F/02
NO SN

APPLICATION NO:
F/2001/5337

LOCATION:
Pyghtle Fleet Hill, Finchampstead Wokingham

APPLICANT:
A Robinson C/O R G Butler & Associates

PROPOSAL:
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2002

CASE OFFICER: **Natalie Brown**

D1 (7)

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

A Robinson
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berkshire
RG10 9QT

Application Number: F/2001/5337

Parish: **FINCHAMPSTEAD**

Location: **Pyghtle, Fleet Hill, Finchampstead, Wokingham.**

Proposal: **Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed extension by virtue of its size, bulk and massing would unacceptably alter the scale of development on site, to the detriment of the rural character of the area. As such, the proposed development would be contrary to the following policies:
Berkshire Structure Plan C2.
Wokingham District Local Plan (Deposit Draft) WCC1 and WCC7.
South East Area Local Plan SC19.

Informative

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 Policies C2 and C8.
South East Area Local Plan Policies STV2, SC19, SC3 and SC4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WLL2 and WLL3.

Received by Wokingham District Council

Application No: F/2001/5337

Proposal:
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

Location:
Pyghtle, Fleet Hill, Finchampstead, 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 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/2001/5337 to enable the library staff to locate the correct information.

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 23/12/2001. 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 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

30 November 2001

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

Tel: (0118) 974 6492

Date: **30 November 2001**

My ref: F/2001/5337

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2001/5337
Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

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,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5337**
Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **30 November 2001**

My ref: F/2001/5337

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/5337
Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5337**
Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

23.NOV.2001 5337



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Development Control Section, Environmental Services, Wokingham District Council.
27 November 2001

Scale: 1 : 2500

N
W E
S

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5337

Applicant : A Robinson C/O R G Butler & Associates.

Location : Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposal : Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 15/12

Date Registered : 23/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 18/01/2002. 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 :

English Nature } BAT SURVEY REQ'D.
Dinton Pastures }
Env Health - no objections
Highways: no objections subject to conds

Planning Issues : SEALP: ASLI, Rural
WDLP: ASLI, Countryside

Application Number: F/2001/5337

Appraisal : ~ see attached sheet.

existing floor area.

g/f : 6.7 × 9.1 = 60.97

1st :

Proposed extn :

g/f : 13.2 × 6.8. = 89.76

1st :

% inc over existing/orig footprint : $\frac{60.97}{89.76} \times 100 = 68\%$.

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/5337
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension by virtue of its
			size, bulk + massing would unacceptably
			alter the scale of development on site,
			to the detriment of the rural character of
			the area.
			As such, the proposed development
			would be contrary to the following
			policies:
			BSP. C2.
			WDLP. WCC1, WCC7
			SEALP: ~~SN~~ SC19

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SN2, SC19, SC3, SC4.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WCC1, WCC7, WLL2, WLL3
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C8
MINERALS LOCAL PLAN POLICIES:	—

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. McThoy
(Development Control Manager)

Date: 18.3.03.

RECORD OF SITE VISIT

SITE ADDRESS: Pyghtle Fleet Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5337

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

ASI, rural.

3. DESCRIPTION OF SITE/BUILDING

detached house with detached garage.
Existing detached garage with 1st floor above
shed at side + links to rear.
Proposed 2s extn to side to provide garage, storage + annexe
to be longer than existing

4. RELATIONSHIP TO ADJOINING PROPERTIES

open lawn area at rear of dwelling
woodland at sides - holly + laurel hedging
hedging front + rear of garage.

a

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING access laneway off main road leads to front of dwelling.

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5337 - Pyghtle

Appraisal:

Development
Proposed two-storey side extension to detached garage to form granny annexe with room in roof space.

The site is located within a rural/countryside area designated as an Area of Special Landscape Importance.

Relevant Polices
Berkshire Structure Plan: C2, C8
Wokingham District Local Plan:WOS3, WCC1, WCC7, WLL2, WLL3
South East Area Local Plan: STV2, SC19, SC3, SC4

1) Impact upon neighbouring properties
The proposed development would be located away from neighbouring dwellings. It is therefore considered that there would be no adverse effects in terms of being overbearing and causing overlooking/overshadowing.

