APPLICATION NO:
F/2000/0411

LOCATION:
Julkes House Carters Hill Lane, Arborfield Reading.

APPLICANT:
Mr P Burt C/O Romans Professional Services

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **17/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Burt
C/O Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2000/0411

Parish: **ARBORFIELD**

Location: **Julkes House, Carters Hill Lane, Arborfield, Reading**

Proposal: **Proposed first floor side extension to dwelling**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing number A99/024/02/A submitted to the Local Planning Authority on 9th March 2000 showing a catslide roof and reduction in the length of the ridgeline of the proposed extension.

Condition
5. 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) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the Second Schedule of the 1995 Order shall be erected on any land attached to the dwelling house without the written permission of the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. For the avoidance of doubt.

Reason
5. In the interests of the character and amenities of the locality.

Informative
1. The applicant is advised that part of the land now forming the residential curtilage does not have the benefit of planning permission for this use. It is, therefore, advised that this land should revert to agricultural use or that planning permission should be sought for a change of use to residential.

Head of Planning and Transportation
Date: 03 May 2000

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.

+ update 9/9/99

Tel: (0118) 974 6445 (Direct Line)
Fax: (0118) 974 6484
Date: 20 April 1999
My ref: AO/ Arborfield-1B

23

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

Warren Joseph
Architecture Department
Romans
4, King Street Lane
Winnersh
Berkshire, RG41 5AS

Dear Mr. Warren,

RE: PROPOSED EXTENSION AT JULKES HOUSE, CARTERS HILL, ARBORFIELD

I refer to your letter of 8 April 1999, concerning the above matter.

On the basis of the limited information available, it appears that the proposed first floor extension is unlikely to be acceptable, inter alia, because it would increase the apparent bulk of the property in the countryside. However, if you should supply sketch elevations of the proposed extended building, together with a detailed location plan, then I would be pleased to look at your proposals further.

Yours sincerely,

AO.

ANGELA ODELL
Senior Planning Officer

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

PLANNING SERVICES	HPT
POL	TLS
DC	AO
APP	
CS 6103	
12 APR 1999	
COPIES TO:	ACK:
	FILE:

Winnersh Office

The Borough Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
BERKSHIRE RG40 1BN

8th April, 1999

Dear Sir or Madam:

RE: PRE-APPLICATION INQUIRY FOR PROPOSED EXTENSION @ JULKES HOUSE, CARTERS HILL, ARBORFIELD

I enclose for your attention a sketch of our proposals to the above property.

The existing dwelling "Julkes House" has 4 no. bedrooms and is approximately 10 years old. Since the original consent there has been a single storey addition to the side of the house currently used for a family room and utility area, and a more recently a detached double garage has been erected.

The proposed extension would be constructed over the existing, single storey, side extension to add a fifth bedroom with en-suite to the existing accommodation.

According to the Wokingham District Council Plan the site falls within an area designated as countryside and policy WCC1 may implement certain restrictions on our proposal. I would be grateful if you could forward any advice or comments you may have in principle regarding our proposals, before a formal Planning Application is submitted.

Should you need to make any access arrangements to inspect the site, please advise me of the time/date of your intended visit. I look forward to receiving your comments regarding the above.

Yours sincerely

WARREN JOSEPH
Architectural Department
Direct Line ~ 0118 9366699
Internet E- mail: wjoseph@romans.co.uk

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4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6699
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0118 936 6623

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118 Broadway
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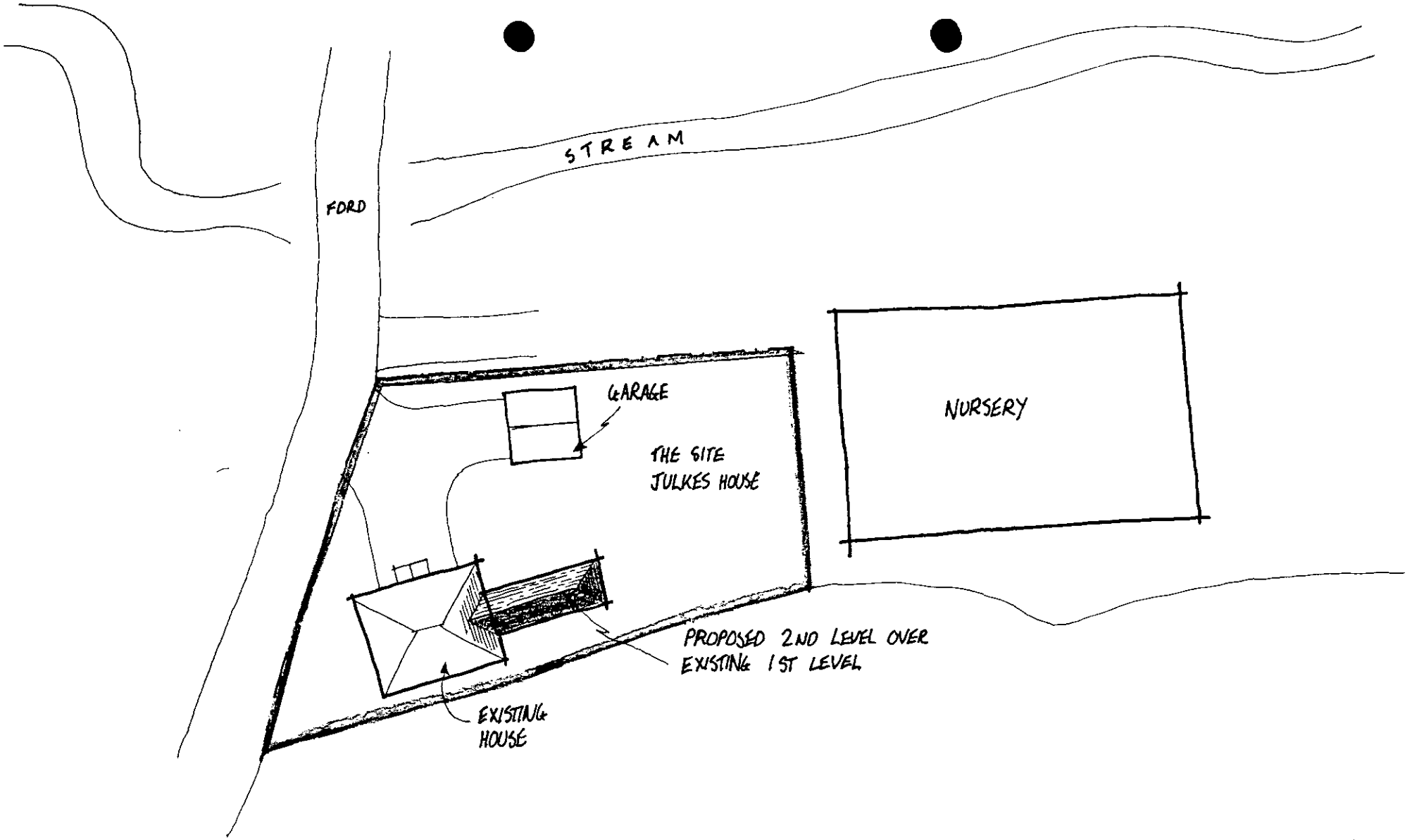
112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ
Tel
01705 668 499
Fax
01705 655 009

