SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0311

LOCATION:
Longmoor Lodge Park Lane Wokingham.

APPLICANT:
Mr & Mrs M Taylor C/O Mr Ian Woods

PROPOSAL:
Proposed two storey extension to dwelling and single storey extension.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Simon Lewis**

Withdrawn April 5th '00

DESIGN · CONSTRUCTION · MANAGEMENT

Date 5th April 2000

Mr Simon Lewis
Environmental Services Department
Planning Services
P.O Box 157
Shute End Wokingham Berkshire RG40 1WR

Dear Simon

Ref : Application number F/2000/0311 – Longmoor Lodge

On behalf of Mr and Mrs Taylor, I write to request that the above application is withdrawn immediately.

Yours sincerely

IAN R WOODS

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

11-85
(Inclusive 11-39)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 October, 1999
My ref. AO/Finch.pre-app.

Mr I R Woods
111 Grange Road
Guildford
Surrey
GU2 6QD

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 Woods

LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

Thank you for your letter of 8 October and enclosed plans. I have calculated that the original dwelling is 190 sq.m. (external dimensions) and the existing extensions are 128 sq.m. (excluding the attached garage) which amounts to an increase of 67%. We therefore consider that any additional extension to the dwelling would be contrary to Loddon Area Local Plan Policy LC19 and to Wokingham District Local Plan Policy WCC7. Whilst I appreciate that the proposed extensions shown on your plans could improve the appearance of the property, they would be contrary to these policies and therefore unlikely to receive our support. I also consider that the proposed pool building would be contrary to these policies as it would significantly increase the scale of development on the site.

I appreciate that this advice will be disappointing for your client, but we consider that we are unlikely to support your latest proposals for the above reasons.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Woods DESIGN · CONSTRUCTION · MANAGEMENT

21638 RR

AO

COPIES TO:

For the attention of Mrs Angela Odell 8th October 1999

Dear Angela

Re : Longmoor Lodge Park Lane Finchampstead Berkshire RG40 4PT

We write following recent communication in connection with our Clients proposals for his above residence.

Thank you for your reply responding to the proposals set out with the letter and your subsequent advice over the telephone regarding the relevant policies applicable to the forthcoming application. Our Client is obviously keen to follow your advice to enable an application to be made with the knowledge that you would support the proposals.

We note that you regard the works to the house itself as representing a potential improvement to the elevations.

These improvements include :

1 The replacement of the existing attached flat roofed treble garage by a new pitched roofed extension.

2 The replacement of the existing single storey boot/playroom by a smaller glazed link.

3 The modification to the existing mono-pitched roof giving a new playroom to the south elevation

4 Replacement of roof lights with new dormers to match existing.

In respect of all of the above it has been an overiding consideration that the proposals not only fit in with the character of the existing house but offer a considerable improvement in terms of appearance and cohesion.

We have responded to your advice concerning the scope of the works particularly with regard to the pool and gym facilities. The initial plan outlines a link to the house in a form that we felt was sympathetic to the scale and character of the main house. However, you explained that the likely view of Wokingham District Council would be that linking the two could be regarded as a further extension to the house and as such could not be fully supported.

Consequently we propose that, with regard to your advice, the pool facilities be clearly detached from the house by a minimum distance of 5 metres. We enclose ammended plans to demonstrate this and for your further consideration.

We understand that the family pool could be regarded as permitted development subject to details of its form and massing. In this respect we also enclose a massing study setting out alternatives 1, 2 and 3.

Again it is our Clients and our main concern that the pool house design should be in sympathy with the character of the house.

Option 1 and possibly Option 2 best serve this aim. As well as presenting potential maintainence considerations. Option 3 would sit uncomfortably against the house because of the extent of the flat roof.

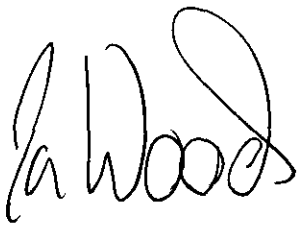
Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

We are mindful that there are other residences of similar scale in the neighbourhood (some with indoor swimming pool facilities).

