SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/3429

LOCATION:
Linden Lodge Linden Hill Lane, Kiln Green Wargrave.

APPLICANT:
Mr Blois-Brooke C/O Peter H Watkins

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 20/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Blois-Brooke
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2001/3429

Parish: **WARGRAVE**

Location: **Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.**

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

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 development by reason of its size, form and structural implications would form a feature to the detriment of the character of the listed building. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policy WHE12 of the Wokingham District Local Plan.

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 LBE1, LBE2 and LC3.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WLL2, WGB1 and WHE12.

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: CHurst

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.

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3429	FH
BUILDING CONTROL NUMBER	FP2001/1208	Andy
~~APPLICANT~~/AGENT	Peter H Watkins	
ADDRESS OF SITE	Linden Lodge, Linden Hall Lane, Bath Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	3/4/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/5/01	

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 : Farah Humayun

Application Number : F/2001/3429

Applicant : Mr Blois-Brooke C/O Peter H Watkins.

Location : Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 23/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 20/04/2001. 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 :

WARGRAVE PARISH COUNCIL - No objection.
THE GEORGIAN GROUP - Not relevant to time period
ENGLISH HERITAGE - In accordance with govt. guidance.
RAMBLERS ASSC - No comment
BASRA - Archaeological evaluation required.
ENVIRONMENTAL DESIGN - size, form + structural implications unacceptable.

Planning Issues :

* IMPACT UPON LISTED BUILDING
* IMPACT UPON THE GREEN BELT + AONB

Application Number: LB/2001/3412

Appraisal :

Impact upon listed building
The application being considered is proposed single storey side extension to listed building. The proposed extension has a hipped roof design which stands at 2.4 metres to the eaves and 4.3 metres to the pitch. The eaves are in line with the existing rear lounge extension. However the proposed pitch of the extension is higher than existing.

The 'L' shaped extension is proposed to extend to the side and rear elevation of the property. There is one proposed side facing door. The proposed extension infills a gap between existing lounge area and existing kitchen. It is considered that the proposed extension would materially affect the south elevation of the property. There appeared to be an accepted design decision to isolate the recent extension to the living room from the kitchen.

Therefore it is considered due to the size, form and structural implications of the proposed extension is considered to have an unacceptable impact upon the listed building.

Impact upon the character of the Green Belt and Area of Special Landscape Importance

The property is located on the top of Linden Hill. Although located in close proximity to Linden Hill Lane this is the end of the highway which then reduces to a track. The property is well screened from the highway by high tree and dense landscaping. Therefore it is considered that the proposal will not have an adverse impact upon the character of the Green Belt or wider area.

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

Application Number F/2001/3429
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	THE PROPOSED DEVELOPMENT BY REASON OF ITS SIZE, FORM AND STRUCTURAL IMPLICATIONS WOULD FORM A FEATURE TO THE DETRIMENT OF THE CHARACTER OF THE LISTED BUILDING. AS SUCH THE PROPOSAL IS CONTRARY TO POLICY LBE2 OF THE LODDON AREA LOCAL PLAN AND WHE12 OF THE WOKINGHAM DISTRICT LOCAL PLAN.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LC3
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2, WGB1, WHE12
GREEN BELT LOCAL PLAN POLICIES: POLICY 9
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 3/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Linden Lodge Linden Hill Lane Kiln Green Wargrave.

APPLICATION NUMBER: F/2001/3429

OFFICER: Farah Humayun

DATE OF SITE VISIT: 21/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FET GATE.

2. DESCRIPTION OF SURROUNDINGS

~~REJ~~. WITHIN GREEN BELT.

3. DESCRIPTION OF SITE/BUILDING

DETACHED PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEAREST NEIGHBOURS TO REAR OF PROPERTY - NO ADJACENT.
WELL SCREENED FROM ROAD BY HIGH TREES + HEDGING. EXISTING INTEGRAL PART OF DESIGN. EXISTING GATE TO SIDE - USABLE FROM SIDE TRACK.

5. SITE CONSTRAINTS

TREES MATURE IN LANDSCAPE

ACCESS/PARKING

LEVELS RISES TO REAR OF GARDEN

BOUNDARY TREATMENT SURROUNDED BY HEDGING

OTHERS

FROM: Farah Humayun

DATE: 02 March 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3429

Proposal: Proposed single storey side extension to dwelling..