www.romans.co.uk

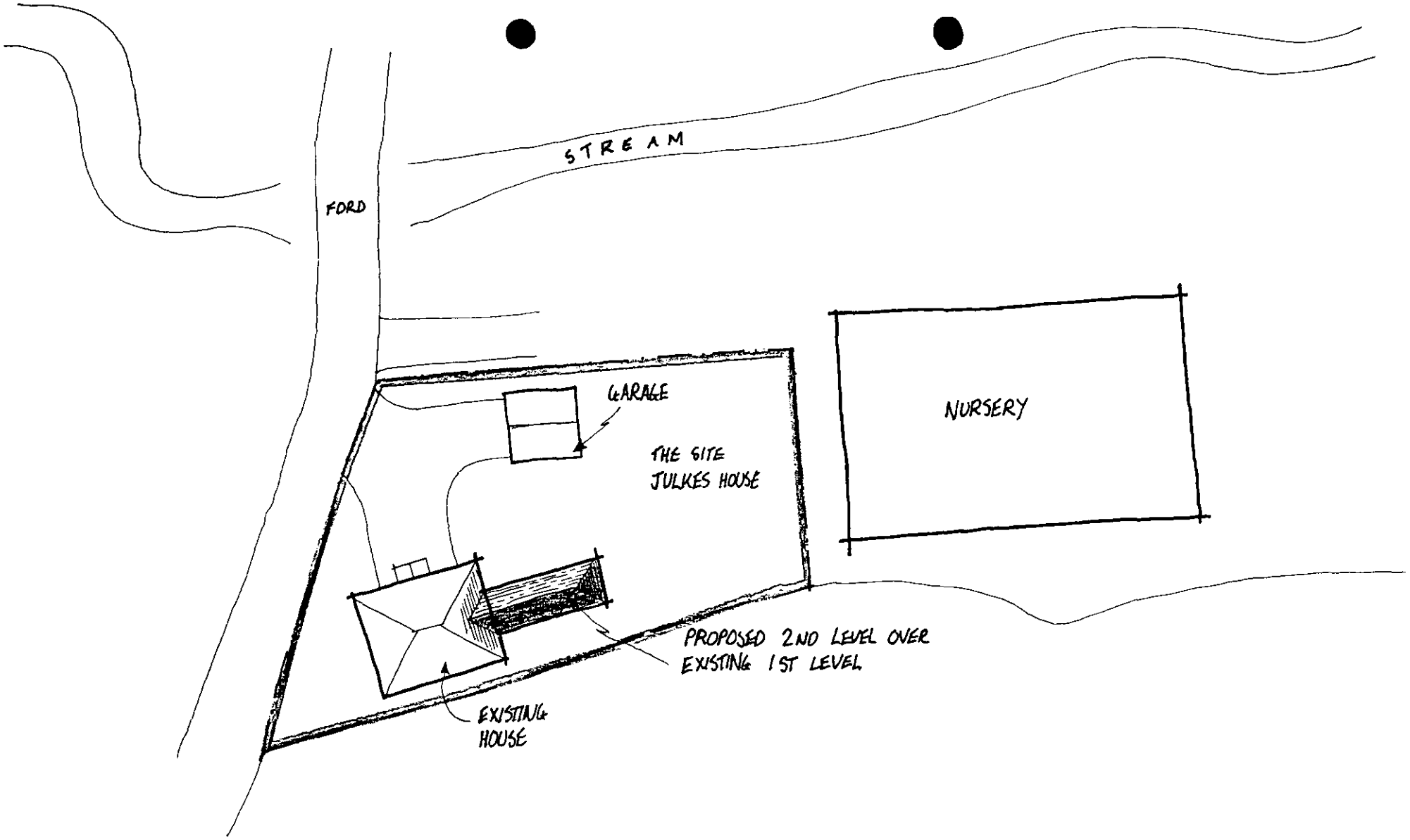


21/0/18

PRE APPLICATION INQUIRY

EXTENSION AT JULKES HOUSE
CARTERS HILL
ARBORFIELD

APRIL 99



PRE APPLICATION INQUIRY

EXTENSION AT JULKES HOUSE
CARTERS HILL
ARBORFIELD

APRIL 99

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 September, 1999
My ref. AO/Arb.pre-app.
Your ref. WJ/dlw/A99/024

Romans
4 King Street Lane
Winnersh
READING
RGG41 5AS

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Joseph

PROPOSED FIRST FLOOR SIDE EXTENSION AT JULKES HOUSE, CARTERS HILL, ARBORFIELD.

Thank you for your letter of 23 August and enclosed plans. I consider that the proposed extension is likely to be considered to comply with the Council's policies for the area and is therefore likely to be considered acceptable.

However, I advice you that the above is informal advice only, is given without prejudice, and does not commit the authority to approving the proposal. I enclose the required forms. Meanwhile if you wish to discuss the matter further, please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

(2) ADDRESS Ex Southlote Nurseries / Julkes House PARISH Arborfield

PLOT No. Carters Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23917	Mr. S. Delazio } Julkes	House	18-7-88	N/A CIA
BR25607	" } House	"	2-12-85	App N/A
34821	"	Ill. sign to adv. nursery	7-2-90	Rev
~~33023~~				
35166 } 35166	"	Removal agr. cond. on 23917	15-3-90	CIA
35167 }	"	Nursery to landscaping business	15-3-90	CIA A
38638 Appeal	Julkes House R/o	Mobile home	15-1-92	Re
40198	" "	Repl. storage bldg	16-12-92	CI
FP94/2637	"	"	24-6-94	Y App

DATE OF COMPLETION

MINISTRY DECISION 38638 - Appeal dismissed - 15-4-92

SPECIAL ORDERS Sec. 64 Det - Garage to storage (landscape gardening) - 20-9-9

DRAINAGE

091074

35'-3" wide
& 25'-7" deep.

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

20039

AD
CS
24 AUG 1999
COPIES TO: ACK: FILE:
REPLY RECD

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

For The Attention of Mrs Angela Odell Senior Planning Officer

Our Ref.: WJ/dlw/A99/024

23rd August 1999

Dear Mrs Odell

Re: Pre-Application Enquiry for a Proposed Extension at Julkes House, Carters Hill, Arborfield, Berkshire

Thank you for your letter dated 20th April 1999 in relation to the above pre-application enquiry.

As requested I now have pleasure in providing 2 No. copies of drawing A99/024/SK2 indicating sketch elevations as existing and as proposed. Also included is 2 No. copies of a location plan at a scale of 1:2500 also requested in your letter. I would be grateful if you would consider our proposals in further detail in order that my client can decide whether to pursue a planning application.

Should you need to make any access arrangements to inspect the site, please advise me of the time/date of your intended visit.

I look forward to receiving your comments regarding the above.

Yours sincerely

WARREN JOSEPH

Direct Line: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-Mail: wjoseph@Romans.co.uk

CC: Mr P Burt

Enc.

