APPLICATION NO:
F/2000/2852

LOCATION:
Longcroft Church Lane, Arborfield Reading.

APPLICANT:
Mr A Dugdale C/O Simpson McHugh

PROPOSAL:
Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
19/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Dugdale
C/O Simpson McHugh
Studio 4
Warmair House
Green Lane
NORTHWOOD
HA6 2QB

Application Number: F/2000/2852

Parish: **ARBORFIELD**

Location: **Longcroft, Church Lane, Arborfield, Reading**

Proposal: ***Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.***

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed development due to its size, scale and height would be excessive in size in relation to the existing building and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC19 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Informative

1. 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 LTV2
Loddon Area Local Plan Policies LC19, LBE2
Deposit Draft Wokingham District Local Plan Policies WCC2, WOS3

John Mitchell
Development Control Manager
Date: 18/01/2001

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 : Farah Humayun

Application Number : F/2000/2852

Applicant : Mr A Dugdale C/O Simpson McHugh.

Location : Longcroft, Church Lane, Arborfield, Reading.
Proposal : Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/00

Date Registered : 24/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 19/01/2001. 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 :

Planning Issues :

Application Number: F/2000/2852

Appraisal :

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

Application Number F/2000/2852
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

MIXTURE OF HOUSE TYPES

- ADJACENT HOUSES
- BUNGALOW ONE LEFT SPACE.

SCREENED FROM FRONT.
HIGHER LEVEL TO ROAD

RECORD OF SITE VISIT

SITE ADDRESS: Longcroft Church Lane Arborfield Reading.

APPLICATION NUMBER: F/2000/2852

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/10/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RURAL CHARACTER – MIX OF BUNGALOWS + 2STOREY IN CHURCH LANE

3. DESCRIPTION OF SITE/BUILDING

BUNGALOW - EXISTING FRONT FACING DORMER. NO REAR FACING WINDOWS.

4. RELATIONSHIP TO ADJOINING PROPERTIES

HOUSE TO SIDE. 2 NO SIDE WINDOWS – GARAGE ON BOUNDARY NO [illegible]. TO REAR – EXISTING VEGETATION. – ENTRANCE TO SIDE. – NEIGHBOURS TO REAR. 1 SIDE WINDOW. – CLOSE

REAR

5. SITE CONSTRAINTS

TREES TO FRONT – WILL BE RETAINED

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT HEDGING TO SIDE. FENCING TO SIDE – 2M.

OTHERS 1 M HEDGING TO REAR. 1.8 M CB FENCE

(M)

FILE

Appeal Decision

Site visit made on 1 August 2000

by Andrew S Freeman BSc(Hons) DipTP DipEM
FRTPI FIHT MIEnvSc

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

PLANNING SERVICES
POL
DC
APP
CS
15 AUG 2000
The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927
COPIES TO:
ACK:
FILE:
Date
14 AUG 2000

Appeal Ref: APP/X0360/A/00/1043198
Hillside, Church Lane, Arborfield

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Queensgate Homes Ltd against the decision of Wokingham District Council.
- The application (ref: F/2000/0456), dated 26 January 2000, was refused by notice dated 6 April 2000.
- The development proposed is replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. In my opinion, the main issue is the effect of the proposal on the character and appearance of the countryside.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan.

3. Under Structure Plan Policy C2, development outside built-up areas and settlements will be strictly controlled and permitted only, amongst other things, for the redevelopment of existing buildings provided it is appropriate in scale, form, impact, character and siting to its location in the countryside.

4. Under Local Plan Policy LC18, the replacement of existing dwellings in rural areas may be permitted provided that, along with other matters, the siting and design of the new development has the minimum impact on the rural environment; and the size of the new development will not significantly exceed that of the existing property both in height and floor area.

5. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan. Under draft Policy WCC1, redevelopment is one of the categories of development that may be acceptable in the countryside. Draft Policy WCC7, referred to in the reason for refusal, concerns extensions to dwellings in the countryside. There should be no significant alteration to the scale of the dwelling and the scale of development on site.

6. On behalf of the appellant, it is argued that the Loddon Area Local Plan should be accorded relatively less weight to reflect its status as a time expired plan that pre-dates the more recently adopted Structure Plan. I agree that this is a relevant consideration.

