SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-616

SYSTEMS LTD

APPLICATION NO:
F/2001/3471

LOCATION:
Angel Farm Monks Alley, Binfield Bracknell.

APPLICANT:
Mr & Mrs Muir C/O Simon Smith And Michael Brooke Architects

PROPOSAL:
Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 27/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Muir
C/O Simon Smith And Michael Brooke Architects
89 Wandsworth Bridge Road
London
SW6 2TD

Application Number: F/2001/3471

Parish: **HURST**

Location: **Angel Farm, Monks Alley, Binfield, Bracknell.**

Proposal: **Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on the approved plans and shall not be sold, leased or otherwise disposed of separately from the main dwelling.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. In the interests of highway safety and convenience.

Reason
6. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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 EN1.
Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

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

Tel: (0118) 974 6492

Date: **08 March 2001**

My ref: F/2001/3471

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/2001/3471
Angel Farm, Monks Alley, Binfield, Bracknell.
Proposed one and two storey extension to dwelling
(Amendment to consent 2000/0296)

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/2001/3471**
Angel Farm, Monks Alley, Binfield, Bracknell.
Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Received by Wokingham District Council

Application No: F/2001/3471

Proposal:
Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)

Location:
Angel Farm, Monks Alley, Binfield, Bracknell.

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 01/04/2001. 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

08 March 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3471

Applicant : Mr & Mrs Muir C/O Simon Smith And Michael Brooke Architects.

Location : Angel Farm, Monks Alley, Binfield, Bracknell.
Proposal : Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/3

Date of Neighbour Notifications : .....

Date of Site Visit : ~~10/3~~ 10/3

Date Registered : 02/03/2001

Earliest Date for Decision : 01/04/2001

Latest Consultation Date/Site Notice Expiry Date : 01/04/2001

This application will have expired on: 27/04/2001. 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 : 21/3: concerns re/ massing of proposed extn + visual impact on rural setting

Adj District (Bracknell) : 10/3 : asks that case officer is satisfied that the proposed alterations would not detract from the rural character of the area.

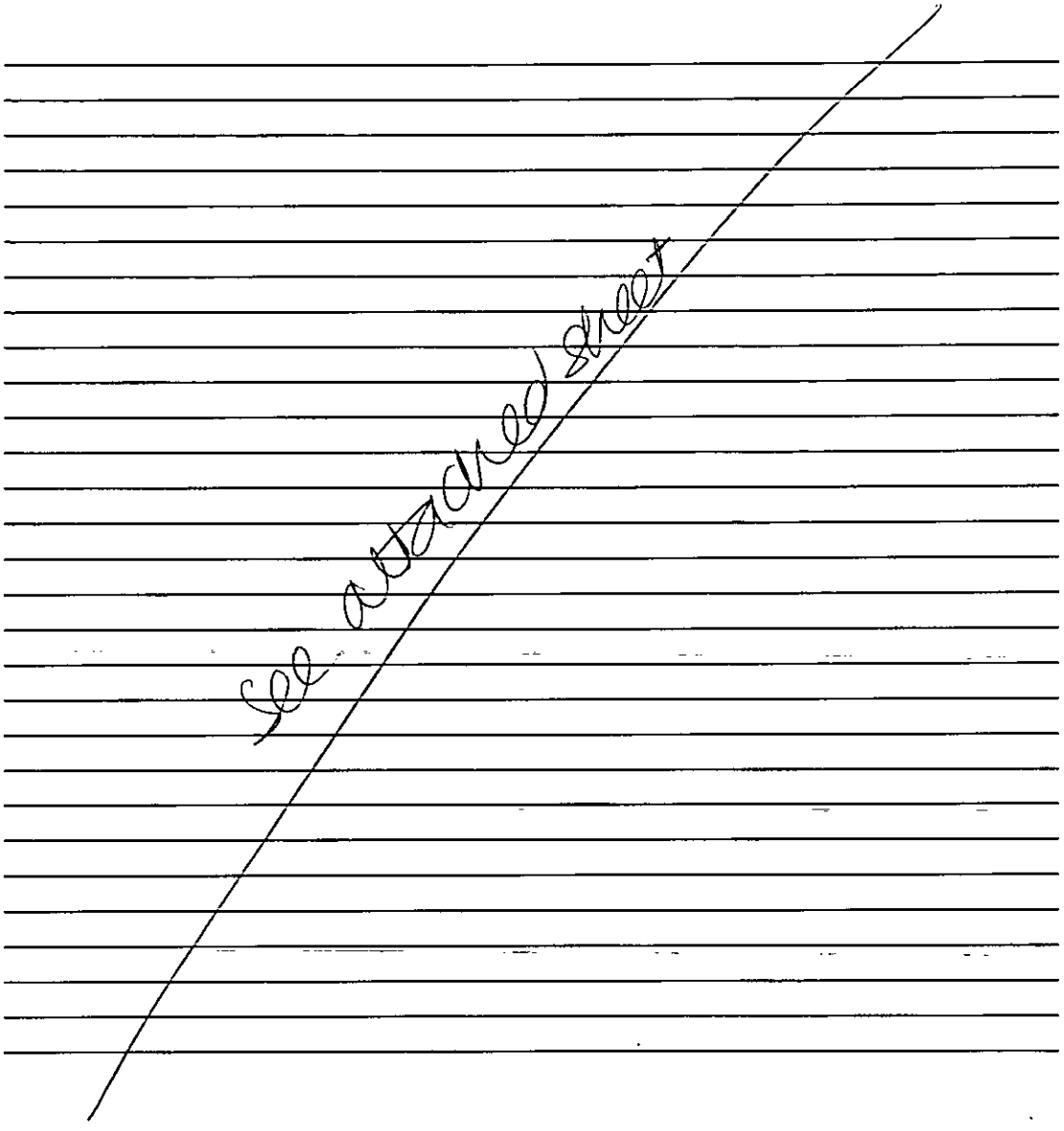
Highways: 14/3: no objection subject to conditions