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4 King Street Lane
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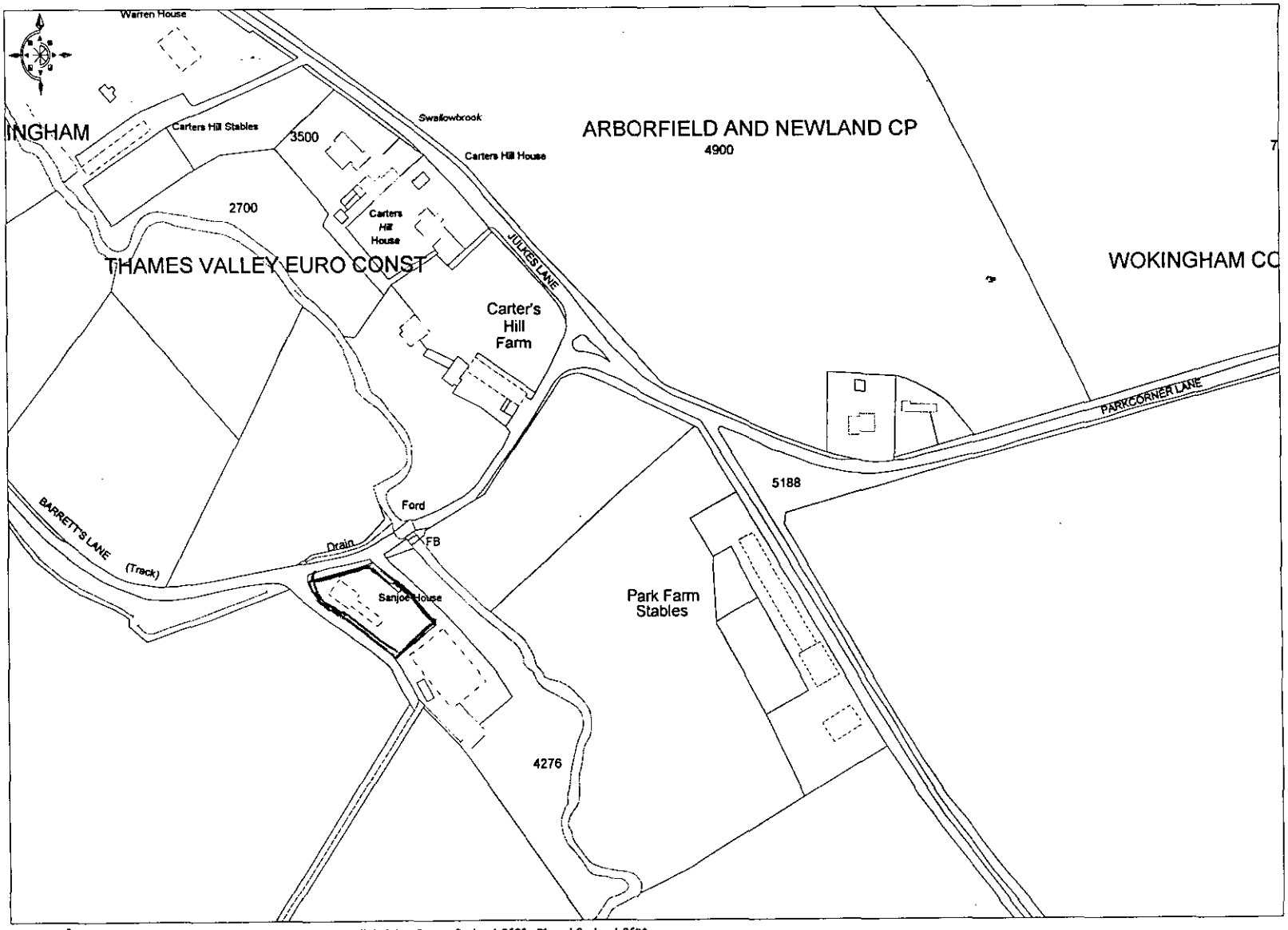
Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

