APPLICATION NO:
F/2001/5359

LOCATION:
Bettiscot School Road, Arborfield Cross Reading.

APPLICANT:
Mr/Mrs Cryer C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling and raising of roof to form first floor.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Helen Pollock**

88-90 APPROVED

D1 469

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cryer
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5359

Parish: **ARBORFIELD**

Location: **Bettiscot, School Road, Arborfield Cross, Reading.**

Proposal: **Proposed two storey side extension to dwelling and raising of roof to form first floor.**

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 existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
7. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

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. In the interests of highway safety and convenience.

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5359	HP
BUILDING CONTROL NUMBER.	H 2002/2783	
~~APPLICANT~~/AGENT	Andrews	
ADDRESS OF SITE	Bettiscott School Road BEDFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + raising of roof to form first floo	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/S/659	AH/S/659
ELEVATIONS	AH/E/3274A	AH/E/3274
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - West velux deleted (master bedroom)	
DATE	20/3/02	

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	

file

NAB?

MBC

PLANNING SERVICES	HPT 59721
PC	TLS
DC NAB	E&F
APP	
CS	
12 AUG 2002	
COPIES TO	ACK
	FILE

Mullins

Building and Maintenance Contractors

Quality with care

42 St. Michaels Road, Tilehurst, READING, Berkshire, RG30 4RP

E.Mail: Mullins.m.j.@talk.21
Telephone No.: 0118 942 8228
Mobile No.: 07774 691258
Fax No.: 0118 942 8228

Our Ref: MLEM/AJB

Your Ref:

Date: 30th July, 2002

Wokingham District Council,
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WH

Dear Sirs,

RE: 'Betiscott', School Road, Arborfield Cross:

Please accept this letter as formal notice of our intention to commence works at the above address on Wednesday, 31st July, 2002.

Yours faithfully,

pp M.L.E. MULLINS:

5359

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5359

Applicant : Mr/Mrs Cryer C/O Andesign.

Location : Bettiscot, School Road, Arborfield Cross, Reading.

Proposal : Proposed two storey side extension to dwelling and raising of roof to form first floor.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 28/01/2002. 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 :

Arborfield P.C: Concerns over height of proposal (as on previous application) out of keeping, overdevelopment.

Highways : C/A

Planning Issues :

Impact upon neighbouring properties

Impact upon Street Scene.

Application Number: F/2001/5359

Appraisal:

The proposed development is for a two-storey side extension to form a double garage, kitchen, dining room and utility plus internal alterations and raising of the roof and the insertion of dormer windows to form rooms in the roof space (5 bedrooms, 2 en-suites and a bathroom). This would take the number of bedrooms from 3 to 5.

The property is a detached bungalow, raised up from the highway. It is proposed to raise the height of the roof to 6.1m, and insert two pitched roofed dormer windows (one to the front and one to the back) of the property (they would fall 300mm below the new ridge line). It is also proposed to create a gable to both the front and rear with a hipped roof, this would project 900mm beyond the existing building line to the front elevation and 2700mm to the rear elevation.

1) Impact upon neighbouring properties

'Betiscott' and the neighbouring dwelling 'highbank' area a pair of detached bungalows of similar design. The proposal would maintain the hipped roof facing 'Highbank' and would involve only the addition of a pair of glazed doors at ground floor level to the West elevation, some 13m from the boundary and would as such no have an adverse impact upon the property. 'Betiscott' is around 40m from all other neighbouring properties to the sides and rear and around 25m from the property opposite. It is therefore considered that there will be no significant adverse impact upon the neighbouring properties.

2) Impact upon the street scene

School Road contains a number of different housing styles, including both bungalows and two storey houses, the proposal has been considerably scaled down from the previously refused application and it is considered that these proposals would not be out of place in the street scene. The materials used would match existing and it is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 5, so 4 off-road parking spaces need to be provided. This standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5359
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	'extension'
6	C135	R135	
7	C140	R140	'6metres'

Informative for approvals
N16 N07
LODDON AREA LOCAL PLAN POLICIES: LTV1, BE1, BE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 13.2.02

RECORD OF SITE VISIT

SITE ADDRESS: Bettiscot School Road Arborfield Cross Reading.