2) Impact upon the countryside character of the area
Policy WCC1 of the Wokingham District Local Plan (deposit draft), say that development will only be permitted if it is appropriate in scale, form, materials, design, character to its location within the countryside. Policy WCC7 says that there should be no significant alteration to the scale of the dwelling and the scale of development on site.
Policy SC19 of the South East Area Local Plan says that if a dwelling has already been extended, the cumulative effect of all the extensions to the original dwelling will be taken into account.

The proposed extension would both increase the length and width of the existing garage. This would have the effect of unacceptably increasing the bulk and massing of the existing garage building, which is located within an area designated as countryside.

The proposed extension would also have a gabled finish to the roof on all elevations, which also adds to the bulk of the building. In the south and north elevations it can be seen that the existing garage has a hipped roof at the side and that the gables visible in these elevations have a lower ridge compare to the proposed gables in these elevations.

Furthermore, the proposed extension would more than double the footprint of the existing structure (a 67% increase), which also shows that the extension would be a disproportionate addition to the existing structure and again

highlights that the proposed extension would be significantly increasing the scale of the existing garage.

3) Impact upon highway safety (parking provision)
Provided that the garaging and parking are retained and that the proposed development remains ancillary to the dwelling, the Highways department would have no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 NOV 2001	Map No. 20121 Site 2.94
Officer: NAB | Application No. F/2001/5337	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO ~~GARAGE~~ AND FORMATION OF GRANNY ANNEXE IN ROOF SPACE OF GARAGE

Location: THE PYGHTLE FLEET HILL

Parish: FINCHAMPSTEAD Ward: FINCH. SOUTH

Applicant: A ROBINSON

(2)

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*			
2	1:500 block plan showing existing & *proposed dev. + adj. Properties*			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

FROM: Natalie Brown

DATE: 30 November 2001

DELEGATED

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5337

Proposal: Proposed two storey side extension to garage and formation of granny annexe in roof space of garage..

Site Address: Pyghtle, Fleet Hill, Finchampstead, Wokingham.

Applicant: A Robinson C/O R G Butler & Associates.

Your observations are required in respect of this application **by 23/12/2001** .

Councillors are concerned to see that this proposal is tied in with the existing dwelling in order to ensure that it may not be used or sold as a separate dwelling.

SIGNED: C.S.Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 January 2002

Location:	Pyghtle, Fleet Hill, Finchampstead
Proposal:	Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.
Application Number:	F/2001/5337

In response to your consultation dated 30 November 2001 for the above application, the landscape comments are as follows:

The site is located within an ASLI designation. The dwelling and garage are very much enclosed by vegetation (trees and shrubs) surrounding and within the site, so that there no views into the site from Fleet Hill of the garage and only glimpses of the house. I do not consider that an extension to the garage will have a detrimental impact on the character of the surrounding countryside, therefore I have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EU
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

HPT SU822
TLS
ENF
NB
12 DEC 2001
COPIES TO:
ACK:
FILE:

Natalie Brown
Environmental Services Dept
Planning services
P.O. Box 157
Shute End, Wokingham
BERKS RG40 1WR

Your ref: F/2001/5337
Our ref: C7.17.05/1
6th December 2001

Dear Ms Brown,

PYGHTLE, FLEET HILL, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 30th December in relation to the above planning application.

English Nature does not object to the above planning application, however I would like to draw your attention to the following;

The existing building may provide an existing habitat for bats. Bats are a protected species and therefore a material matter in planning English Nature recommends that local authority checks whether bats are known to use this building using readily available information. If bats are suspected to be present then please contact English Nature to arrange a survey.

Thank you for consulting English Nature.

Yours sincerely

DAVID SLATER
Assistant Conservation Officer

david.slater@english-nature.org.uk

Recycled paper
INVESTOR IN PEOPLE
Awarded for excellence
working today for nature tomorrow

Natalie Brown

From: Andy Glencross
Sent: 07 December 2001 16:09
To: Natalie Brown
Subject: Planning Application F/2001/5337 Pyghtle Fleet Hill Finchampstead

Hi Natalie

This application will involve significant alterations to the existing roof spaces.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be significantly altered and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

This development does not appear to have an adverse affect on the adjacent Wildlife Heritage Site.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Natalie Brown

From: Emy Circuit
Sent: 03 December 2001 15:24
To: Natalie Brown
Subject: FW: PYGHTLE, FLEET HILL, FINCHAMPSTEAD f/2001/5337

One for you I think Natalie.