Site Address: Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

Applicant: Mr Blois-Brooke C/O Peter H Watkins.

Your observations are required in respect of this application **by 29/03/2001** .

No objection.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3429

Proposal:
Proposed single storey side extension to dwelling.

Location:
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

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 29/03/2001. 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

02 March 2001

Tel. 0118 974 6482

Date: 02 March 2001

Your Ref:

My Ref: Farah Humayun
F/2001/3429

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

The Owner / Occupier
1 BEAR PLACE COTTAGES
HARE HATCH
READING
RG109XS

PLANNING SERVICES
POL
DC
APP
CS
12 MAR 2001
COPIES TO:
OK:
FILE:

Dear Sir/Madam

Application Number: F/2001/3429

Site Address: Linden Lodge, Linden Hill Lane, Kiln Green Wargrave.

Proposal: Proposed single storey side extension to dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3429** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Farah Humayun**, on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

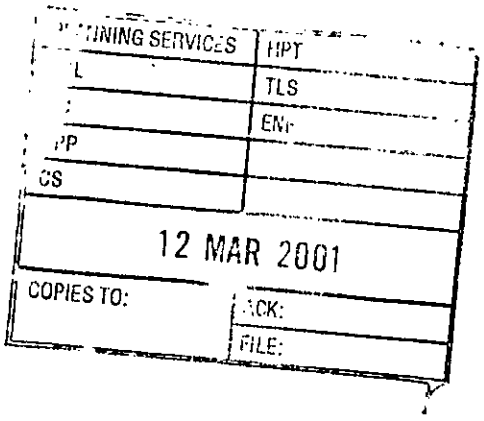
Tel. 0118 974 6482

Date: 02 March 2001

Your Ref:

My Ref: Farah Humayun
F/2001/3429

The Owner / Occupier
2 BEAR PLACE COTTAGES
HARE HATCH
READING
RG109XS



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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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

Tel: 0118 974 6482

Date: **02 March 2001**

My ref: F/2001/3429

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3429
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single 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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3429**
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single 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 Etheridge

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

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

Tel: 0118 974 6482

Date: **02 March 2001**

My ref: F/2001/3429

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3429**
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single 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 Browne

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~12 FEB 2001~~ 23 FEB 2001	Map No 22 Site 0016
Officer: FH / Application No. F/2001/3429	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: LINDEN LODGE, LINDEN HALL LANE, BATH ROAD

Parish: WARGRAVE Ward: Wargrave 5.3.01 JJ.

Applicant: MR BLOIS - BROOKE

Joint cheque with B/control

Fee Received 95-00 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		phoned 12/2	✓ 23 FEB 2001
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties			✓ 23 FEB 2001
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans			✓
(6)	Floor plans			✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Listed Building

Date Site Notice Sent : 5-3-01 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:

+ The Victorian Soc.
Soc for Protection Anc Buildings
English Heritage
Ramblers Assoc.

NEIGHBOURS:

SW 9 See map.

ADDRESS LINDEN LODGE KILN GREEN (ALAMEIN LODGE). PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8178 22 N

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]1/51	Mr. J.E. Crowther	Ext. to dwelling new garage	13.3.51	APP N
O/230/63.	Mr. B.S. Norden.	Dwelling on land adj	9.10.63.	N/A. RE
R/318/64	Mr. J. Hempel.	of det underground dtd garage Ext. to house & construction	4.12.64	APP AP
PD 327/64	" "	Addition	11.6.64.	APP. N
PD 366/65	Mr. & Mrs. G.F. Dunn.	Extension	2.9.65	APP N
07694	J.P. Piquer	Dem. garage & erect. - S/storey extension	16.2.78	PN/A REF C
BR 7779.	" "	" "	21.2.78	REF N
35373			25.7.90	G
ARA 8595	MR. R. FROSH	GARAGE	21.2.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 210/81

DRAINAGE

091074

23.FEB.2001 3429

ATTN.

MRS CAROL HURST.