APPLICATION NUMBER: F/2001/5359

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS

Res. along main Rd.

3. DESCRIPTION OF SITE/BUILDING

detached bungalow (small)

4. RELATIONSHIP TO ADJOINING PROPERTIES

high bank matching bungalow to bettiscot

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2/3 driveway

LEVELS Open plan to front + high bank. dense veg to left.

BOUNDARY TREATMENT dense. veg to rear.

OTHERS raised up from rd by ~2m

Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

5 February 2002

Dear Miss Pollack,

Betiscott, School Road, Arborfield

I refer to our telephone conversation on Tuesday 22nd January 2002, my subsequent attendance at your offices and my recent facsimiles and letters.

I am disappointed not to have received confirmation of planning consent today, obviously you have been too busy to call.

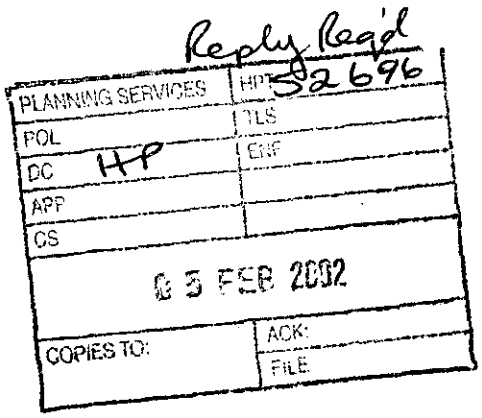
In order to save you the inconvenience of telephoning/faxing me, I will personally collect the consent notice between the hours of 10am and 12noon tomorrow Wednesday 6 February 2002.

Should there be any problem with this please call.

Thank you for all your help to date.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221



Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

4 February 2002

Dear Miss Pollack,

Betiscott, School Road, Arborfield

I refer to our telephone conversation on Tuesday 22nd January 2002, my subsequent attendance at your offices and my fax and letter dated 1 February 2002.

I am disappointed not to have received confirmation of planning consent today and I understand that this should now happen within the next **24 hours**.

I look forward to hearing from you in that time (a 'phone call or fax would suffice).

Thank you for all your help to date.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221

01189569321

PLANNING SERVICES	HPT
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COPIES TO:	ACK:
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Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

5 February 2002

Dear Miss Pollack,

Betiscott, School Road, Arborfield

I refer to our telephone conversation on Tuesday 22nd January 2002, my subsequent attendance at your offices and my fax and letter dated 1 February 2002.

I am disappointed not to have received confirmation of planning consent and I understand that this should now happen within the next **12 hours**.

I look forward to hearing from you in that time (a 'phone call or fax would suffice).

Thank you for all your help to date.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221

01189569321

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3 [illegible] 2002	
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Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

4 February 2002

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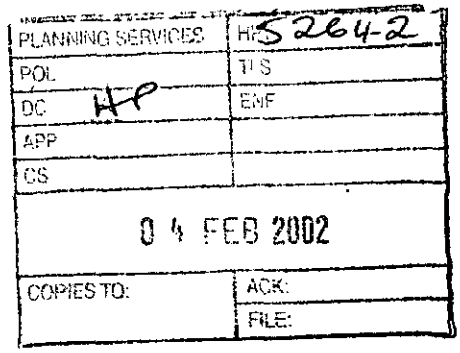
0118 959 0221



Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

1 February 2002

Dear Miss Pollack,

Betiscott, School Road, Arborfield

I refer to our telephone conversation on Tuesday 22nd January 2002 and my attendance at your offices yesterday.

I was very pleased to hear that that we are now at the stage where the plans (as amended from time to time) do not need any further revisions and are acceptable to you.