Letters of representation none

Planning Issues : LRLP : Rural,
WDLP : C'side

Application Number: F/2001/3471

Appraisal :



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

Application Number F/2001/3471
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full permission - 5 years
(2)	C014	R014	Materials to match.
(3)	C049	R049	Gapping
(4)	C122	R122	Parking + turning
(5)	C137	R137	turning Ins: extension
(6)			The ~~proposed~~ extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on the approved plans and shall not be sold, leased or otherwise disposed of separately from the main dwelling.
		Reason	The creation of a separate + independent unit would not comply with the policies + standards of the LPA

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	ENV2, LC19, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	NRS3, NCC1, WCC7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	—

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 9/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Angel Farm Monks Alley Binfield Bracknell.

APPLICATION NUMBER: F/2001/3471

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/2 . 03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Rural/countryside loc
Dwellings located along a country lane - large detached in own grounds - a clustering of dwellings along this section of road

3. DESCRIPTION OF SITE/BUILDING

TWO driveways - one is new. located off of 1st driveway (from Wick Hill lane) - is a new S.S building

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT wall with trellis above between driveway + dwelling } along road edge.
1.8m facing afforwards

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 FEB 2001~~ Valid 02 MAR 2001

Officer: NAB | Application No. F 2001/3471

Map No. 56 Site ..O:40..

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ONE AND TWO STOREY EXTENSIONS TO DWELLING (AMENDMENT TO CONSENT 2000/0296)

Location: ANGEL FARM, MONKS ALLEY (ELMGROVE LANE)

Parish: HURST Ward: Hurst. 8.3.01 TJ.

Applicant: MR/MRS MUIR

Resubmission - fee paid 2000/0296

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Not required.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– Need N elevation of converted garage to show new window/door – Playroom window/door shown different sizes on S elevation & floor plan.	28/2	28/2/01
6	Floor plans	– Require E elevation of garden room to show new development.		28/2/01
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 : 8.3.01.B. 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) : Bracknell.
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
..... No pre-apps .....

NEIGHBOURS:

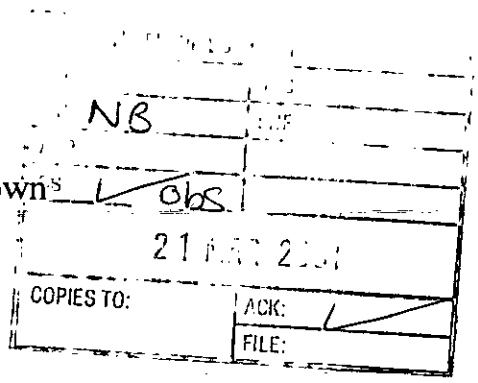
S/N + see map (Pl's include Monk's Alley — no address point)

ST. NICHOLAS HURST PARISH COUNCIL

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

20th March, 2001

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



For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2001/3471

I refer to the above-mentioned Application by Mr. and Mrs. Muir of Angel Farm, Monks Alley, Binfield; proposed one and two storey extensions to dwelling Amendment to Consent 2000/0296).

The Council are concerned about the massing of the proposed extension and the visual impact in this rural setting. In the circumstances, the Council object to the proposal.