ONE SET of FORMS & DRAWINGS FOR LINDEN COPSE. (GLADE 2 LISTED BUILDINGS FORMS ALREADY SUBMITTED WITH CHEQUE FOR £95-00)

REGARDS

Pete Watts

Environmental Services

For office use only.
Application number:

23.FEB.2001 3429

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	MR. M. BLOIS-BROOKE
	Address and postcode	LINDEN LODGE LINDEN HALL LANE. KILN GREEN.
	Phone number	940 1621
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TICEHURST RG 30 6AL
	Phone number	9423696
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.	LINDEN LODGE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXT.
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
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN TILES & BRICK TO MATCH
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.	LISTED BUILDING	
	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.
- 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: P W Jeffs

on behalf of Mr. Blois-Brooke

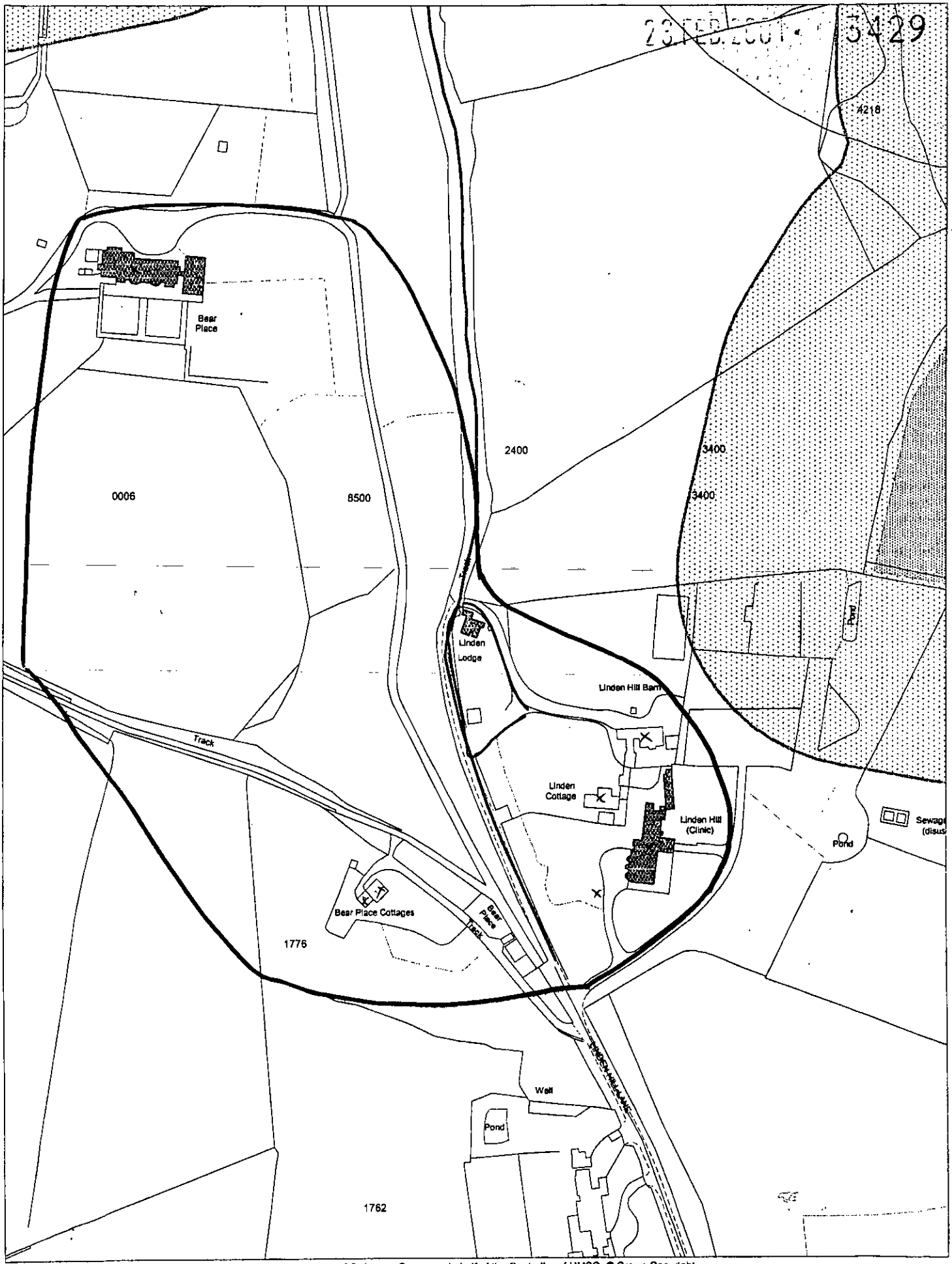
Date 9-2-2001

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/2001/3429**
CASE OFFICER: **Farah Humayun**
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				