I was a little disappointed to hear, however, that you had been unable to present them, with your recommendation, for formal signing off this week, but I understand that this should now happen within the next few days.

As you are aware my Contractors have been on notice now for some time of the imminent commencement of the initial ground and building work's. Because of other commitments, they have recently advised that unless I can give them an **absolute** indication of a proposed start date they are highly unlikely to be able to start on my job for anything up six months time. Obviously, due to matters explained previously, that is a situation I would like to avoid if at all possible. They have advised that they can probably hold off any actual decision until the middle to end of next week.

I look forward to hearing from you shortly (a 'phone call or fax would suffice).

Thank you for all your help to date.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221

01189569321

Already rec'd fax x2 + letter

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Miss H Pollack
Planning Officer
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

BY FAX – 974 6484

1 February 2002

Dear Miss Pollack,

Betiscott, School Road, Arborfield

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I was very pleased to hear that that we are now at the stage where the plans (as amended from time to time) do not need any further revisions and are acceptable to you.

I was a little disappointed to hear, however, that you had been unable to present them, with your recommendation, for formal signing off this week, but I understand that this should now happen within the next few days.

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I look forward to hearing from you shortly (a 'phone call or fax would suffice).

Thank you for all your help to date.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221

01189569321

EV Reply.

PLANNING SERVICES	HPT 52097
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21 JAN 2002	
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	FILE:

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

BY FAX – URGENT

21 January 2002

To whom it may concern, F/2001/4464

Betiscott, School Road, Arborfield

I refer to my telephone calls to your office on 15 and 18 January 2002 to which I have not received a reply.

As explained to Mrs. E Vashi in the telephone conversation on 15 January 2002 I am finding it more and more difficult to find builders able to take on work in the near future. Many are already booked through to October 2002.

I have a number of clients who are building contractors one of whom, as a favour to me, has been trying to keep free part of his labour force so that work can commence ASAP. Unfortunately, however, he has advised that due to continuing demands, if I want the work to proceed in the next few months, I must now give reasonable assurance that their services will be required in this period. ie he can no longer rely on the 'very positive indications' given to me in my meeting with Mrs Vashi and in her subsequent letter.

I appreciate that this is not your problem.

Nonetheless it has taken some 15 months to get to this stage (and in particular it took 16 weeks for your department to respond to the last planning application made by me). Accordingly I would sincerely appreciate you telephoning me today to provide an update on the progress of my application.

Thanking you in advance for your assistance in this matter.

Yours sincerely,

Jonathan Cryer BA (Hons) ACA
0118 959 0221

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

10th January 2002

PLANNING SERVICES	HPT
POL	TLS
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APP	
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JAN 2002	
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Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

Reference: F/2001/5359, Bettiscot, School Road

The Parish Council would like to reiterate their comments made in response to the original application F/2001/4464, I attach a copy for your information. Although this application does not propose demolition of existing building and erection of one detached dwelling the Council concerns remain unchanged.

The scale of the extension combined with the raising of the roof is still very large and would alter the character of the street scene, which, is mainly bungalows. In principal the Parish Council has no objections to either application if the height and size of the proposal was a consideration.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

Copy

Arborfield & Newland Parish Council

PLANNING SERVICES	HPT
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APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

16th August 2001

Mrs Elaine Vashi
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mrs Vashi

Reference: F/2001/4464, Bettiscot, School Road
Application for erection of detached dwelling and demolition of existing dwelling

Although the Parish Council has no objection to the proposed demolition of the extended bungalow and the erection of a new dwelling, we have strong concerns as to the height and size of the proposal.

The two-storey detached houses next to Lanka House are built on lower ground but the bungalows; Coombe View, Highbank and Bettiscot are on higher ground therefore a two-storey dwelling would be out of keeping with the adjacent properties. The new dwelling would probably be over 50% bigger than the original bungalow making it over development of the site.

We would reiterate our concerns over the height and request that a chalet bungalow might be more in keeping with the street scene.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 13 December 2001

Application Number: F/2001/5359

Proposal: Proposed two storey side extension to dwelling and raising of roof to form first floor.