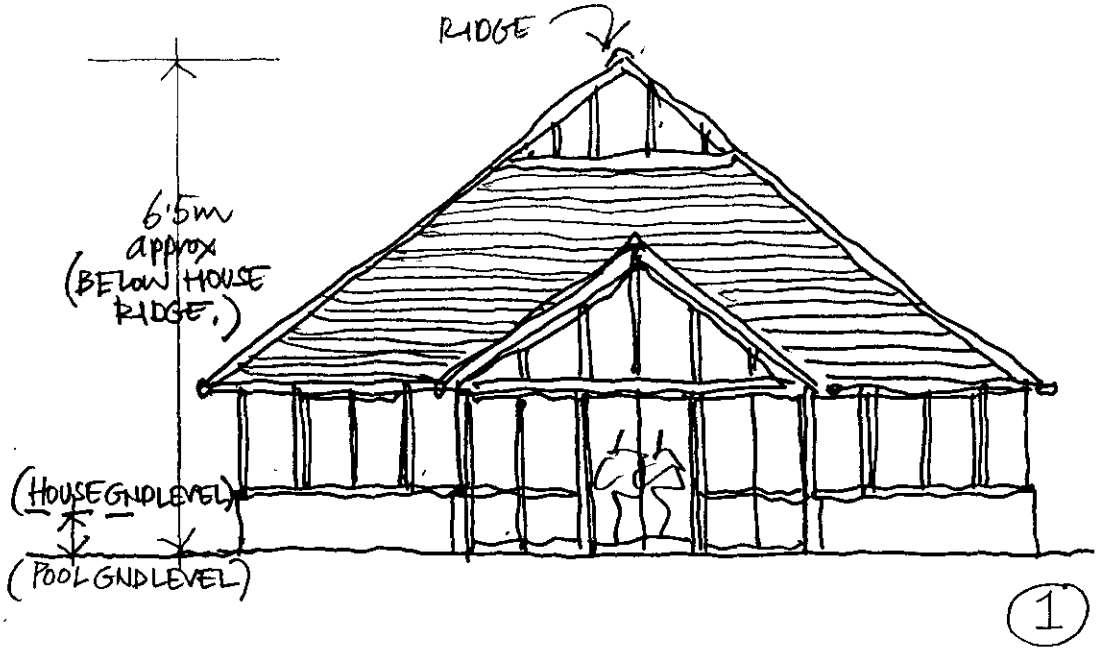
Longmoor Lodge sits in its own substantial grounds, and whilst not being overlooked, our Client is most keen that the proposals are of good quality and compliment the existing character.

Thank you for your advice and assistance. We look forward to working with you to make this application of a form that you feel you could support and result in a much improved dwelling for our Client.

Yours sincerely



LONGMOOR LODGE - FINCHHAMPSTED OCT '99.
- ALTERNATIVE POOL/GYM MASSING STUDY -



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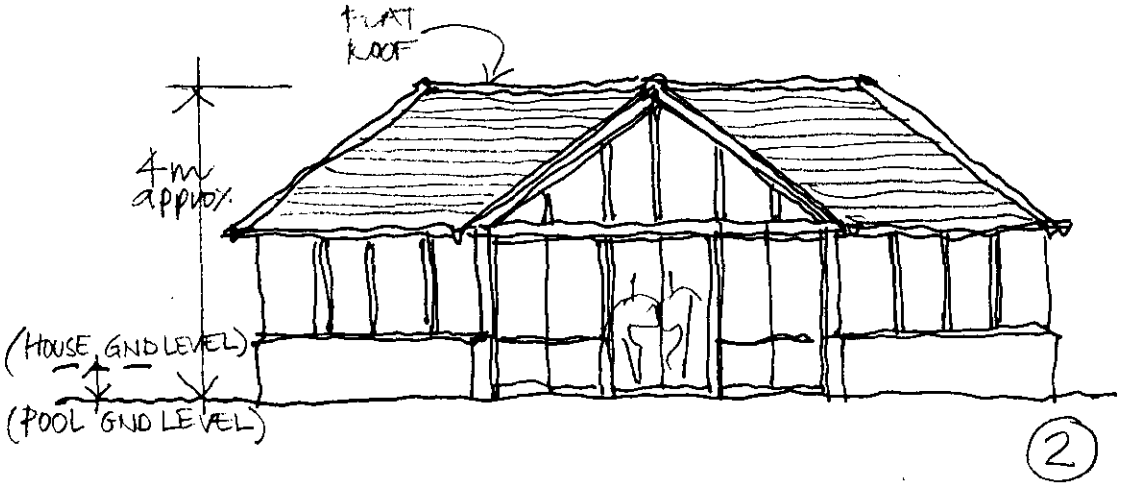