Reasons

7. I saw that Arborfield is in a countryside location to the southeast of Reading. There are detached houses and bungalows of individual design. Many are of a substantial size and on large plots having frontage access off Church Lane. To the west of the appeal site lies a two storey detached house known as Phyllena. Red Roof, a substantial detached two-storey house, is located to the west. The land to the north, beyond a tree belt, is undeveloped open countryside.

8. The existing property on the appeal site is a bungalow that I judged to be of moderate size, apparently with three reception rooms and four bedrooms. The height of the ridge of the hipped roof is stated to be 5.9m above slab level. The floor area of the living accommodation would appear to be 123.14 sq m. The width across the front elevation is some 13.4m.

9. I regard the proposed replacement as being two storeys in height and rising 7.7m above the proposed slab level. In addition to a large lounge and a dining room, there would be a breakfast room, family room, utility room and study on the ground floor with four bedrooms and three bathrooms or shower rooms on the first floor. The width across the frontage would be approximately 18.4m. The residential floorspace would be 260.81 sq m.

10. In my opinion, the development would have the appearance of being very much larger than the existing property. It would be a two-storey house rather than a single storey bungalow. The elevation facing Church Lane would be considerably wider and, notwithstanding a slight reduction in the slab level, the house would be much higher than the existing bungalow. Given the increased bulk or massing, and notwithstanding the low eaves design, the visual impact of the development would be materially greater and the house very different in terms of size, form and character.

11. I have had regard to the fact that additional residential floorspace could be provided in the roof space of the existing bungalow. However, in terms of visual impact on the countryside, I consider that the external appearance of the respective properties is a more important consideration. Further, I judged that the existing covered area and outbuildings have very little visual impact. In my opinion, the most important comparison to be made is between the appearance of the existing main bungalow building and the proposed house.

12. I have concluded that the proposed house would be significantly larger than the bungalow that it would replace. There would be an urbanising effect with the site becoming more built-up and less open. There would be an erosion of the rural nature of the area. I appreciate that the appeal site is screened with an absence of long-distance public views; also that the proposed house would be compatible with other residential property that I saw in Arborfield, including both Phyllena and Red Roof. However, in terms of the impact on the countryside as a whole, I do not consider that these are good arguments. Developments of the type and form proposed could be repeated too often. The character and appearance of the countryside would be unacceptably changed and unduly harmed by replacement properties of excessive size.

13. I appreciate that properties considerably larger than the bungalows that they replace may have been permitted elsewhere it the district. In this respect, I do not have full information regarding the relevant circumstances. However, I am clear that, on the merits of the existing case, the proposed development would be unacceptable. To my mind, it would be quite wrong to grant permission for a development that would unduly harm the character and appearance of the countryside contrary to the provisions of the development plan.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2852

Applicant : Mr A Dugdale C/0 Simpson McHugh

Location : Longcroft, Church Lane, Arborfield, Reading

Proposal : Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/12/00

Date of Neighbour Notifications .....

Date of Site Visit : 20/12/00.....

Date Registered : 24/11/00

Earliest Date for Decision : 22/12/00

Latest Consultation Date/Site Notice Expiry Date : 22/12/00

Application Expiry Date: 19/01/01

Consultation Responses :

Arborfield and Newland Parish Council:

2 concerns – proposal not in keeping with adjacent properties

- scale and massing in rural area

Highways:

Recommend approval subject to conditions

Neighbours:

Objection (1) – Raising of roof height

- conversion of bungalow into house
- intrusion of privacy front and back
- overdevelopment of the site
- conservation of existing buildings

Planning Issues :

A. Effect on Neighbouring Properties

B. Effect on Character and Appearance of the Area (Loddon Area Local Plan Policy LC19; Wokingham District Local Plan (Deposit Draft) Policy WCC7)

Application Number:

Appraisal :

A. Impact upon neighbouring properties

The application being considered is proposed single storey front and side extensions to dwelling plus raising of roof to form first floor. The proposal involves raising the height of the roof from 6.4m as existing to a height of 7.25m. Thereby increasing the height of the roof by 0.85m. The existing floor area of the extension is a total 160.44cm2. Under the proposed extension this will increase of 137 cm2, which would be a cumulative increase of 85%. This would exceed the 50% general guidance of the Council for minor extensions.