Parish: ARBORFIELD PARISH

Site Address:
Bettiscot, School Road, Arborfield Cross, Reading.

Applicant:
Mr/Mrs Cryer C/O Andesign.

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).

C049, R049
C122, R122
C137 (INSERT: extension), R137.
C135, R135.
C140 (INSERT: 6 metres), R140.
N07.

Signed: _____ **Print name:** AC 19/12/01

Received by Wokingham District Council

Application No: F/2001/5359

Proposal:
Proposed two storey side extension to dwelling and raising of roof to form first floor.

Location:
Bettiscot, School Road, Arborfield Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5359 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

13 December 2001

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

Tel: 0118 974 6480

Date: **13 December 2001**

My ref: F/2001/5359

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/2001/5359
Bettiscot, School Road, Arborfield Cross, Reading.
Proposed two storey side extension to dwelling and 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5359**
Bettiscot, School Road, Arborfield Cross, Reading.
Proposed two storey side extension to dwelling and 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**********

F

Application Number : ~~NEW~~/2001/5359	Map No : 89
Case Officer : HP	Site Area : 0.10
Valid Date : 3/12/01	Received Date: 03/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and raising of roof to form first floor.

Location : Bettiscot, School Road, Arborfield Cross, Reading.

Parish : AB Ward : ARB

Applicant : Mr/Mrs Cryer C/O Andesign.

Fee Required: £95 Fee Received: £95 (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	[illegible]		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

3 N + see map
+ address list attached

OTHERS

No pre-apps

03.DEC.2001 5359

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4464	John Cowan Highbank School Road Arborfield Berks Rg2 9NX
Application Refused	Letter sent 01/11/01

ANDESIGN
BUILDING PLANS

03 DEC 2001 5359

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING
PO:
DC
APP
CS
0 3 NOV 2001
COPIES TO

Mrs E.Vashi
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4012

30th November 2001

Dear Mrs Vashi,

re: **Betiscott, School Road, Arborfield**

Following your formal Planning Refusal for the proposed house at the above property and your subsequent discussions with my Clients Mr & Mrs J.D. Cryer I am now enclosing a formal application for an extension and alterations to the property to convert the existing three bedroom bungalow into a five bedroomed dwelling rather than to demolish and create a new dwelling as originally intended. I understand you have given your support to the sketch designs which have been rigidly adhered to in the final drawing. I trust you will be able to continue your support to this scheme and I thank you for your co-operation todate.

Yours faithfully,

A. Hester

Environmental Services

For office use only
Application number: 03 DEC 2001 5359

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 & MRS J.D. CRYER
	Address and postcode	Betiscott, SCHOOL ROAD, ARBORFIELD BERKS RG2 9NX
	Phone number	9761515
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2IN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION & ALTERATIONS TO CONVERT THREE BED BUNGALOW INTO FIVE BED DWELLING
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 ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SLATE & TILING WHITE RENDERING THROUGHOUT
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: 5
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS J.D. CRYER

Date 30/11/2001

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

ADDRESS BETISCOT PARISH ARBORFIELD

PLOT No. Service Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23086	MR. JONES	EXTENSION	11.7.84	APP N/A
23453	"	VEH. ACCESS	22.5.85	N/A "
28620	"	GARAGE	2.10.87	"
F/2001/4464	Mr & Mrs Cryer.	Erect replacement dwelling	31.10.01	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Replacement dwelling - Mr Cryer 25.01.01

