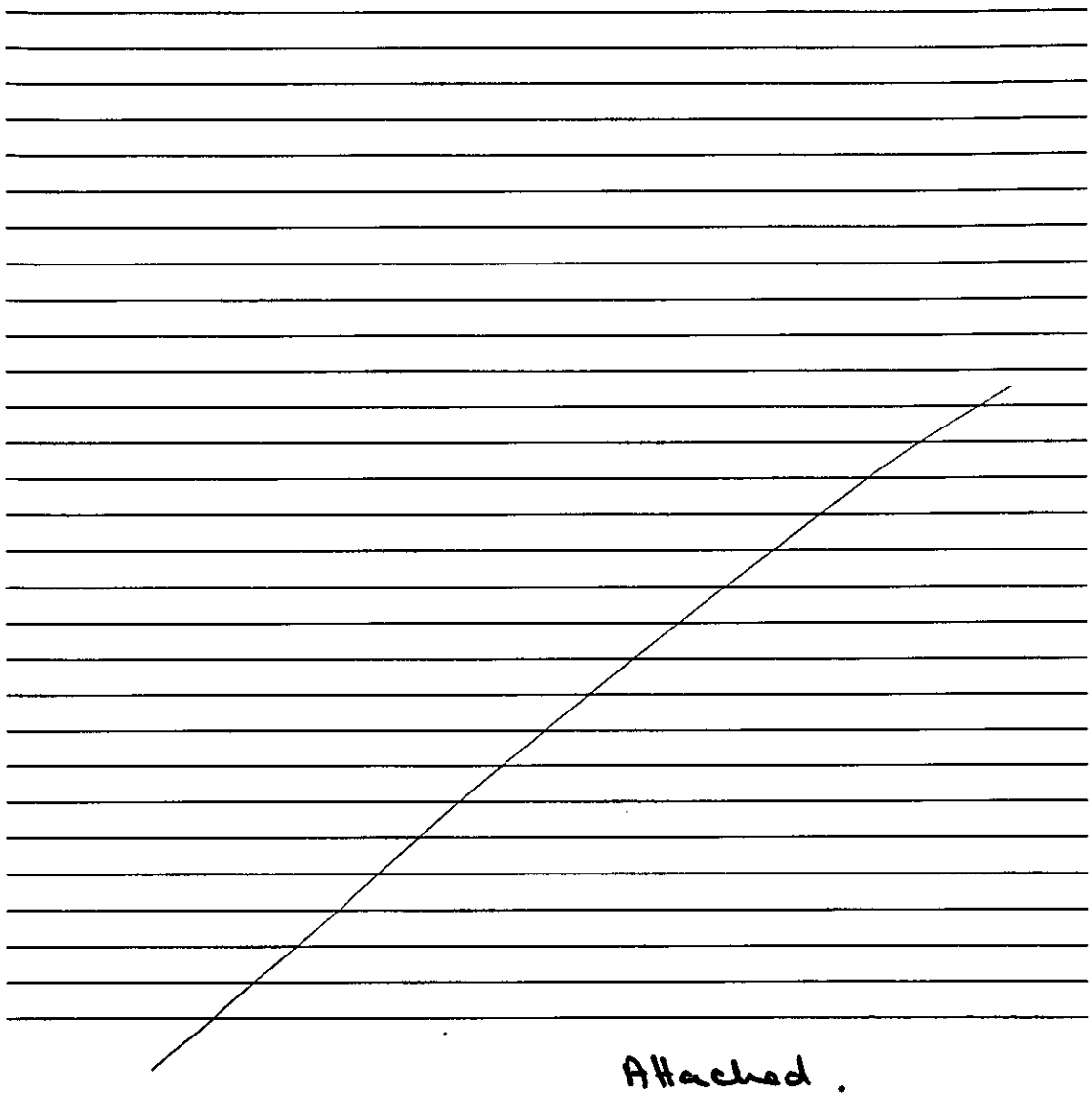
The Granary House - ~~no obj~~ concern over scale of gge.

Planning Issues :

Green Belt
Neighb.
Highway.

Application Number: F/2002/8144

Appraisal :



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

Application Number F/2002/8144
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed two storey rear extension, by reason of its ~~width~~ depth, mass and siting, would form a dominant development that would be detrimental to the open character of the Green Belt. As such it is contrary to Policy 9 of the GBLP for Berkshire, Policy C4 of the BSP and policies WGB1 and WGB3 of the WDLP.
	INFORMATIVE : 1.		The applicant is advised that the paddock area to the rear of the property (as shown on the site plan) is not considered to be residential curtilage.
		2.	This refusal is in respect of plan nos. AS/1/02, AS/2/02 and AS/3/02
			Informative for approvals
3.			N16
			LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6
			SOUTH-EAST AREA LOCAL PLAN POLICIES:
			WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WGB1 WGB3 WO33 WO32 WT7 WT6
			GREEN BELT LOCAL PLAN POLICIES: 9
			BERKSHIRE STRUCTURE PLAN POLICIES: C4
			MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 25/2/03

GB, GWP

RECORD OF SITE VISIT

SITE ADDRESS: 1 & 2 Scarletts Farm Cottages Scarletts Lane Hare Hatch .

