SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3315

LOCATION:
The Lodge, Bill Hill Twyford Road, Wokingham.

APPLICANT:
Sidebell Ltd C/O Brian Clayden And Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Sidebell Ltd
C/O Brian Clayden And Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire
RG10 ORD

Application Number: F/2001/3315

Parish: **HURST**

Location: **The Lodge, Bill Hill, Twyford Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

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 shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason

3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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:

Loddon Area Local Plan Policies LTV2, LC19 and LBE19.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WHE9.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/03/2001

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.

Received by Wokingham District Council

Application No: F/2001/3315

Proposal:
Proposed two storey side extension to dwelling.

Location:
The Lodge, Bill Hill, Twyford Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. 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

14 February 2001

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

Tel: (0118) 974 6492

Date: **14 February 2001**

My ref: F/2001/3315

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/3315
The Lodge, Bill Hill, Twyford Road, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3315**
The Lodge, Bill Hill, Twyford Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3315	NB
BUILDING CONTROL NUMBER.	FP 2001/2104 Central.	
~~APPLICANT~~/AGENT	Brian Clayden	
ADDRESS OF SITE	The Lodge, Bill Hill ~~Hoop farm~~ Toyford Road. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	10-2000-01	10-2000-01
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/8/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3315

Applicant : Sidebell Ltd C/O Brian Clayden And Associates.

Location : The Lodge, Bill Hill, Twyford Road, , Wokingham.

Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/3

Date of Neighbour Notifications : .....

Date of Site Visit : 2/3

Date Registered : 05/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 02/04/2001. 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 :

Hurst PC: none received.

Highways: 16/2 → CIA

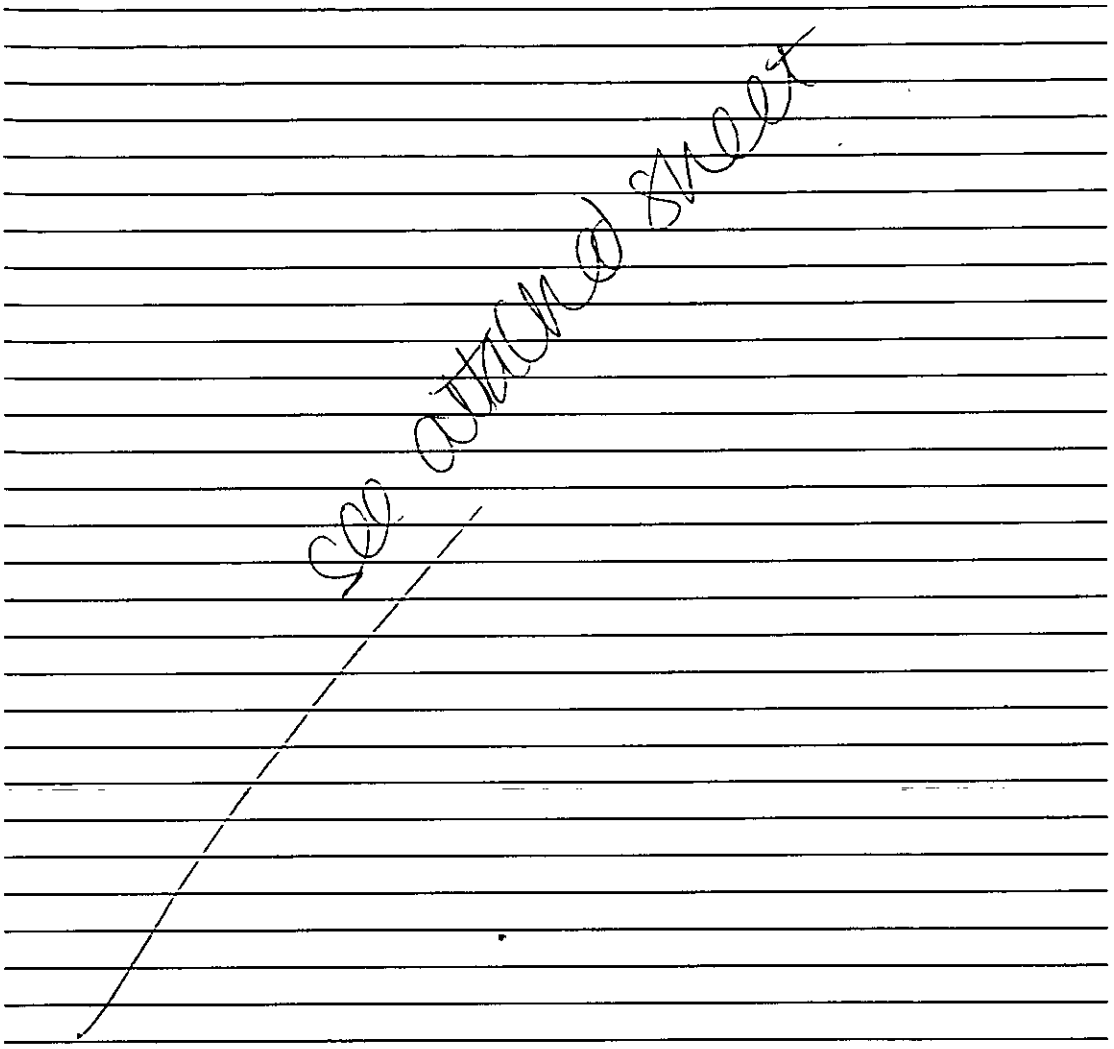
Garden History Society: - no comments received

Letters of representation: - none received

Planning Issues : (Rural, Historic Park or garden
Countryside, Historic Park & garden)

Application Number: F/2001/3315

Appraisal :



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

Application Number F/2001/3315
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R01	
	C014	R014	
	C.17.2	R17.2	

RECORD OF SITE VISIT

SITE ADDRESS: The Lodge, Bill Hill Twyford Road Wokingham.