DRAINAGE

091074

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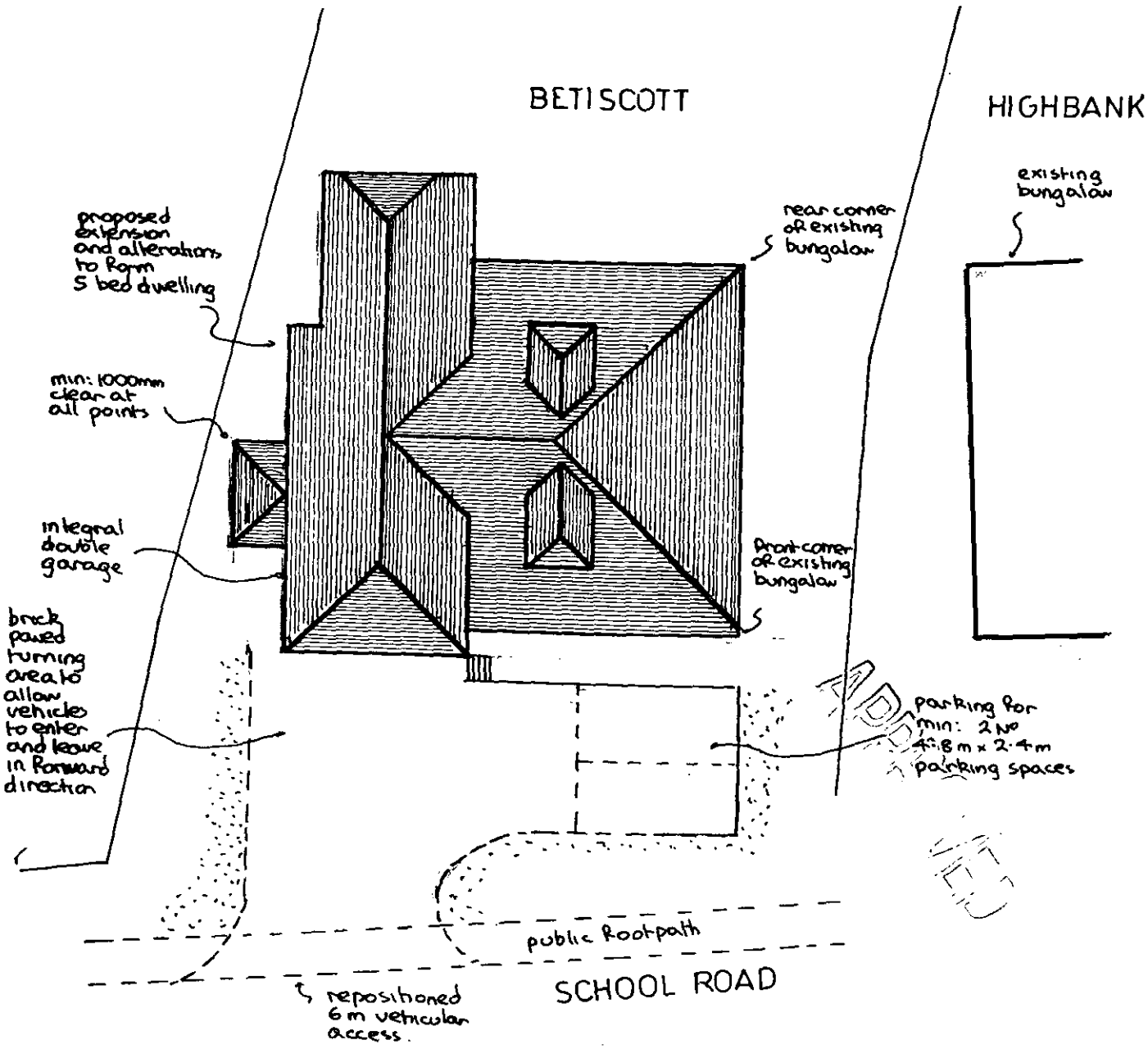