Emy

-----Original Message-----
From: John Mullaney
Sent: 03 December 2001 14:56
To: *Emy Circuit*
Subject: PYGHTLE, FLEET HILL, FINCHAMPSTEAD f/2001/5337

I have no environmental health objections to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 30 November 2001

Application Number: F/2001/5337

Proposal: Proposed two storey side extension to garage and formation of granny annexe in roof space of garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Pyghtle, Fleet Hill, Finchampstead, Wokingham.

Applicant:
A Robinson C/O R G Butler & 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).

1, C122, R122.

2, C04A, R04A

3, The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from the main dwelling.

Signed: _____ **Print name:** AC 3/12/01

PLANNING SERVICES | HPT 50889
POL | TLS
DC NS | ENF
APP |
CS |
13 DEC 2001
COPIES TO: | ACK:
FILE:

The Pyghtle,
Fleet Hill,
Finchampstead,
Wokingham,
Berkshire.
RG40 4LJ

Telephone Eversley 0118-973-3116

Wokingham District Council
Planning Services
P O Box 157
Shute End,
Wokingham
Berkshire
RG40 1WR

Your Ref: Natalie Brown – F/2001/5337

10th December, 2001

Dear Sir/Madam,

Application No: F/2001/15337
Site Address: The Pyghtle, Fleet Hill, Finchampstead, Wokingham.
Proposal: Proposed two-storey side extension to garage and formation of granny annexe in roof space of garage.

I am writing to explain the reasoning behind this application.

My mother has lived at the Pyghtle since 1959 and this has been her main family home. Although I live locally it is felt that my family and I should move into the Pyghtle to give her more company and keep an eye on her since she had a minor stroke about 18 months ago.

The Pyghtle is a large house but having both had our own houses for many years, living in the same house might be intrusive. If we can form an annexe for my mother she can retain familiar surroundings, have the company of family yet maintain her independence.

Because of the close proximity of the garage block to the main house, the two could never be separated and we would be happy to enter into a legal agreement linking the two.

I hope this clarifies the situation but if you have any questions please ring me on 07966-539314.

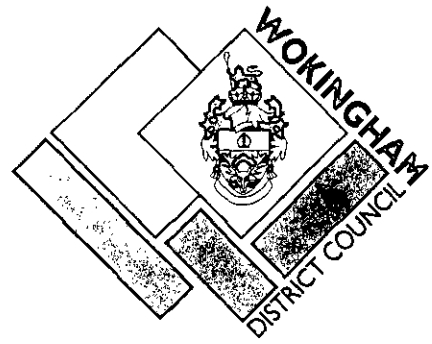
Yours sincerely,

Andrew Robinson

Environmental Services

For office use only.
Application number: 23 NOV 2001 5337

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 Address and postcode Phone number	A. ROBINSON ESQ. THE PYGHTLE FLEET HILL FINCHAMPSTEAD RG40 4LJ
2	Agent's Name Address and postcode Phone number	R.G. BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040.
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 PYGTHLE FLEET HILL FINCHAMPSTEAD.
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTEND EXISTING GARAGE & FORM GRANNY ANNEXE IN ROOF VOID.
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 AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATERIALS 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

ADDRESS THE RYGHTLE. FLEET HILL

PARISH Finch.

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
159/73	Mr. R. T. Robinson.	Outline Gardeners Cott.	22.2.73	N/A Refuse
00074	" "	Outline-Gardeners cottage.	8.2.74	— Refuse

DATE OF COMPLETION

MINISTRY DECISION 00074 - APPEAL DISMISSED - 17.12.74

SPECIAL ORDERS

DRAINAGE

63.4m +

B 3348

B 3348

23.NOV.2001 5337

White Cottage

Heath House

Nc

Sc

Moyle House

Stowe House

REFUSED

C

Sc

Orch

Pyghtle

Nc

Scale 1:500

23 NOV 2001 * 5337

B 3348 B 3348

63.4m +

White Cottage

Heath House

Sweet Orchard

Moyle House

Stowe House

Stowe Cottage

Longacres

Pyghtle

Orch

Orch

628

627

626

Sunnycote

Woodbury

Scylla

Flaxmere Cottage

Treyarnon

The Coppice

Blythe Cottage

Carpenters

FLEET LANE

FLEET LANE

Fleethill Farm

Fleet House

0061 0061

REFUSED

Nc Sc RG C

0 10 20 30 40 50 60 70 80 90 100

scale 1:1250