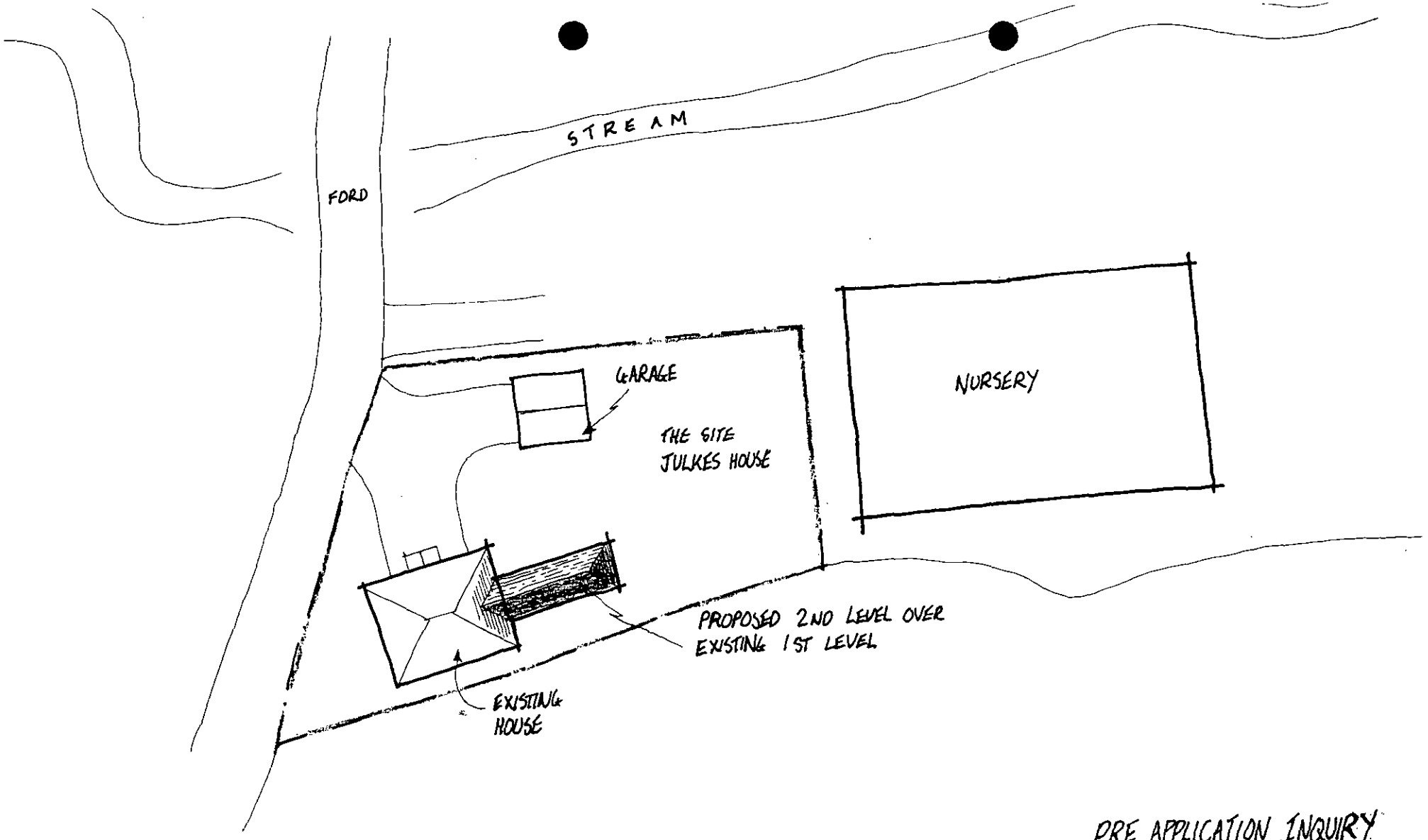
ROMANS



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

ROMANS

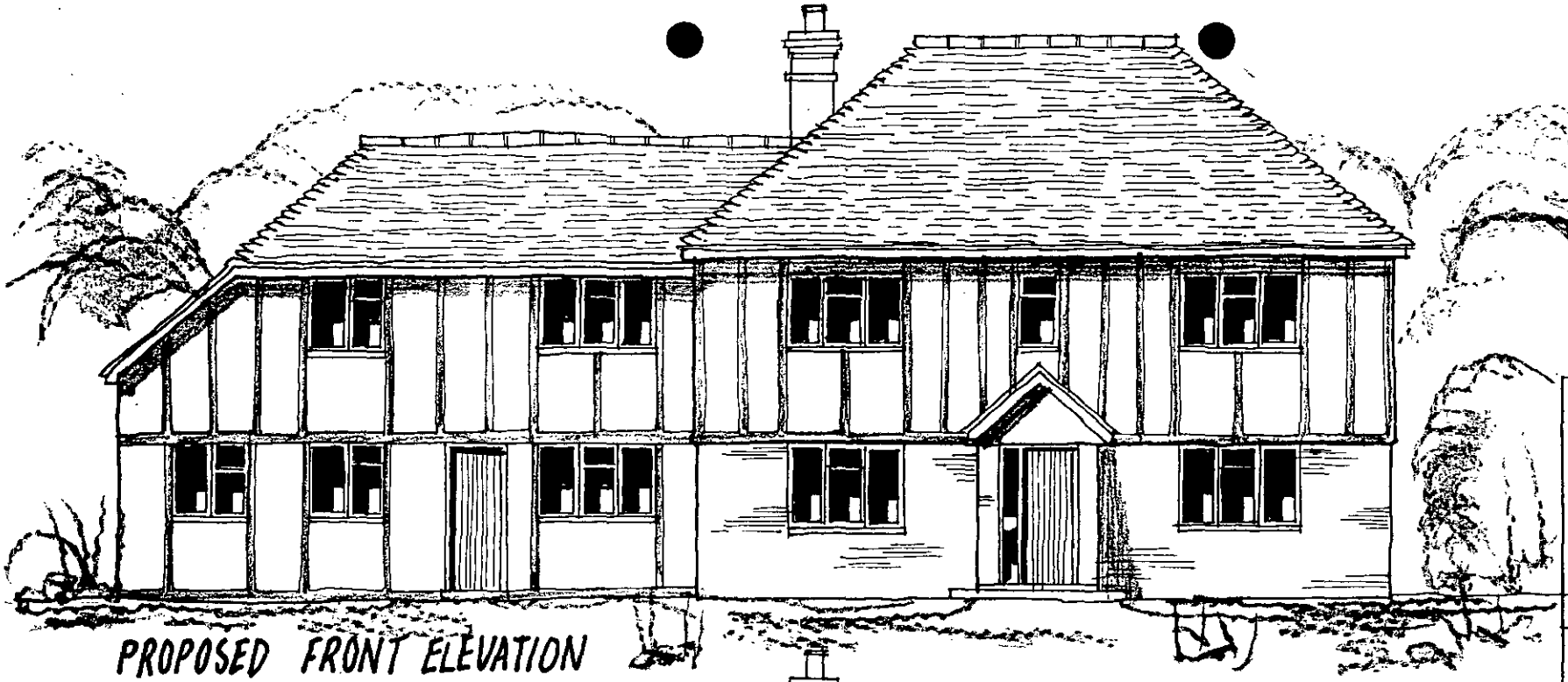
Ordnance Survey
Value Added Reseller



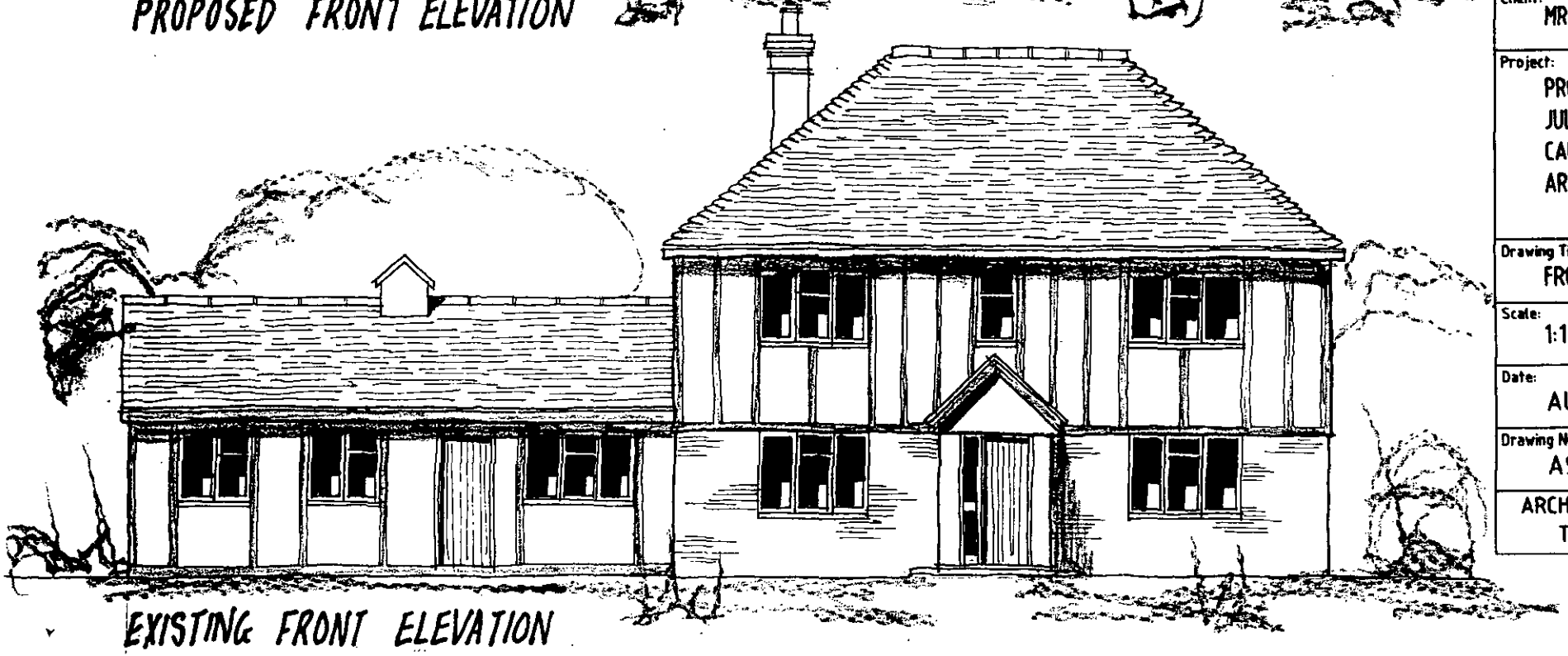
PRE APPLICATION INQUIRY

EXTENSION AT JULKES HOUSE
CARTERS HILL
ARBORFIELD

APRIL 99



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

ROMANS

Client:
MR P BURT

Project:
PROPOSED EXTENSION AT
JULKES HOUSE
CARTERS HILL
ARBORFIELD

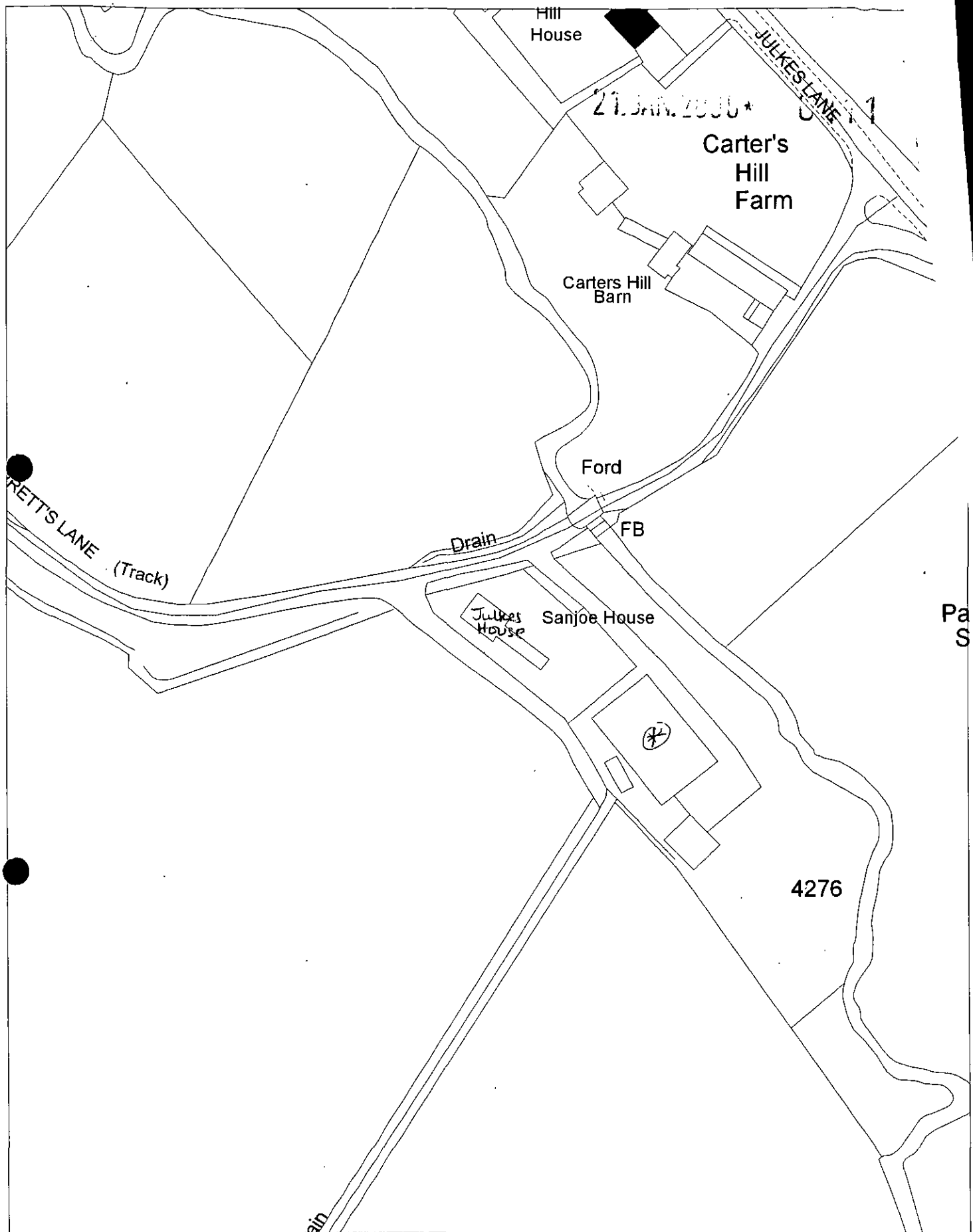
Drawing Title:
FRONT ELEVATION

Scale:
1:100

Date:
AUGUST 99

Drawing No.:
A99-024-SK2

ARCHITECTURAL SERVICES
Tel.: 01189 366699



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

N
W E
S

Application Number F/2000/0411
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Works
03	SC23	SR06	Parking, garaging and turning.
04	SC04	SR04	consent / drawing No 199/024/02/A 9 March 2000 ~~[illegible]~~ A catslide roof and reduction in the height of the ridgeline of the proposed extension
05	SC05	SR17	delete " within the curtilage of the dwellinghouse(s)" and insert "on any land attached to the dwelling"
INFORMATIVE			The applicant is advised that part of the land now forming the residential curtilage does not have the benefit of planning permission for this use. It is, therefore, advised that this land should revert to agricultural use or that planning permission should be sought for a change of use to residential.
05		SR17	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) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the Second Schedule of the 1995 Order shall be erected [redacted] on any land attached to the dwelling house without the written permission of the LPA.

RECORD OF SITE VISIT

SITE ADDRESS: Julkes House Carters Hill Lane Arborfield Reading.

APPLICATION NUMBER: F/2000/0411

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes- on gate

2. DESCRIPTION OF SURROUNDINGS

rural setting

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with long single-storey side extn, bottom of valley. Hill rising behind and move gradually at front. Views of the site largely screened from Parkcorner Lane (by trees) Views of the house from the north from Julkes Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES garden to side separates from nursery

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING double garage and gravel frontage

LEVELS land rises c1M at rear boundary

BOUNDARY TREATMENT 1·8M board fence, wall to lane. post + rail fence to rear

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0411

Applicant : Mr P Burt C/O Romans Professional Services.

Location : Julkes House , Carters Hill Lane, Arborfield, Reading.

Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/00

Date Registered : 21/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 17/03/2000

Consultation Responses :

Highways - SC23/SE06 Parking, garaging and turning

Arborfield PC - permitted ~~change of use~~ in connection with ag use - object - inc size inappropriate in rural area, scale out of character as houses have large plots, intensification, inadequate foundations ∴ need to build 2 storey.

Neighbours - small plot, urbanise rural area, potential to split dwelling leading to inc traffic on unmade lane, rural character, history of site (as one inc nursery), character of house.
- revised plans do not overcome concerns / would appear double current size

Planning Issues :

Countryside

WLL5 - River Valley

Parish - significant increase, impact on rural area, over development, visual impact, could be sold separately from main dwelling.

Application Number: F/2000/0411
Julkes House, Carters Hill Lane, Arborfield, Reading.

Appraisal: Julkes house is a two-storey detached property with a long, narrow single-storey wing to the south-east. The site it occupies was originally part of a nursery and a landscaping business still operates on adjacent land.