PROPOSED EXTENSION & ALTERATIONS at BETISCOTT, SCHOOL ROAD, ARBORFIELD, BERKSHIRE for MR & MRS J.D.CRYER

Drawing nº AH/S/659 Scales 1:200

Date NOV 2001 Drawn ANDESIGN

20/3/02

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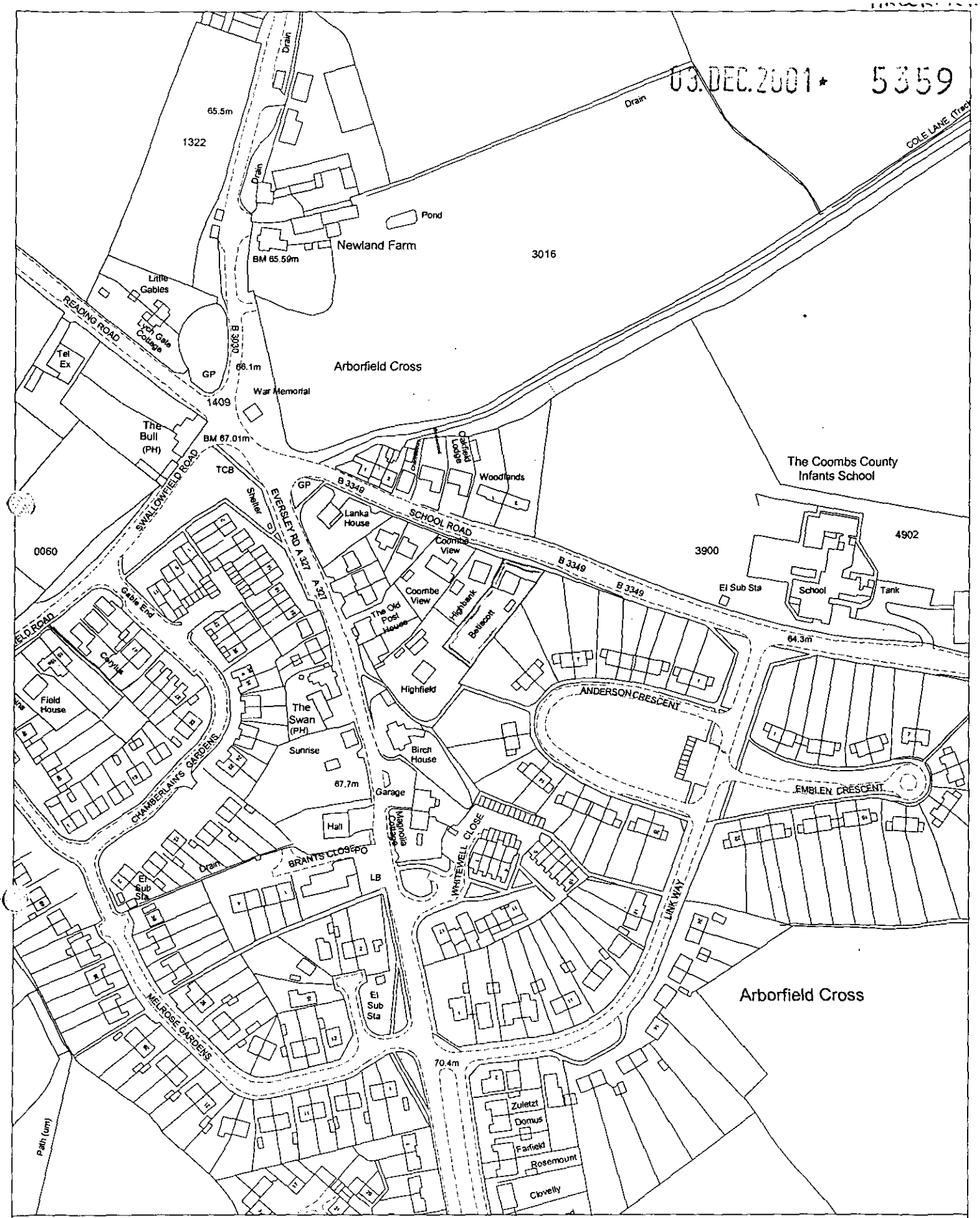