The closest adjacent neighbour of Parkhill is located 6.5m from the proposed side elevation of the extended property. Parkhill has an approved application for a two storey and single storey extension to dwelling and garage due to expire in September 2004 which has not yet been implemented. There are 2 first floor windows to the side elevation of the extension therefore it is considered that the proposed side elevation of Longcroft will have a detrimental impact upon the residential amenity of Parkhill.

The proposal to raise the roof of Longcroft includes four front facing and four rear facing dormer windows. Although there is no direct overlooking it is considered that the proposed dormers will create an invasion of privacy to the detriment of the neighbouring property. There is one ground floor window and one side facing dormer proposed on the west side elevation of the property. However there is a distance of approximately 50 metres to the neighbouring property of Red Roof therefore there is no direct overlooking impact.

Therefore the only neighbouring property affected is Parkhill. It is considered that the proposal will have an overbearing and overlooking impact on the residential amenity on the property.

B. Impact upon the character and appearance of the area

The property is located within a countryside location where there are detached houses and bungalows of individual sizes. To the east lies the bungalow of Parkhill and to the west the detached house of Red Roof. It is considered that the proposal will substantially increase the size of the property. The elevation facing Church Lane would be considerably larger. The level of the property is higher than the highway therefore making the views of the property clear in the street scene. There is hedging to the front boundary of the property but this does not substantially screen the property from view. The increase bulk and massing will have a detrimental visual impact on the rural character of the area. It is considered the proposal overdevelopment of the site will occur.

It is therefore considered that the proposal is contrary to Loddon Area Local Plan policy LC19 and the aims of Wokingham District Local Plan (Deposit Draft) policy WCC7 as the proposed extension would be a significant alteration to the scale of the dwelling and will have a detrimental impact on the rural character of the area.

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

Application Number 2001/2852
Conditions/Reasons for Refusal

in relation to the existing building

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development due to its size, scale. And height would be excessive in size ~~for a minor extension~~ and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LC19 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.
	NF		LALP - LC19, LBE2
			WDLP - WCC2, WD83
			BBP - LTV2

18/1/02

RECORD OF SITE VISIT

SITE ADDRESS: Longcroft, Church Lane, Arborfield

APPLICATION NUMBER: F/2000/2852

DATE OF SITE VISIT:.....04/01/01.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
Rural character. Mix of bungalows and two storey houses in Church Lane

3. DESCRIPTION OF SITE/BUILDING
Bungalow, existing front facing dormer
No rear facing dormers

4. RELATIONSHIP TO ADJOINING PROPERTIES
Houses to either side of property. No side windows. Existing garage on boundary. No properties to rear.
Existing conservatory on site.

5. SITE CONSTRAINTS

TREES To front, screened by hedging

ACCESS/PARKING

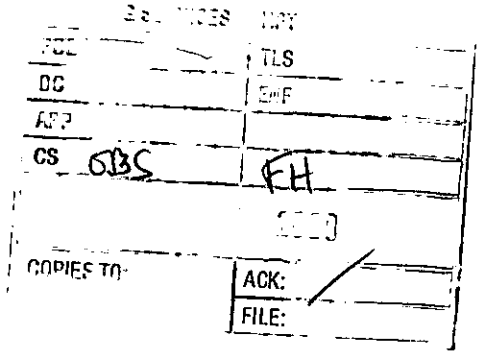
LEVELS

BOUNDARY TREATMENT Hedging to side, 1m hedging to rear
1.8m close boarded fencing to side

OTHERS

Applicationo	Name & Address
F/2000/2852	A Braysher Parkhill Church Lane Arborfield RG29 JA

App. refused
Letter sent 30/01/01



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

Parkhill
Church Lane
Arborfield
Berkshire
RG29 JA

0118 9760389

18th December 2000

Application Number: F/2000/2852

Dear Mrs Humayan

Thank you for your letter dated 28th November 2000 regarding the proposed single story front and side extensions to our next door neighbours property 'Longcroft'.

We live in Parkhill which is nearly opposite Arborfield Church, and either side of us are two bungalows, the one on our left (viewed from standing in the lane looking at our house) is Greenleaves and to our right is Longcroft. By an unfortunate coincidence due to illness both of our previous neighbours have been forced to move away and hence now new people have bought the properties.