Yours sincerely,

Clerk

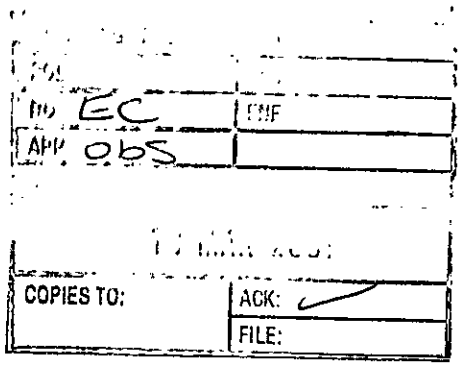
Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by:
Julia Bird (Direct Line 351136)

My ref: JB/DC/6/3

Your Ref: F 2001/3471
Date: 14 March 2001



BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344.351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Mr J. Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO: Natalie Brown

Dear Sir

Town and Country Planning Act 1990
Planning application number: F 2001/3471
Site: Angel Farm, Monks Alley, Binfield.
Description: Proposed single storey and two storey extensions to dwelling (amendment to consent 2000/0296).

Thank you for inviting this Authority to comment on the above planning application.

As you are aware this site is situated within an area of countryside outside recognised settlements. The size of originally proposed extensions were quite substantial. The proposed amendments would slightly increase the size of these extensions. I would ask for the case officer to be satisfied that the proposed amendments to the approved scheme, would not detract from the rural character of the area and are in keeping with the general scale and character of the property. I have no other comments to make on this proposal.

If you wish to discuss this matter further please contact Julia Bird on direct line (01344) 351136.

Yours faithfully

E.A. Kenning

for **Borough Planning Officer**

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 March 2001

Application Number: F/2001/3471

Proposal: Proposed one and two storey extension to dwelling (Amendment to consent 2000/0296)

Parish: HURST PARISH

Site Address:
Angel Farm, Monks Alley, Binfield, Bracknell.

Applicant:
Mr & Mrs Muir C/O Simon Smith And Michael Brooke Architects.

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).

1/ C049, R049.
2/ C122, R122.
3/ C137 (INSERT: extensions), R137.
4/ The proposed extension shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 14/03/01

SIMON SMITH AND MICHAEL BROOKE
A R C H I T E C T S
89 WANDSWORTH BRIDGE ROAD LONDON SW6 2TD

Telephone: 020 7610 6006
Facsimile: 020 7610 6016
Email:post@smithbrooke.co.uk

02.MAR2001* 3471

Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Attn: Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1 March 2001

Dear Mrs Hurst

Re: Angel Farm, Monks Alley, Binfield

Further to your letter dated 28.2.01 please find enclosed 6 No copies of revised drawings as requested.

Yours sincerely

SBSbp

pp Michael Brooke

cc Mr & Mrs Muir

Encs

P A R T N E R S
Simon Smith BA dip Arch RIBA
Michael Brooke BA dip Arch

ANGEL FARM
MONKS ALLEY
BINFIELD
BERKSHIRE RG42 5PA
TEL: 01344 455539
FAX: 01344 484629

02.MAR2001* 3471
02 MAR 2001

2nd March 2001

Mrs C Hurst
Wokingham District Council

By Hand

Dear Mrs Hurst

Please find attached revised drawings as requested from my Architect. If you have any questions, please call me today (Friday) on 0973 208791.

Please note that this is an amendment to an earlier planning application granted late last year, the change is a modification to the first floor.

Yours sincerely

Simon Muir

~~"WILTSHIRE FARM"~~ ANGEL FARM HURST 1.4.86

ADDRESS ELM GROVE LANE PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU. 8371 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/222/65	Mr. R. H. Muir	Additions	30.9.65	App. App.
784/71	"	Garage & Kitchen Extn.	5.8.71	App C/A.
1045/71	"	Treble Garage	30.9.71	App. C/A.
PD/396/72	"	Extn to form Cloakroom	8.6.72	App N/A.
BR 22825	TRUSTEES OF THE BLUE LAGOON SETTLEMENT	DRAINAGE	7684	APP N/A
38049	MR & MRS S. MUIR	2/St. Ht over 2/St. Ht.	16.10.91	C/A
		PROVIDE LINK. (DEM. Ht. ADD.)		
BRA 11269	"	Ht/ALTS.	25.2.92	APP
F/2000/0296	"	S/st & 2st. extensions	22.08.00	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

02.MAR2001 471

WOKINGHAM DISTRICT COUNCIL

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

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR & MRS MUIR
	ADDRESS	ANCER FARM, MONKS ALLEY
		BINFIELD
		BERKS
	POST CODE	RG42 5PA Tel. No. 0973 208791
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MICHAEL BROOKE
	ADDRESS	SIMON SMITH AND MICHAEL BROOKE ARCHITECTS 89 WANDSWORTH BRIDGE ROAD LONDON SW6 2TD Tel: 0171 610 6006 Fax: 0171 6106016 e:mail@ssmb.demon.co.uk
	POST CODE	Tel. No.
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	ENCLOSED AS ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ONE AND TWO STOREY EXTENSIONS TO INCREASE SIZE OF HOUSE