Site Plan, Scale: 1 to 2500

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Date: 10 July 2001

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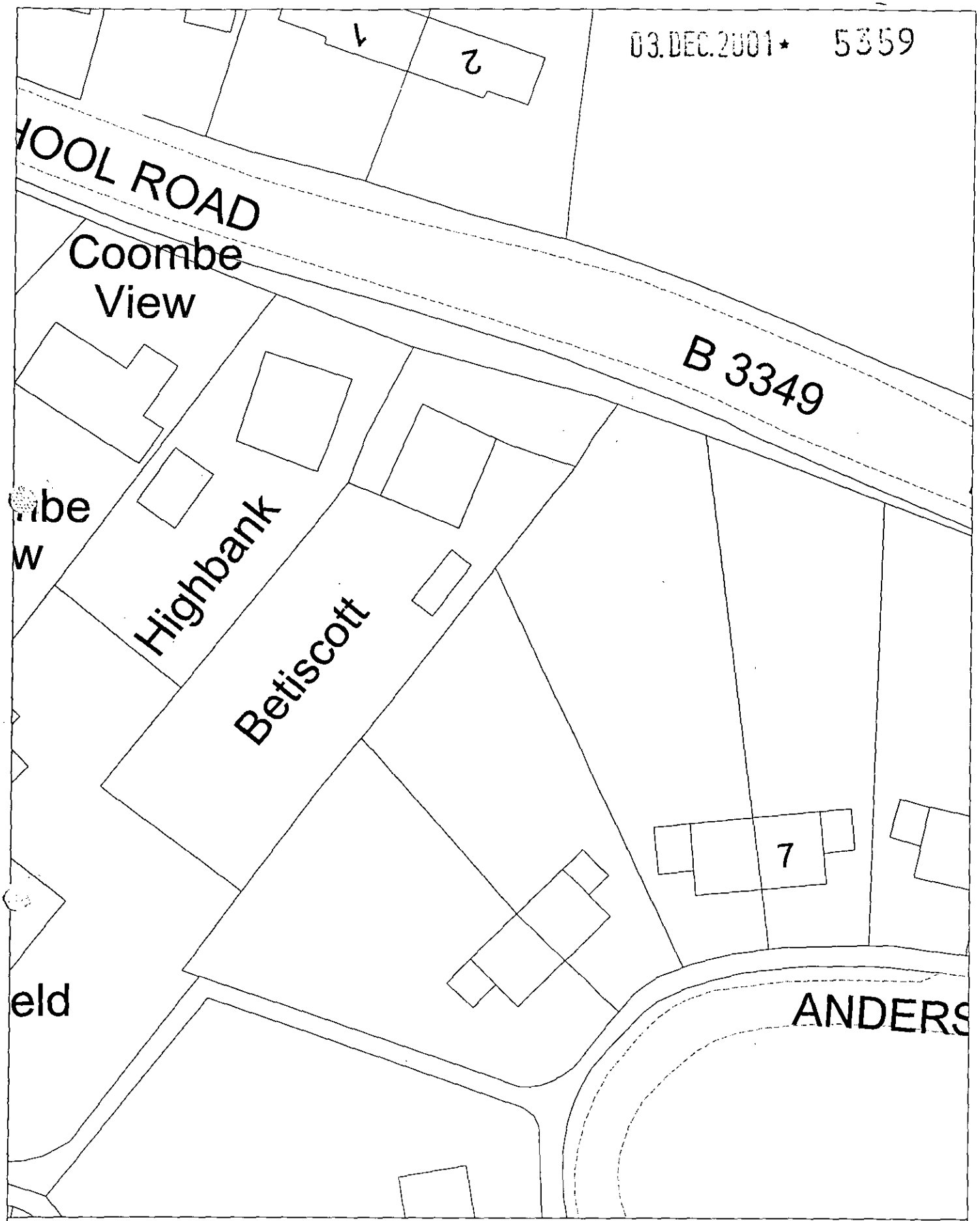