Both properties required refurbishment and possibly extending in order to provide the type of facilities nowadays required. In fact Greenleaves have already had plans proposed and approved (application number F/2000/2208) to extend and refurbish the property and the alterations are now under way.

We have now been notified of the proposed plans to extend and refurbish Longcroft unfortunately the proposed alterations that the new owners have asked for are totally unacceptable.

It should be noted that we spoke to Mr and Mrs Dugdale previously to them buying the property and made it quite clear that we would strongly oppose an application that would have such a devastating impact on our lives.

I have therefore listed below our main objections

1. The raising of the roof height.
2. The conversion of a bungalow into a house
3. Total intrusion of our privacy both front and back

4. The installation of a first floor
5. Four rear windows all overlooking our property
6. Four front windows all overlooking our property
7. Over-development of the site (in excess of 50% of original floor area)
8. Conservation of accepted buildings in Church Lane

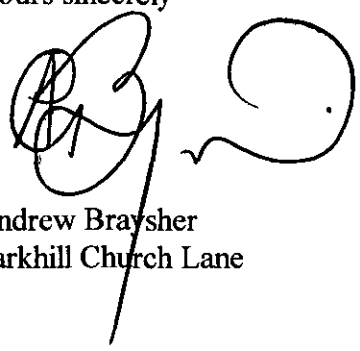
From our recent investigations it would appear that the new owners of Longcroft have no regards for their neighbours or their surroundings their main objections seems to be, build the biggest property possible irrespective of its consequences and then possibly move on again.

I would like to clearly state that we have no objection to the present bungalow being extended as a bungalow (same as Greenleaves) The plot of land on which Longcroft stands is certainly large enough to take a very large bungalow, in which, all the rooms proposed in this application could be incorporated.

It is with these objections in mind and the ability to extend this property without detriment to their neighbours that we oppose this application

I therefore would ask for the support of planning dept in rejecting this application.

Yours sincerely



Andrew Braysher
Parkhill Church Lane

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

37878
FH
COPIES TO:
ACK:
FILE:

13th December 2000

Ms F Humayun
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Humayun

Reference: Planning Application F/2000/2852, Longcroft, Arborfield

The Parish Council discussed the above planning application and two concerns were raised, firstly the proposal would not be in keeping with adjacent properties and secondly scale and massing in a rural area.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: December 20, 2000
My ref: FH/F/2000/2852
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr A Dugdale
Longcroft
Church Lane
Arborfield
Berkshire
RG2 9JA

Dear Mr Dugdale

PLANNING APPLICATION F/2000/2852
PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSIONS TO DWELLING PLUS RAISING OF ROOF TO FORM FIRST FLOOR

I am writing with reference to the above. I would like to request a site visit to the property as part of procedure for the application. I would appreciate if you could inform me of a convenient time in the week beginning the 2nd January 2000.

I hope to hear from you soon.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **28 November 2000**

My ref: F/2000/2852

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/2000/2852
Longcroft, Church Lane, Arborfield, Reading.
Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2852**
Longcroft, Church Lane, Arborfield, Reading.
Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Received by Wokingham District Council

Application No: F/2000/2852

Proposal:
Proposed single storey front and side extensions to dwelling plus raising of roof to form first floor.

Location:
Longcroft, Church Lane, Arborfield, Reading.

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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. 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

28 November 2000

SIMPSON McHUGH
ARCHITECTS & SURVEYORS

Studio 4, Warmair House, Green Lane
Northwood, Middx. HA6 2QB

Tel: 01923 835553
Fax: 01923 841625

2nd November 2000

Our Ref: PJMcH/JCW/2216

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

24.NOV.2000* 2852

Dear Sirs,

RE: PROPOSED EXTENSION & ALTERATIONS TO 'LONGCROFT' CHURCH LANE, ARBORFIELD

Further to our recent correspondence with Mrs Odell from your office, we have now been instructed by Mr A. Dugdale to apply for Planning Permission for proposed extensions and alterations at his above property.

Please find enclosed our completed Householder Application forms together with six copies of our drawing 2216/6A & 7 detailing this proposal for your approval. We also attach our client's cheque for £95 to cover your required application fee charge.