The single-storey part of the building was granted planning permission in 1982 (18316), to provide workers and office facilities for the nursery, and the two-storey dwelling was permitted in 1988 (23917), as an agriculture workers dwelling, associated with the nursery use. In 1990 removal of the restricted occupancy condition on the house and its curtilage was approved (35166) and permission was granted for a change of use from a nursery to a landscaping business (35167). However, the application boundary for 35166 excluded the single-storey part of the building, which was identified as an office on the plans but is now in residential use, and the garden area to the south-east of the property. In 1992 an application for a replacement storage building for the landscaping business (40198) showed the boundary of the nursery as it is today. The house has since been sold to a separate owner.

The proposal is for a first-floor extension above the existing single-storey part of the building. This part of the building is 11.3 metres in length and 3.9 metres wide.

The area of the original office is 44.07m^2 and the floorspace of the house is 179.4m^2. Thus, if both the former office and the first-floor extension are considered as additions to the property, the increase in floorspace would be 49%. This scale of increase is considered acceptable.

Due to long narrow footprint of this part of the building the massing of the proposals, when viewed from the front and rear, would be greater than is normally the case for an extension of this volume but this is offset by other aspects of the design which reduce its impact. The depth of the extension is only half that of the house resulting in a ridgeline about 1.3 metres lower than that of the original house. Also, the original proposals incorporated a hipped roof and, in the revised plans, this has been changed to a catslide, reducing the length of the ridge to 8.8 metres.

The property is located in a valley, with a hill rising to the rear (south/south-west), limiting long views. From the north-east the site is well screened. Hence, the main views of the property are from the north (Julkes Lane/Carters Hill Lane) and although the extension would be visible it would be seen beyond the existing house and would not be unacceptably prominent.

Recommendation: conditional approval

applicationo	Name and address
F/2000/0411	Capt. R W Chalmers Swallowbrook Carters Hill Arborfield Berks RG2 9JJ
F/2000/0411	Mr & Mrs Bowler Carters Hill Barn Carters Hill Arborfield RG2 9JJ

App approved,
letter sent
04/05/00

Received by Wokingham District Council

Application No: F/2000/0411

Proposal:
Proposed first floor side extension to dwelling.

Location:
Julkes House , Carters Hill Lane, Arborfield, 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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

Tel: (0118) 974 6479

Date: 14/4/00

My ref: F/2000/0411

CONFIDENTIAL

Councillor G 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/2000/0411
Julkes House , Carters Hill Lane, Arborfield, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on (0118) 974 6479. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25/4/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Emy Circuit Application Number: F/2000/0411
Julkes House , Carters Hill Lane, Arborfield, Reading.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cowan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(4) PRE-APPS ATTACHED (P)

Start date: 21 JAN 2000	Map No. ~~80~~ 74 Site ...005....
Officer: EXC | Application No. F/2000/0411	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: JULKES HOUSE CARTERS HILL

Parish: ARBORFIELD Ward: Arborfield 31.1.2000

Applicant: MR P BURT

Fee Received 95-00 (8) 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

Pre-apps attached. .....

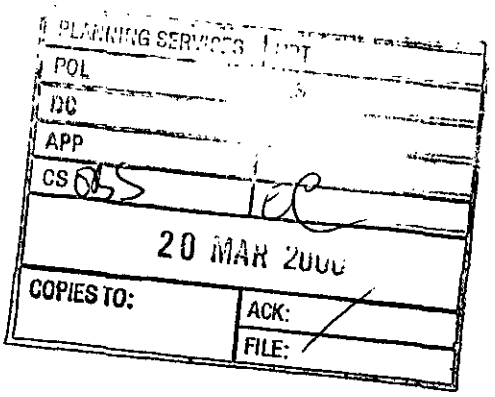
✓

NEIGHBOURS:

S/N + property marked (*) on map .....