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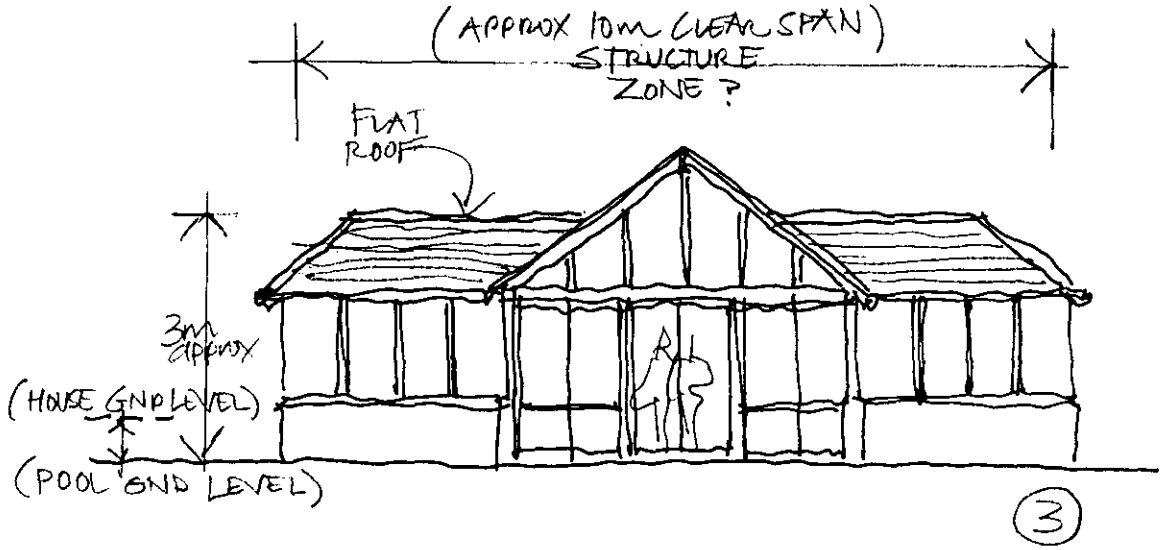

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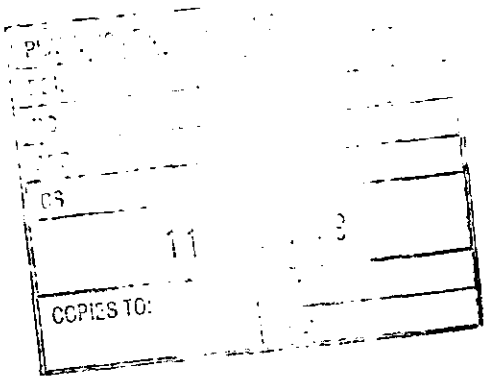

COPIES TO:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 September, 1999
My ref. AO/Finch.pre-app.

11.39

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

Mr I R Woods
111 Grange Road
Guildford
Surrey
GU2 6QD

Dear Mr Woods

LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

Thank you for your letter of 20 September and enclosed plans. The site is in a rural area and in a gap between settlements in the local plans where restrictive policies apply. These policies only allow minor extension to the dwelling. This applies cumulatively, i.e. any existing extensions need to be added to the proposed extension(s) and compared with the original (unextended) dwelling. I note that permission No.12302 for extension granted in 1980 has been implemented, together with previous extension. The proposed extensions, together with the exsiting extensions, would not be a minor increase in size compared with original dwelling. I therefore consider that the proposal would be contrary to these policies and unlikely to be acceptable.