This proposal involves enlarging the existing bungalow to create a five bedroom dwelling house. The existing roof is to be replaced with a new structure providing bedroom accommodation at first floor level. Existing eaves are to be raised slightly to the front and by 1.5m to the rear, with the ridge height increased by 0.84m. A new entrance porch is to be constructed to the front and it is also proposed to replace the existing conservatory and link extensions to incorporate these areas as part of the general ground floor accommodation. The existing garage is to be converted to a study, with a new pitched roof over. All new externals walls are to be in facing brick to match existing, with tile hanging to raised walls on the rear elevation, with plain concrete tiles to all new roofs.

We trust this submission is in order but please advise if you require any additional information at this stage.

Yours faithfully,

P.J. McHugh

c.c. Mr A. Dugdale - 'Longcroft'

24 NOV 2000

SIMPSON McHUGH
ARCHITECTS & SURVEYORS

Studio 4, Warmair House, Green Lane
Northwood, Middx. HA6 2QB

Tel: 01923 835553
Fax: 01923 841625

21st November 2000

Our Ref: PJMcH/JCW/2216

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

24.NOV.2000* 2852

Dear Sirs,

RE: PROPOSED EXTENSIONS AT LONGCROFT, CHURCH LANE, ARBORFIELD

I acknowledge receipt of your letter of 20th November 2000 and returned application documents. I find it unacceptable that our entire application package was returned over two minor points which could have been resolved over the telephone as with most Local Authorities, and also the fact that it has taken almost 3 weeks to check our application.

However, I have amended our design drawing to show all dormers and the stair window on the side elevation as requested, and enclose 4 copies of our drawing 2216/6A for your approal. I also enclose 4 copies of our drawing 2216/0 showing existing floor plans and elevations of this property. I have also shown 4 car parking spaces on the site plan and attach a further 4 copies of this drawing also.

I trust you will now be able to process this application.

I attach our original application forms and covering letter, and our client's cheque for £95. I also enclose copies of drawings and letters which appear to be from your own original file which I am sure were not meant to be issued to me.

Yours faithfully,

P.J. McHugh

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~07 NOV~~ 24 NOV	Map No. 80 Site 0:21
Officer: FH	Application No. F/2000/2852
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT & SIDE EXTENSIONS TO DWELLING PLUS RAISING OF ROOF TO FORM FIRST FLOOR

Location: LONGCROFT CHURCH LANE

Parish: ARBORFIELD Ward: ARBORFIELD
28.11.00

Applicant: MR DUGDALE

Fee Received 95-00 Required ..... Additional ..... Refund .....
(8)

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	Proposed Ex. PARKING for 4 CARS.	✓ 20/11	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	- side shower room window missing.	✓ 20/11	
6	Floor plans	- 1st floor dormers not shown on side elevation.	✓ 20/11	
7	Metric scale disclaimer	- elevations don't show clearly what is new.	✓ 20/11	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...28:11:00... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
Trees	...✓...
Conservation Officer	.....
Environmental Health	.....
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	.....
Strategic Planning (JSPU)	.....
Minerals (INTERNAL)	.....
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:

PRE-APP ATTACHED

RURAL AREA

NEIGHBOURS:

SIN + PARKHILL ?

RED ROOF S. CHURCH LANE

ST BARTHOLOMEW'S CHURCH ✓

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.

WOKINGHAM DISTRICT COUNCIL

24.NOV.2000* 2852

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. A. DUGDALE
	ADDRESS	LONGCROFT
		CHURCH LANE, ARBORFIELD
		BERKS
	POST CODE	RG2 9JA Tel. No. 07949 620704
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SIMPSON MCHUGH
	ADDRESS	STUDIO 4, WARMAIR HOUSE
		GREEN LANE
		NORTHWOOD. MIDDX.
	POST CODE	HA6 2QB Tel. No. 01923 835553
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	LONGCROFT,
		CHURCH LANE
		ARBORFIELD.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	GROUND FLOOR EXTENSION + ALTERATIONS
		CONVERSION OF ROOF SPACE.