APPLICATION NUMBER: F/2002/8144

OFFICER: Louise Smith

DATE OF SITE VISIT: 22/1/13

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front gate

2. DESCRIPTION OF SURROUNDINGS
rural GB area - sporadic dev't of houses
cross roads.

3. DESCRIPTION OF SITE/BUILDING
open fields to rear
2/storey

4. RELATIONSHIP TO ADJOINING PROPERTIES
set away from neighb. sites

5. SITE CONSTRAINTS

TREES N/A .

ACCESS/PARKING 2/3

LEVELS - even.

BOUNDARY TREATMENT - hedgerows + small trees fairly open site

OTHERS

Application Number: F/2002/8144 – 1 & 2 Scarletts Farm Cottages

Appraisal:

Development

The site comprises two semi-detached dwellings, situated within the Green Belt. The application being considered proposes the conversion of the two dwellings into one unit, a two storey rear extension and detached double garage.
The conversion to one dwelling does not require planning permission.

1. Impact upon neighbouring properties
   No adverse impacts considered given distances to neighbouring properties.

2. Impact upon the character of the Green Belt
   The proposed two storey rear extension would project 2 metres to the rear of the existing single storey footprint, thus increasing the depth of the dwelling at two storey level by more than 50%. The site is relatively open and compact, the proposed extension would spread development to the east, enclosing the gap to the outbuilding and rear boundary of the residential curtilage. Given the form and scale of the proposed extension relative to the original dwelling, it is considered to represent an unacceptable amount of development/urbanisation, harmful to the open character of the green belt and contrary to local policy.

   The proposed extensions would, alongside previous extensions, result in a 60% cumulative increase in floorspace.

   The scale and siting of the proposed garage is considered acceptable.

3. Impact upon highway safety (parking provision)
   There would be sufficient parking and turning space on site to accommodate the proposed extensions.

Approval: **Refusal:**

✓

NB. The area to the rear of the garden is explained by the agent to be paddock land which is within the ownership of the applicant. (see extent of red site line). The agent explains that this area of land is used as garden, however it would not appear as such from the site visit and no applications have been received for conversion of the agr. land to residential and no CLU(E) received ∴ assume area not to be residential curtilage.
Inserted informative to this effect.

MG

DELEGATED

FROM: Louise Smith

DATE: 10 January 2003

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8144

Proposal: Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions..

Site Address: 1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .

Applicant: Mr/Mrs T Ward C/O A Stanton.

Your observations are required in respect of this application **by 01/02/2003** .

PLAN
POL
DC
28 JAN 2003
COPIE

No objection

SIGNED: Melanie Quinn DATE: 27-1-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.

Finance and Administration Officer

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8144. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING
POL
DC
APP
CS
24 JAN 2003
CORRES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8144

YOUR NAME: R.G HIGHFIELD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
THE GRANARY HOUSE SCARLETTS LANE
WARGRAVE
BERKSHIRE RG10 9XD

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

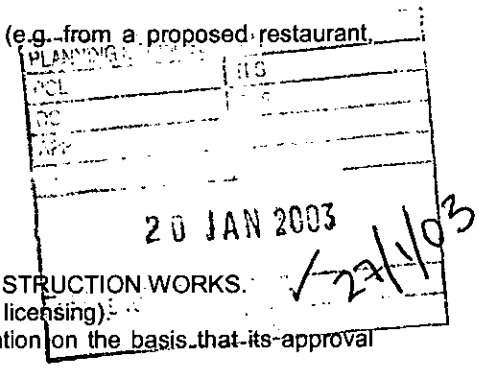
Comments: The plan appears reasonable. However I would comment that a timber building the size of a garage has been erected alongside the house on the northern side. Is this in addition to the proposed garage, if so it would appear to be excessive? also it is not in keeping with the existing building or surroundings.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8144. (Case Officer:Louise Smith)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8144

YOUR NAME: G. HARRIS.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
SCARLETTS LODGE SCARLETTS LANE
WARGRAVE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☒ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

* PRE-APP ATTACHED

Application Number: F/2002/8144

Case Officer : LS

Map No :	22
Site Area :	0·41
Received Date:	06/12/2002

Valid Date : 03 JAN 2003

Level : Delegated Application

Description : Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

Location : 1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .