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK, TILES, WOOD TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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 SECOND APPLICATION ON SAME SCHEME

1058.1.2.3.4c.5c.6c.70

(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:

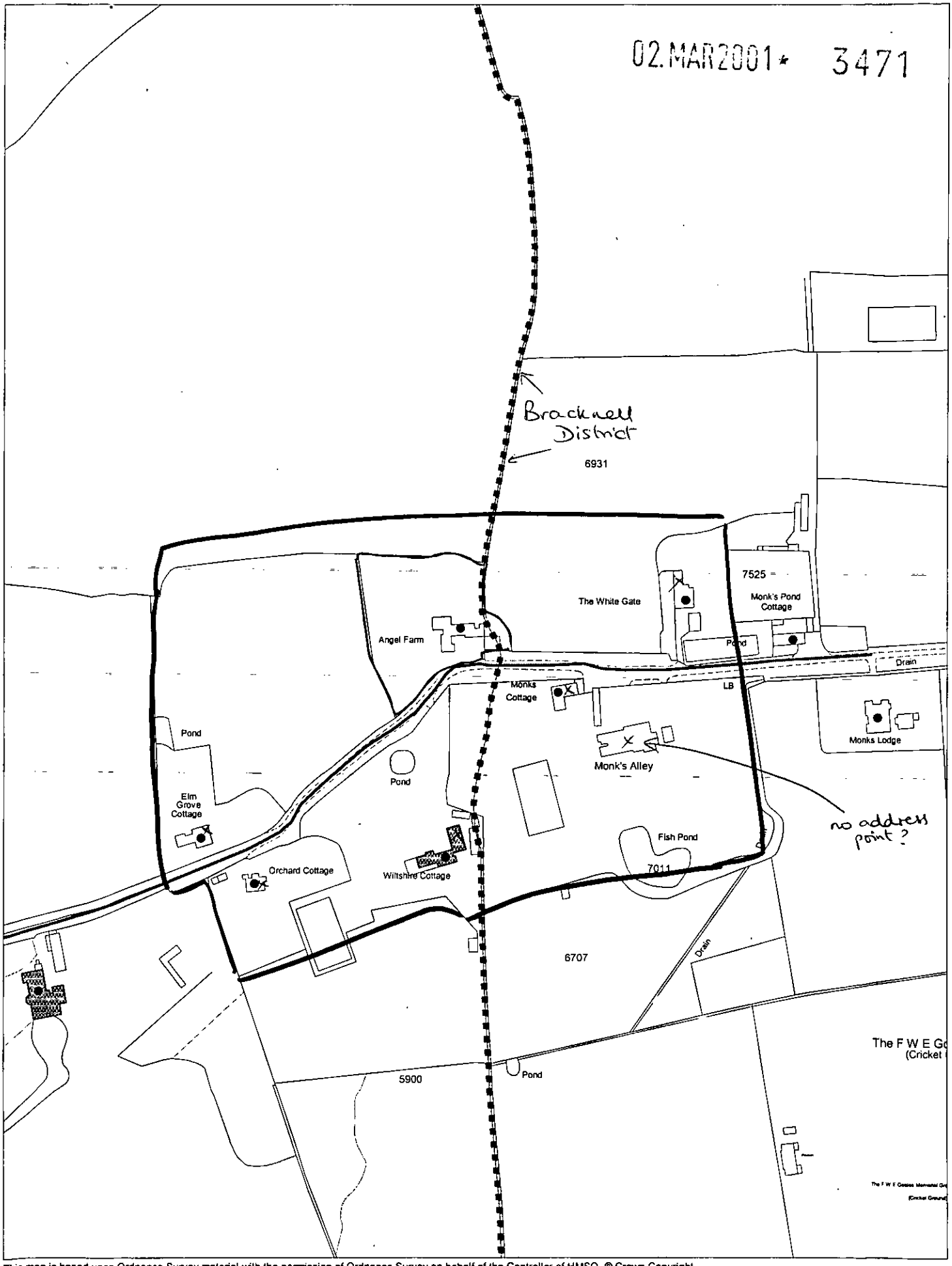
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below. ✓

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 & MRS. MUIR

DATE 14/2/01



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Development Control Section, Environmental Services, Wokingham District Council.
23 February 2001 Scale: 1 : 2500

N W E S