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
FACING BRICK + TILE HANGING TO WALLS. PLAIN CONCRETE TILES TO ROOFS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / 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) ✓
If no fee is payable please say why below

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR. A. DUGDALE

DATE 2/11/00

ADDRESS LONGCROFT PARISH ARBORFIELD

PLOT No. CHURCH LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
676/54		EXTENSION/GARAGE/ACCESS	14.9.54	APP CM

DATE OF COMPLETION

MINISTRY DECISION

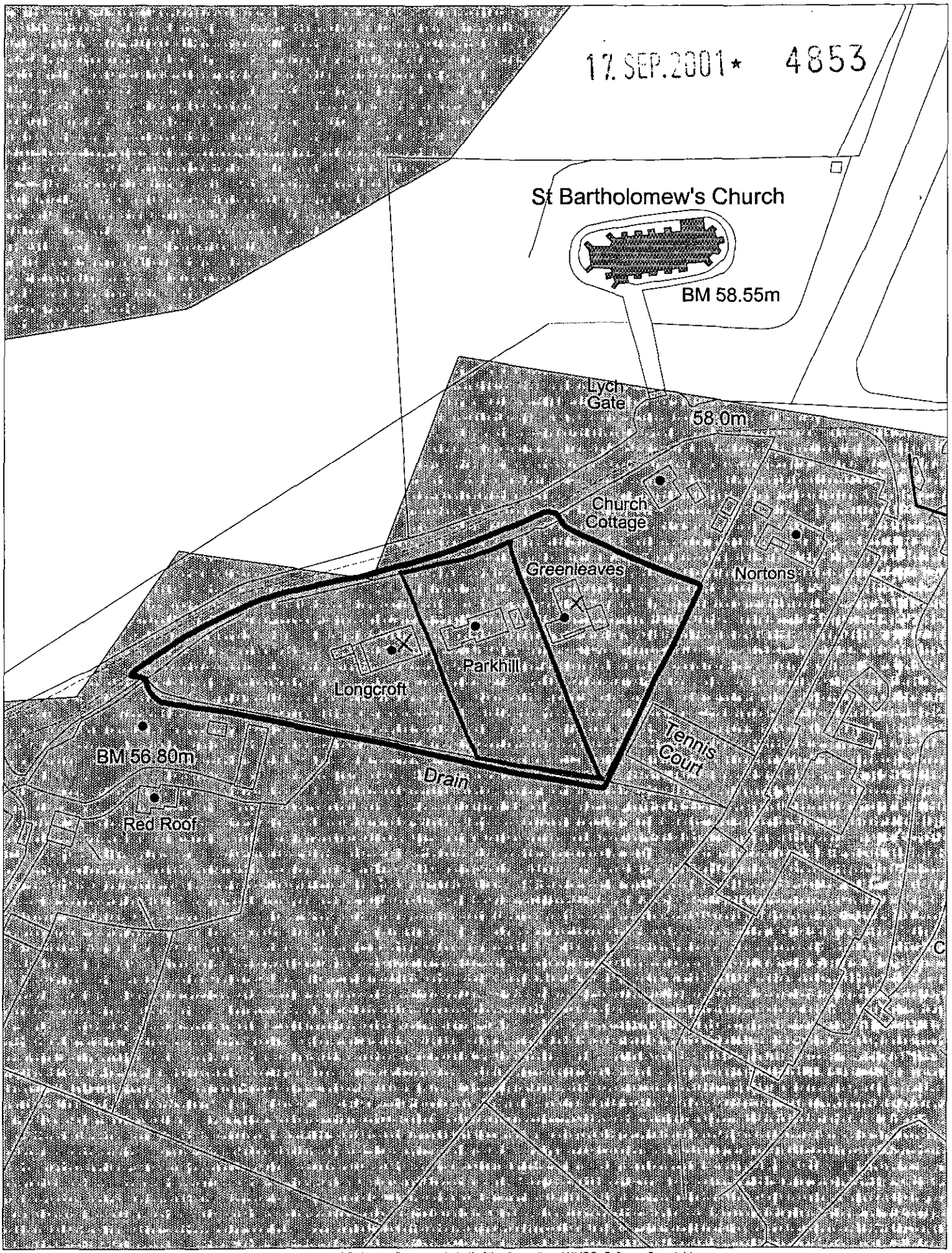
SPECIAL ORDERS

DRAINAGE

091074

For Ref.

17. SEP. 2001 * 4853



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Development Control Section, Environmental Services, Wokingham District Council.
7 September 2001 Scale: 1 : 1250

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