Parish : WA **Ward :** Wargrave 10.1.03 JJ.

Applicant : Mr/Mrs T Ward C/O A Stanton.

Fee Required: £110 **Fee Received: £110** (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	– N. elevation – one upstairs window missing. – E & W elevs do not show side porch area.	18/12	3/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	Scale of plans & elevations? (Stated as 1:1250!)	18/12	See letter
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

10. 1.03 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Groundwater Protection Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... (Green Belt) .....

.....

.....

.....

.....

NEIGHBOURS

..... both road frontages .....

2 x S/N + see map .....

..... + pls incl sites inside red line

Organisation_Name	Building_Name	address1	Postcode
		1SCARLETTS COTTAGESREADING	RG10 9XF
		2SCARLETTS COTTAGESREADING	RG10 9XF
	SOUTH SCARLETTS	SOUTH SCARLETTSSCARLETTS LANEREADING	RG10 9XD
	WHITE LODGE	WHITE LODGESCARLETTS LANEREADING	RG10 9XD
	THE GRANARY HOUSE	THE GRANARY HOUSESCARLETTS LANEREADING	RG10 9XD
	SCARLETTS BARN	SCARLETTS BARNSCARLETTS LANEREADING	RG10 9XD
	SCARLETTS LODGE	SCARLETTS LODGESCARLETTS LANEREADING	RG10 9XD

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

Tel: (0118) 974 6463

Date: 10 January 2003

My ref: F/2002/8144

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8144
1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .
Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8144**
1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .
Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6463

Date: 10 January 2003

My ref: F/2002/8144

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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/2002/8144
1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8144**
1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .
Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/8144

Proposal:
Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

Location:
1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8144 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2003. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 January 2003

03.JAN.2002 8144

Orchard View
Milley Road
Waltham St Lawrence
Berkshire
RG10 0JR

Tel:- 0118 9343592
E-mail:- afstan1@aol.com

03 JAN 2003

2 January 2003

Dear Ms Hurst,

Reference Number 2002/8144
Site Address: 1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch.

Thank you for your letter of 18 December 2002 regarding the above application. My sincere apologies for the errors in the drawings submitted.

I enclose amended drawings showing:-

the window to the proposed bathroom at first floor on the north elevation,

the east and west elevations showing the existing porches and that the one on the south side of the buildings will be demolished during the alterations.

As far as the scale is concerned I have made yet another mess up. For some reason, which I can only describe as incompetence, the scale I have used is 1:125. Whilst I fully acknowledge that this is not a normally used scale may I ask that on this occasion you accept it, bearing in mind that it can easily be read using the 1:1250 scale and simply moving the decimal point one place. Both my daughter and I would be extremely grateful if you are able to do this.

Yours sincerely,

Alan Stanton

PS. I have enclosed an aerial photograph of the site which may just be of some use.

Tel. (0118) 974 6429 or 6433

03.JAN.2002 8144

Date: 18 December 2002

Your Ref:

My Ref: F/2002/8144

Mr/Mrs T Ward
C/O A Stanton
Orchard View
Milley Road
Waltham St Lawrence
Berks
RG10 0JR

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 Sir/Madam

Reference Number: 2002/8144

Site Address: 1 & 2 Scarletts Farm Cottages, Scarletts Lane, Hare Hatch, .

Proposal: Proposed two storey rear extension to dwellings and internal alterations to convert 2 dwellings into 1. Erection of detached garage and demolition of existing flat roof extensions.

I return your application, as it is invalid and cannot be determined for the following reason(s);

On the north elevation one of the upstairs windows is missing. (bathroom).

East & west elevations do not show the side of the porch.

Is scale of 1:1250 for elevations and floor plans correct? Maybe 1:200?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

03.JAN.2003 8144

Orchard View, Milley Road, Waltham St Lawrence
Nr Reading, Berkshire, RG10 0JR

Telephone: 0118 9343592

3rd December 2002

Ms L Smith
Planning Services
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

06 DEC 2002

8144

Dear Ms Smith

RE: 1&2 SCARLETTS FARM COTTAGES, SCARLETTS LANE, HARE HATCH

Further to our earlier correspondence and our telephone conversation of last week, I enclose herewith an application for the conversion and extension of the above properties to form a single dwelling, together with the construction of a double garage.

As I have previously stated, it is the desire and intention of my daughter and her husband to protect the existing character of the properties and their rural setting, to remedy the disrepair that currently exists and to remove the eyesore created by the single storey flat roof extensions that were constructed around 1970.

I hope that you will not find anything in this application which is unacceptable, but I appreciate that it may well be that there will be points upon which you will wish to express a professional view or to discuss prior to determining the application or making a recommendation to the Planning Committee. In such circumstances I will, of course, be happy to meet with you to consider any such matters so that, hopefully, we can secure approval to convert and refurbish the cottages.