Monika Bowler

Carters Hill Barn
Carters Hill
Arborfield, Reading
Berks RG2 9JJ
Tel: 0118-9760795



March 16, 2000

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham

Fax No.: 9746484

Dear Emy Circuit

Subject: Planning Application F 20000411 – Burt, Carters Hill, Arborfield

Thank you for your letter dated March 13. We would like to point out that the difference in the eaves at the end of the proposed extension will make very little difference to the fact that, if permission is granted, the entire building, when finished, will be visible from almost every angle.

At present, the dwelling appears only as an average size house, as the single storey part is not very prominent. However due to its position and the fact that there are no trees to the front of it, the new much larger building would be the only one in such a very exposed position. It effectively means that the house would appear to be double its present size.

We very much hope that this factor is taken into consideration when making your decision.

Yours sincerely

Eric A Bowler

Monika Bowler

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

PLANNING SERVICES	HPT
POL	TLS
DC	EJF
APP 2752	
CS	
24 MAR 2000	
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	FILE:

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

For The Attention of Ms Emy Circuit

Our Ref.: WJ/dlw/A99/024

23rd March 2000

Dear Ms Circuit

Re: Application Number – F/2000/0411
Julkes House, Carters Hill, Arborfield
Proposal First Floor Extension to Dwelling

Further to our recent telephone conversation I can confirm that drawing number A99/024/02 revision A submitted on 8th March 2000 is to the correct scale and would request that these be processed as our application drawings.

If you require any additional information please do not hesitate to contact me.

Yours sincerely

WARREN JOSEPH

Direct Line: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-Mail: wjoseph@romans.co.uk

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Arborfield & Newland Parish Council

PLANNING SERVICES	HPT
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CS	
24 MAR 2000	
COPIES TO:	ACK:
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25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

22 March 2000

Ms Emy Circuit
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Circuit

Reference: F/2000/0411 Proposed first floor side extension to Julkes House, Carters Hill

The Parish Council reiterates its original objection to the revised plan on the basis of:

1. Permission was granted for a four-bedroom house in 1985, there appears no permission for a change of use of the attached storage shed as being part of the house. No permission appears to have been granted for the garage or the walls.

2. The combined area of the storage shed and the proposed second story will significantly increase the scale of the dwelling, which will impact on the surrounding rural area. Although you may argue that the footprint remains the same, we consider that cumulatively, the proposed, permitted and existing extension (storage shed) amount to a significant increase in the size of the original dwelling.

3. Over-development of the site in an area where development is severely restricted.

4. The visual impact of the extension will have an adverse effect on the undeveloped character of the surrounding countryside and is clearly visible from the nearby houses and the by-way.

5. We are concerned that the extension could be sold separately from the main dwelling.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

ENF
CS 6155
20 MAR 2000
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SWALLOWBROOK, CARTERS HILL,
ARBORFIELD, BERKSHIRE RG2 9TT

17 March, 2000

Your Ref: Emy Circuit/F.2000/0411

Ms Emy Circuit
Planning Officer
PO Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Ms Circuit

Re: Application No. F/2000/0411
Julkes House, Carters Hill, Arborfield.

Thank you for your letter of 13th March in connection with the revised plans for the proposed extension at Julkes House.

The points and objections I made in my letter to you of 16th February are still applicable and valid.

Julkes House was changed by the present owners from red brick to a black and white structure which already impinges on the rural landscape.

Any addition to the facade which fills their frontage on to the Byeway should be contested.

Yours faithfully

RWChalmers

Captain R. W. Chalmers

cc: Mrs Katie Cowan
Planning Chairman, Arborfield Parish Council Birch House, Eversley Rd., Arborfield.

P.S To give you a picture of the type of countryside in which Julkes House already seems obtrusive I enclose photostat copy from Ramblers Guide to countryside walks around Reading

RWC.

PLANNING SERVICES | HPT
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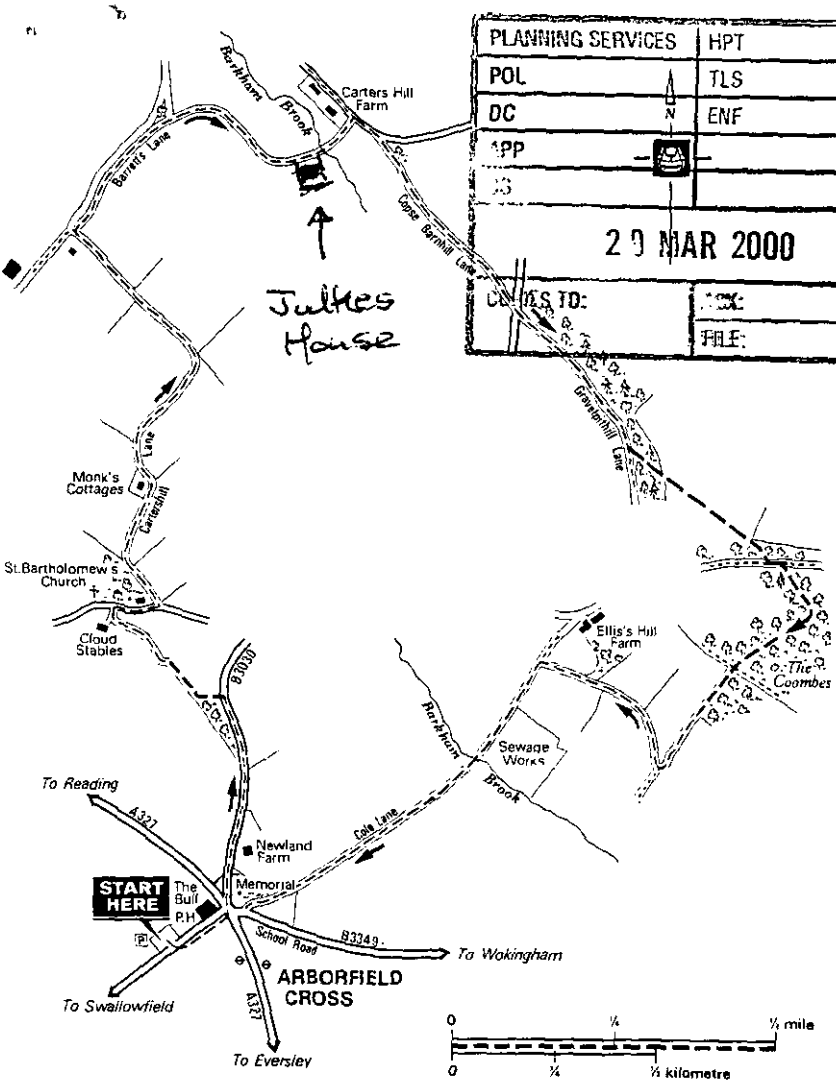
APP
20 MAR 2000
CODES TO: | ACK:
FILE:



Carter's Hill Farm from Barretts Lane.



Carter's Hill and Barkham Brook

distance 4½ miles

This circular walk, of about 4½ miles in length, includes both the flat rich agricultural land and the gently undulating woodland to the north of Arborfield Cross. In winter and after wet weather, some of the paths can be rather muddy, so do go suitably shod.

The directions below start from the small free car park at Arborfield Cross (Grid Ref. 760670) which is situated about 200 yards down the Swallowfield Road from 'The Bull'. For further topographical features of the area see the Ordnance Survey 1:25,000 'Pathfinder' series map Sheet SU 66/76 'Mortimer and Arborfield'. Please observe the Country Code; in particular, keep to footpaths, keep dogs on lead across farmland and leave all wild flowers for others to enjoy.

Leaving car park, turn left up road and at 'The Bull' with great care cross main road (A327) into Sindlesham Road (B3030) opposite, passing between 'Best Kept Village' plaques on left and War Memorial on right. Continue along road for about ¼ mile keeping to verge on right, then just before right-hand bend, with care turn left across road and over stile into field. Keep along edge of field with hedge on left, then immediately after tall overhead power lines, fork left over stile into fenced and hedged path to reach gravel track at entrance to Cloud Stables and metalled road ahead. If you wish to visit the impressive flint-faced Arborfield Parish Church of St. Bartholomew, built in 1863, turn left along road for about 60 yards.