Site Plan, Scale: 1 to 500

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Date: 10 July 2001

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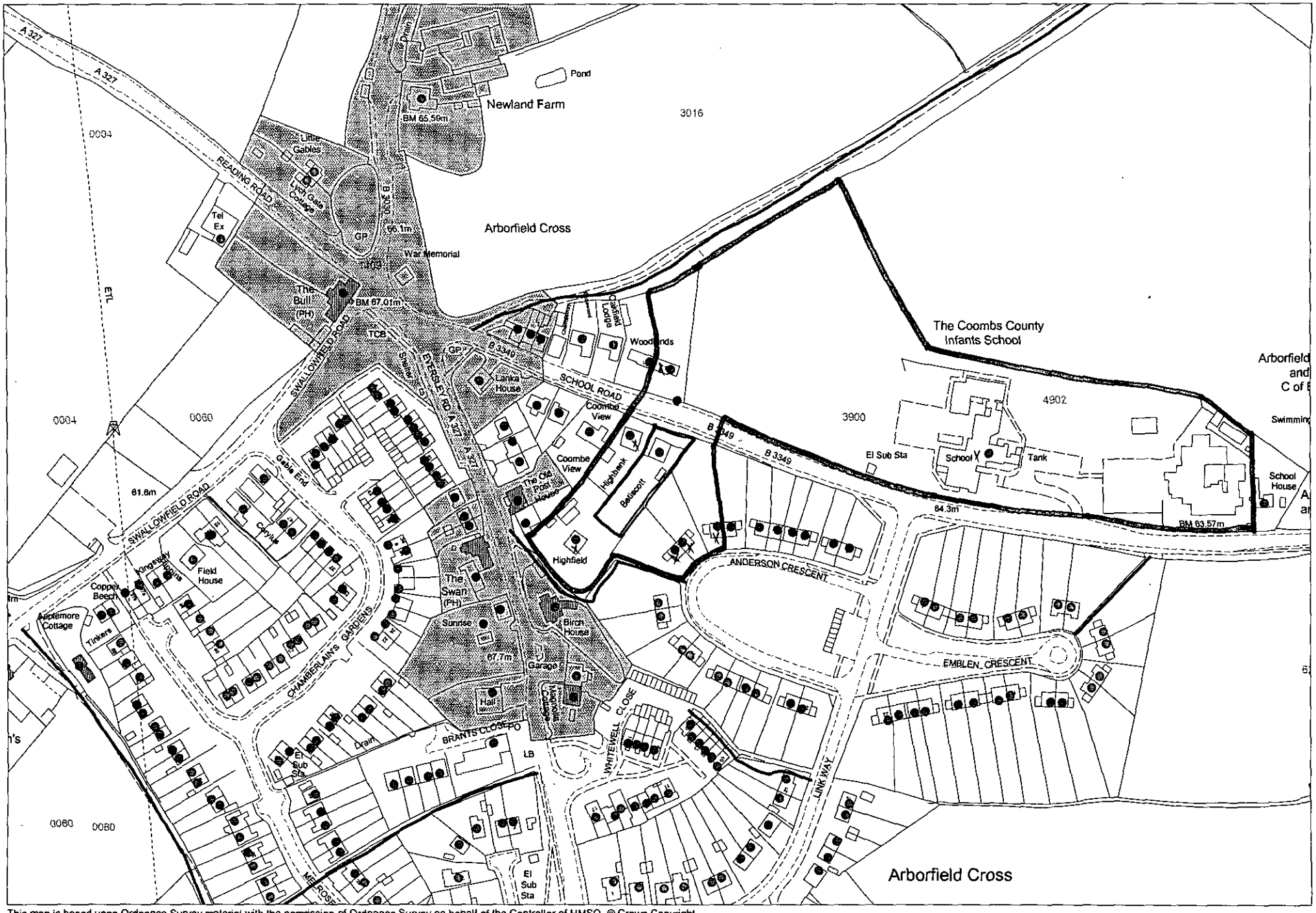

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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2001

Scale: 1 : 2500

N W E S

03.DEC.2001 * 5359