Yours sincerely

Alan Stanton

ALAN STANTON

PS. The cottages are a single dwelling on the title deeds.

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

06 DEC 2002

03 JAN 2003 0144

1. APPLICANT'S NAME: Mr & Mrs T. Ward
ADDRESS: 27 Lupin Ride
Crowthorne
POST CODE: RG45 6US PHONE: 01344 750745

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: A. Stanton
ADDRESS: Orchard View, Millrey Road
Waltham St Lawrence
POST CODE: RG10 0TR PHONE: 0118 9343592

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: 1 & 2 Scarletts Farm Cottages
Scarletts Lane, Hare Hatch

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Demolition of existing single storey extension, construction of two storey extension and double garage

5. Give the area in hectares or part of a hectare
AREA OF SITE: 3250 m^2.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: Prospective purchaser

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: A&S/1,2&3/2003.

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 AND SLATE TO MATCH EXISTING.

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.

EXISTING HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SOAKAWAYS

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

ONE EXISTING ACCESS TO BE RETAINED, ONE (COTTAGE NO 2) TO BE CLOSED.

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

N/A.

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	19		19		—	
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.

/

£110

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 Alan Stanton ON BEHALF OF Mrs Mc T. Ward. DATE 6/12/02

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

03.JAN.2002 8144

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

06 DEC 2002

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
MR J. MONSON	KEEPERS COTTAGE HARE HATCH READING BERKS RG10 9TL	3/12/02

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 . . . . . .

On behalf of . Mr & Mrs T. Ward . . . . . .

Date . 6 December 2002 . . . . . .

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

ADDRESS 2, FARM COTTAGES, SCARLETTS LANE. PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU 8178 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6290	MR. S. PHILP	GARAGE	26 6 60 (29.3.77	CANCELLED APP.) N/A
F/2002/8144	Mr. & Mrs. Ward	2 St/R & Int. alts & 2 Dwellings into 1. Erect det. garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 1, SCARLETTS FARM COTTAGES, SCARLETTS LANE. PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU 8178 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
Pp/446/68	Mrs V. Donelly	New ballroom	15.2.68	APP N/A
~~97/667864F~~				
F/2002/8144	Mr. & Mrs. Ward	2 St/R & Int. alts & 2 Dwellings into 1. Erect det. garage		

DATE OF COMPLETION

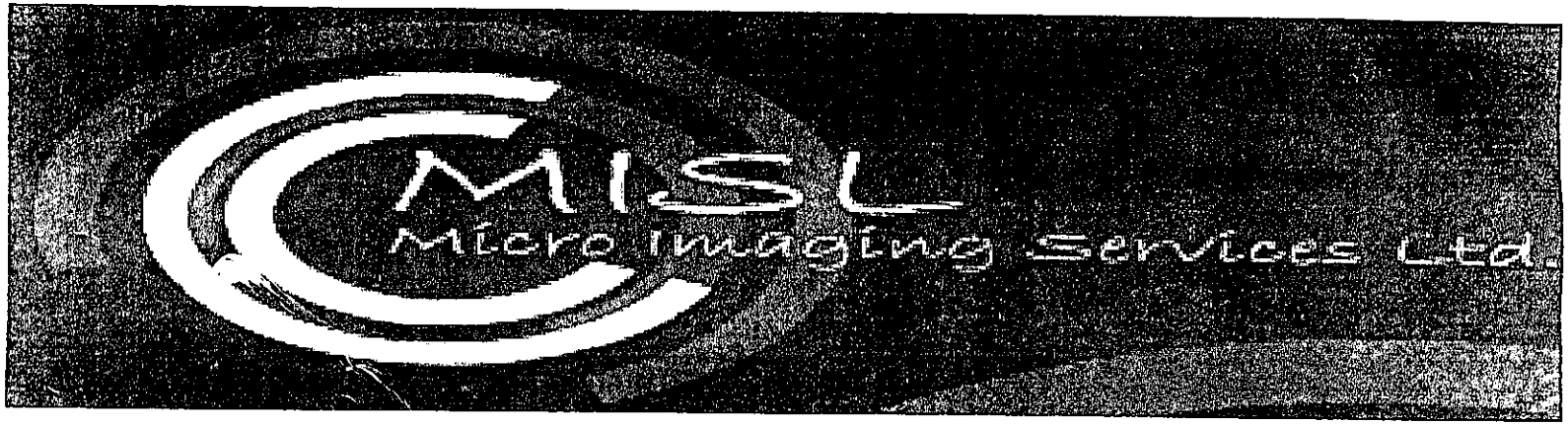
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

03.JAN.2002 8144



Aerial view 1 & 2 Scarletts Farm Cottages.