To continue walk turn right along road. Immediately after 'The Old Reading Room' (1881) on left, turn sharp left into winding gravel track (Cartershill Lane) to pass Monks Cottage and eventually reach gate with large farm buildings away to the left — here ignore concrete road and turn right through another metal gate along farm track (Barretts Lane). At overhead power lines keep right, down winding gravel track to pass over footbridge next to ford below Carter's Hill Farm.

At top of short sharp rise ahead, turn right along road for about 40 yards, then fork right along wide farm track (Copse Barnhill Lane) and at road ahead (B3030) with care cross over to enter gently climbing tree-lined track (Gravelpithill Lane). After slight right bend just before top of hill, turn left over 'ladder' stile to shortly emerge from woodland by a similar stile. Now bear right through middle of field to a stile (just to left of metal gate) where far field boundary meets woodland on right — from this path look left for the red brick Bearwood College, the Royal Merchant Navy School, overlooking the large unseen Bear Wood Lake.

From stile go half right through narrow woodland strip to shortly reach wooden swing gate, here turn left along sandy woodland track (Coombes Lane) for about 12 yards, then turn right into woodland path. After about 150 yards through rhododendrons, follow path through right-hand bend and continue gently downhill to eventually reach junction of paths adjacent to near corner of field on right, here continue straight on with field nearby on right. At end of this field, turn sharp right into tree-lined path (Wood Lane) and at top of climb turn left along slowly descending track (Cole Lane). After crossing Barkham Brook by concrete footbridge next to ford, continue on track ahead to eventually reach Arborfield Cross again, here with care cross over road junction into Swallowfield Road to return to car park at start.

DATE WALKED | | | 19

Ramble No. 19

Date: 13 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0411

Location: Julkes House, Carters Hill Lane, Arborfield, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr P Burt C/O Romans Professional Services.

Case Officer: Emy Circuit

The new plans show the following: The eaves at the end of the proposed extension lowered to ground floor window head level. Drawing no A99-024-02.

Comments are required by 23/03/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0411 (Planaps) / (Ludhouse) Date Rec. 9.3.00

Location: Julkes House, Carters Hill Lane

Parish Arborfield

Applicant: Mr P Burt

Description of attached plans the eaves, at the end of the proposed extension lowered to ground floor window head level

Drawing No's: A99 - 024 - 02

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: EA + MP ~~Monica~~ Bowler, Carters Hill Barn, Carters Hill, Arborfield READING RG2 9JJ
Capt RW Chalmers, Swallowbrook " " " " "

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER EXC Emy Cavanagh

Consultations Sent by Admin. on 13.03.00

Yellow - Part One Copy
Green - Officer's Copy

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

26901

PLANNING SERVICES	HPT
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09 MAR 2000	
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Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

0411

REVISED PLAN

For The Attention of Emy Circuit

Our Ref.: WJ/dlw/A99/024

8th March 2000

Dear Mr Circuit

Re: Application Number – F/2000/0411
Julkes House, Carters Hill, Arborfield
Proposal First Floor Extension to Dwelling

Please find enclosed six copies of drawing number A99/024/02 revision A in relation to the above application.

As indicated on the plans, the eaves level on the South Western end of the extension has been lowered to ground floor window head level.

I trust the revised plan is acceptable to you and would request that this drawing supersedes the previous drawings of the proposal.

If you feel that further change are required or if you require any additional information please do not hesitate to contact me.

Yours sincerely

WARREN JOSEPH

Direct Line: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-Mail: wjoseph@romans.co.uk

CC: Mr P Burt (Client)

Enc.

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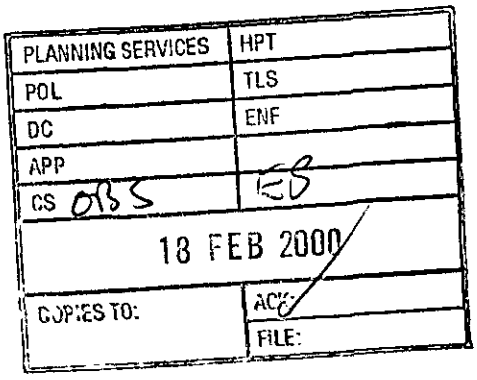
ROMANS

SWALLOWBROOK, CARTERS HILL,
ARBORFIELD, BERKSHIRE RG2 9JJ.

16 February, 2000



The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sir

Re: Planning Application F2000/0411
Mr Burt, Julkes House, Carters Hill, Arborfield

I wish to register my strong objection to planning permission being given for the proposed extension at Julkes House.

The present structure overfills its plot and is already an obtrusive feature quite out of keeping with this pretty rural area. This is particularly so as the present owner had already changed the original red brick building to black and white "Mock Tudor", built a six foot high white painted brick wall right on its boundary with the Byway and constructed a large garage.

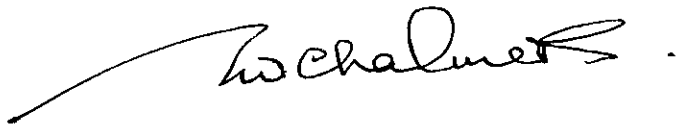
Planning approval was originally given for this building on the grounds of being necessary for the running of the horticultural business involved by the large greenhouse then on the site.

The single storey part of the building, to which it is proposed to add a storey, received planning approval as a "Workers Rest Room" though unsurprisingly it was lived in by the then owner before he was eventually granted planning approval to add on the large house, i.e. Julkes House.

When the original owner was depossessed, Wokingham District Council allowed him to split the land containing the greenhouse away from the small plot on which Julkes House stood and unbelievably gave him planning permission to replace an old tin shed with another brick built Workers Rest Room" in which he needless to say now resides.

In conclusion the grounds on which a building was allowed to be built, in the middle of a rural farming area, no longer exists - that cannot be undone unfortunately but it is unthinkable that the said building is allowed to be extended.

Yours faithfully



Capt. R. W. Chalmers

cc: Mrs Katie Cowan, Planning Chairman
Arborfield Parish Council, Birch House, Eversley Road, Arborfield.

Arborfield & Newland Parish Council

PLANNING SERVICES RPT 25936
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15 FEB 2000
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Temporary Office:
Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

11 February 2000

Ms Emy Circuit
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Circuit

PA F/2000/0411 Julkes House Carters Hill Lane
Proposed first floor side extension to dwelling

Background

Permission was only granted for the house in connection with agricultural use and of a size considered appropriate for the purpose. The dwelling also had the benefit of a large plot.

The Parish Council strongly objects on the basis of:

1. The increased size of the dwelling would be inappropriate in a rural area where houses are strictly controlled.

2. The scale of the dwelling would be out of character in an area where the houses are set in large plots.

3. Intensification of the site in a rural area.

4. The foundations of the storage shed would appear not to allow a second storey; therefore permission should be needed for a two-storey extension for living accommodation.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

To:
Highways

From: Emy Circuit

Date: 31 January 2000

Application Number: F/2000/0411

Proposal: Proposed first floor side extension to dwelling..

Site Address:
Julkes House , Carters Hill Lane, Arborfield, Reading.

Applicant:
Mr P Burt C/O Romans Professional Services.