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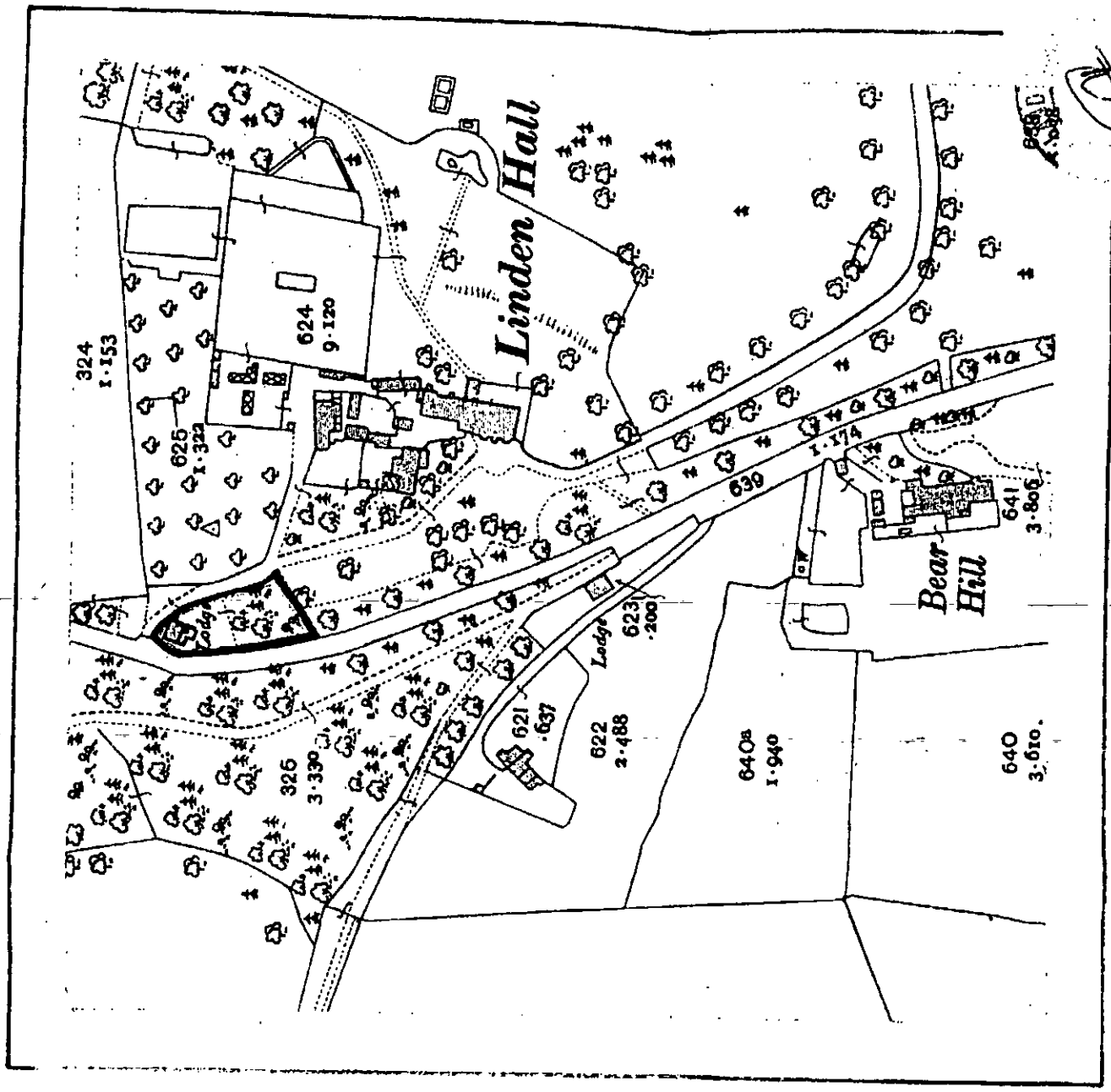
Development Control Section, Environmental Services, Wokingham District Council.

2 February 2001

Scale: 1 : 2500

BK 36012



SCALE 1:2500

of the Ordnance

person in such matters so that, where necessary, the assistance of a solicitor or other person or body such as the Citizens' Advice Bureau should be sought.

[redacted]