APPLICATION NUMBER: F/2001/3315

OFFICER: Natalie Brown

DATE OF SITE VISIT: 1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? On fencing facing road

2. DESCRIPTION OF SURROUNDINGS c'side/rural. historic park/garden. farm behind. other surroundings.

3. DESCRIPTION OF SITE/BUILDING
Existing dwelling on an 'island' surrounded by road @ front / rear / sides & is set away from main rd (Twyford Rd) ~132'
Extn to face existing detached garage & would be no closer to ~132'

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached (see plan)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT ++++ @ front & sides (fencing).

OTHERS

Application Number: F/2001/3315

Appraisal:

Development
For a 2-storey side extension forming a bedroom and dining room.
The site is a detached property set within its own grounds fronting the A321 (Twyford) and is classified as a rural/countryside area in addition to a 'historic park and/or garden'.
The Lodge is noted as being an 'old property' on the history card. The only record relating to any extensions was approved under consent PD/312/61 in July 1961 for a lobby, which covered (1.3m by 1.7m)2.21m^2 floor area.

1) Impact upon neighbouring properties
The site located well away from any other properties. There are therefore no issues with regard to overlooking, overbearing nor overshadowing.

2) Impact upon the open character of the area
The footprint prior to 1961 (considered to be as it was in 1948) was about 59.44m^2. The proposed footprint under this application is about 70.69m^2. This amounts to a cumulative increase in footprint of 19%. (The cumulative increase in floor area would be bigger as the proposal is 2 storey, however there are no full plans of the layout of the first floor so this can not be accurately calculated).

The proposed development would replace an existing single storey store area. The proposed development would be two storey instead of single storey, and at ground floor level, the increase in length of the dwelling would be 1.5m and at first floor level, this would be by 4m. The proposed development would not be the full width of the main part of the dwelling (north elevation) and would have a lowered ridge height compared to the main part of the dwelling, this would help to ensure that the extension is sub-ordinate.
It is not considered that there would be any adverse effects upon the open character of the area, due to the small increase in footprint, the development being sub-ordinate and around the main core of the existing dwelling.

3) Impact upon highway safety (parking provision)
The proposal would increase the number of bedrooms to 3. Therefore, 2 off-road parking spaces need to be provided in order to comply with Council parking standards. This requirement has been met. The highways department has no objection to the proposed development subject to a condition which would ensure that parking and turning on site remained.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 FEB 2001	
Officer: NAB	Application No. F/2001/3315

Map No. 55 Site 0.23

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: THE LODGE, ~~HARP FARM~~ Bill Hill, TWYFORD ROAD

Parish: ~~WOKINGHAM~~ HURST Ward: Hurst
14.02.01 →

Applicant: SIDEBELL LTD

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

(4)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	~~apparently holding cert deleted.~~		
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 .....

Date Site Notice Sent : 14.02.01 D 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: (Rural Area
Historic Park or Garden)
.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map (pls include site within red line).
.....
.....
.....
– (Garden History Society) (re. Historic Park / Garden)
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 14 February 2001

Application Number: F/2001/3315

Proposal: Proposed two storey side extension to dwelling.

Parish: HURST PARISH

Site Address:
The Lodge, Bill Hill, Twyford Road, , Wokingham.

Applicant:
Sidebell Ltd C/O Brian Clayden And Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C12, R12.

Signed: _____ **Print name:** Adam Coggins 16/02/01

THE LODGE - BILL HILL 21 190 003 HURST 1-4

ADDRESS ~~OFF FOREST~~ TWYFORD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU. 8071(S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/312/61	Mr. G. Deacon	Improvements	13. 7. 61	App. N/K
27051	RNAR STUD FARM	LODGE AS OFFICES	21.1.87	31.1.8 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

3515

Environmental Services

For office use only.
Application number:
05.FEB.2001* 3515

Householder planning application form

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

1	Your name	SIDEBELL LTD.,
	Address and postcode	THE COACH HOUSE, BILL HILL PARK, WOKINGHAM, BERKSHIRE. RG 40 5QT.
	Phone number	
2	Agent's Name	BRIAN CLAYDEN & ASSOCIATES,
	Address and postcode	4 GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 0RD.
	Phone number	0118 9343157
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE LODGE, HARP FARM, WOKINGHAM, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACE BRICKWORK AND CLAY PLAIN TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

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

Your signature: [signature]

on behalf of SIDEBELL LTD

Date 2ND FEB 2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3315**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

05.FEB.2001 * 3315



Site Plan, Scale: 1 to 2500

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Date: 31 January 2001

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