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

CONDITIONAL APPROVAL

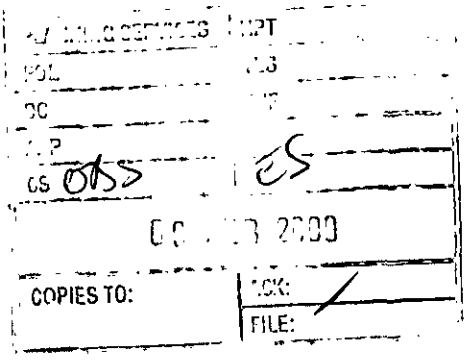
SC 23 - PARKING, GARAGING & TURNING (SR06)

N.S. Trotter

11-2-00

E A and M P Bowler

Carters Hill Barn
Carters Hill
Arborfield, Reading
Berks RG2 9JJ
Tel/Fax:
0118-9760795



February 9, 2000

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham

Fax Number: 9746484

Dear Ms Circuit

Subject: Planning Application F/2000/0041

We are writing in conjunction with the above planning application and are expressing our reasons for objecting to further development at this site:

The property, although across the ford, is the next property from us along the lane. The present house and annexe plus double garage occupy a comparatively small plot and any further development on the site would 'urbanise' the very rural setting. There are no other houses or even farm buildings beyond this property, just open fields. The house and annexe are all but surrounded by high brick walls which, in our view, do not enhance the rural setting. The proposed enlargement of the house would further emphasise an urban setting.

If the proposed development were to go ahead, the property could easily be divided into two dwellings – as both the annexe and the house have front doors. Any further division of the property, either by the present owner or by future owners, would again increase the traffic on the unmade single-track lane leading to the property.

Carters Hill is a very rural area situated within open farmland belonging to Reading University – and is still an oasis for its inhabitants as well as for many walkers, people on horseback and others wanting to get away from the more densely populated areas within Wokingham District.

It is mainly for these reasons that we are objecting to this proposed further development.

Yours sincerely

E A Bowler

M P Bowler

PLANNING SERVICES	HPT
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03 FEB 2000	
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	FILE:

Monika Bowler

Carters Hill Barn
Carters Hill
Arborfield, Reading
Berks RG2 9JJ
Tel: 0118-9760795

February 2, 2000

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham

Fax No.: 9746484

Dear Emy Circuit

Subject: Planning Application F 2000041 – Burt, Carters Hill, Arborfield

Further to our telephone conversation this morning concerning the above, I would just like to put on paper some of the history of the site together with other relevant information. In reality, the planning application for this site should not be looked at in isolation but in conjunction with the adjoining property (The Ford) comprising one very large commercial greenhouse, a half-finished so-called workshop (which has in fact served as the living accommodation for the owner for some three years), caravan (living accommodation for the son of the owner). A vehicle repair business also appears to be operating from that site from time to time. The large greenhouse has not been used for any horticultural purpose whatsoever for a very long time.

Julkes House can be reached from the main single-track lane – off the B3030 – via an unmade narrow lane through a ford. The brook often floods throughout the year and access then can only be gained by driving round the area of the thicket, along a concrete lane on Reading University land, and along the top end of Barratts Lane.

The two properties were in fact one site initially run by the present owner of the greenhouse site as a horticultural business. He and his family eventually moved into a caravan on the site. The owner then sought permission to build a workshop and site office; this was granted. However the building was never used for this purpose as it contained a fully fitted kitchen, living room, and shower and this served as living accommodation in conjunction with the caravan.

The owner then asked for permission to build a house adjoining the initial so-called site office and was granted permission on the strict understanding that the house could not be separated from the horticultural business.

Some time later, the house was separated from the no longer active horticultural site – to the absolute amazement of the neighbourhood. The area occupied by the original single-storey building and the two-storey house is extremely small considering its location in the very rural area of Carters Hill.

Mr Burt purchased the house-property, refurbished the house, built a double garage, erected a tall brick wall (pained white) adjoining the lane (very much out of keeping in such a rural area) and also erected a shed in the tiny side garden.

Both properties share one single supply of water and one small cesspit system serves both properties.

I have not seen the plans but from what I can gather from my Parish Council colleague, Mrs Katie Cowan, it appears to be a very large development on a relatively small plot. Carters Hill is a wide-open totally rural area with just a few residential properties. The lanes in the area are well known and constantly used for equestrian purposes and the area is recommended by the Ramblers Association as one of their favoured walks and therefore used by many walkers.

If this proposed development were to go ahead, the single-track country lane leading to the property would inevitably be subject to increased traffic.

As Julkes House is the only 'legitimately' occupied dwelling beyond the ford, any 'Orange Notice', where ever displayed on the property, would not be seen by the majority of the Carters Hill residents to either approve or reject this proposed development. My family and I - our property is in effect an immediate neighbour, though on this side of the ford - only use the path for walks during the summer months. At present the path is extremely muddy and difficult to negotiate on foot.

I trust that this information is constructive and should you require any further details, please do not hesitate to contact me.

Yours sincerely

Monika Bowler

cc.
Katie Cowan, Arborfield and Newland Parish Council

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

21 JAN 2000 0411

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref.: PS/dlw/A99/024

20th January 2000

Dear Sir

Re: Proposed Extension at Julkes House, Carters Hill, Arborfield, Berkshire

Please find enclosed the following documentation in support of our full planning application for a triple garage at the above property:

1. Six completed full plans application forms.
2. Six copies of drawing numbers A99/024/01 and A99/024/02.
3. Six copies of the location plan at a scale of 1:1250 with the site outlined in red.
4. A cheque to the sum of £95.00 for the plan fee.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement for this application.

If you require any further information please do not hesitate to contact me.

Yours faithfully

PHILIP SMITH

Direct Line: (0118) 936 6653
DX: 92952 LOWER EARLEY
E-Mail: psmith@romans.co.uk

CC: Mr P Burt (Client)

Enc.

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ROMANS

① ADDRESS S. West of Southcote Nurseries - Carters Hill Julkes Lane (Passtelora Nurseries) Barretts Lane PARISH Arborfield E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10168	Mr. P. Salomone	Caravan	15.3.79	N/A 31.3 T.1
12802	"	"	10.4.80	N/A 30.4 T.1
15731	"	Site licence "	4.6.81	NA Ref.
15732	"	Renewal of consent 12802	4.6.81	NA Ref.
16613	Mr B. Harvey	Site licence Caravan.	17.12.81	NA Ref
16614	"	Caravan	17.12.81	NA Ref
BR17943	"	Septic tank treatment pt	18.12.81	app Mo
BR19422	Mr. S. Delazio — new wing of house	Sanitary block	15.10.82	App N/A
18316	"	Office messroom & staff WCS	21.10.82	N/A CIA
19373,4	"	Mobile home & S.L.	30.6.83	N/A 30.6. TP
22159	"	O/L house	20.9.84	N/A R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Caravan Licence App. 10168 — CL.

DRAINAGE " 12802

091074

② ADDRESS Ex Southcote Nurseries / Julkes House PARISH Arborfield

PLOT No. Carters Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23917	Mr. S. Delazio — Julkes House	House	18.7.88	N/A CIA
BR25307	"	"	2.12.85	App N/A
34821	"	Ill. sign to adv. nursery	7.2.90	Ref
~~38023~~				
35166	35166 - office excluded	Removal agr. cond. on 23917	15.3.90	CIA
35167	"	Nursery to landscaping business	15.3.90	CIA
38638	Appeal Julkes House R/o	Mobile home	15.1.92	Re
40198	" "	Repl. storage bldg	16.12.92	Cl
LP94/2637	"	"	24.6.94	Y App

DATE OF COMPLETION

MINISTRY DECISION 38638 - Appeal dismissed - 15.4.92

SPECIAL ORDERS Sec. 64 det - Garage to storage (landscape gardening) - 20.9.

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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	MR P BURT JULKES HOUSE CARTERS HILL ARBORFIELD BERKSHIRE RG42 9JJ —
2	Agent's Name Address and postcode Phone number	ROMANS PROFESSIONAL SERVICES 4 KING STREET LANE WINNERSH RG41 5AS 01189 366699
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.	JULKES HOUSE CARTERS HILL ARBORFIELD BERKSHIRE RG42 9JJ
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER FAMILY ROOM.
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.	ALL EXTERNAL MATERIALS TO BE AGREED WITH THE LOCAL AUTHORITY
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr J Burt

Date 20-1-00

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