I enclose copies of the relevant policies SC19 of the South East Area Local plan and WCC7 of the Wokingham District Local Plan (Deposit Draft) for your information. If you wish to discuss this matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

21228

Woods DESIGN · CONSTRUCTION · MANAGEMENT

RECEIVED
27 SEP 1999
COPIES TO:

For the attention of Angela Odell. 20/9/99.

Dear Angela.

Re: Longmoor Lodge, Park Lane, Finchampstead Berkshire, RG 40 4PT.

Further to our conversation I enclose details of the proposed development to the above private dwelling.

Please call Mr or Mrs Taylor on 0118 9762307 if you need to arrange a site visit.

If you require further information please contact myself.

Your earliest attention to the above would be greatly appreciated.

Yours faithfully

Ian Woods

Ian Richard Woods
111 Grange Road Guildford Surrey GU2 6QD Tel : 01483 503395 Mob : 0468 842802
VAT registration number - 664 6697 82

ADDRESS LONGMOOR LODGE PARK LANE PARISH Find

PLOT No. ORD. SHEET No. 97

BUILDER 16/49 APP R/120/61 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/42/73	Mr S G Sale	Utility room & shower room	22-2-73	App N/A
04277	"	MOBILE HOME	18 3 76	T.P. 31-3-7
08216	"	EXT. TIME LIMIT FOR WORK	8-6-78	N/A REF
08552	"	4/APP 6 DWELLINGS		
BR 8876	"	GARDEN ROOM & GREENHOUSE	22-6-78	APP N/
08552	Mr. R. Sale	Alteration to dwellings	6-7-78	N/A REF
08735	"	GARDEN ROOM & GREENHOUSE	26/10/78	N/A C/A
12302	"	ALTERATION & EXTENSION	17-1-80	N/A C/A
BR 12776	" "	"	27. 2. 80.	APP N/A
14846.	" "	use of part of ground floor as playgroup	12. 2 8 0	N/A TP 28.28

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Original (exc. garage)

9 × 17.8 = 14

8.8 × 15 = 132

9.5 × 9 = 92

365

× 2

730

8.8 × 4.5 = 39.6

4.4 × 7.5 = 33

4.7 × 4.8 = 22.6

95.2

190.4

Existing ext's

Existing ext

4.4 × 8.7 = 38.3

3.3 × 4.25 = 14

52.3

× 2

104.6

+ 3.6 × 5.15 = 18.5

+ 1.2 × 4.2 = 5.

128.8

= 67%

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 1999
My ref. AO/98/68842/O
Your ref. ML/lea/L1785

Martin & Pole Nicholas
7 Broad Street
Wokingham
RG40 1AY

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 Leedale

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 13 DWELLINGS AT TROWES LANE, SWALLOWFIELD

Thank you for your letter of 27 September. Following advice I have received from the archaeologist, I confirm that reason for refusal No.3 (archaeology) is withdrawn.

If you are considering submitting an appeal, I also draw your attention to section F of the committee report regarding contributions to services and infrastructure. In the event that you do appeal, please start negotiations on contributions at an early stage.

I trust this is sufficiently clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr R Sale

c/o Cound Page Payne
The Golden Rose, Emmanuel Road
CAMBRIDGE
CB1 1JW

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS

Application No. 12302

Proposal Alteration and extension, Longmoor Lodge, Park Lane
FINCHAMPSTEAD

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 17th day of January 19 80 ,subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no further additions or extensions to the dwelling shall be constructed without the prior written permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act 1971.

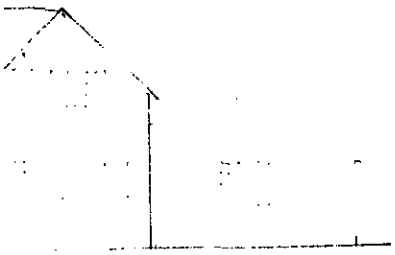
2. To ensure that the materials are in keeping with those existing.

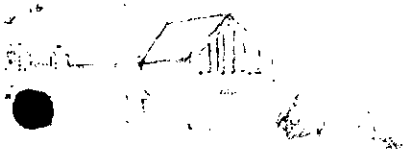
3. To prevent an intensification of development in a rural area.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

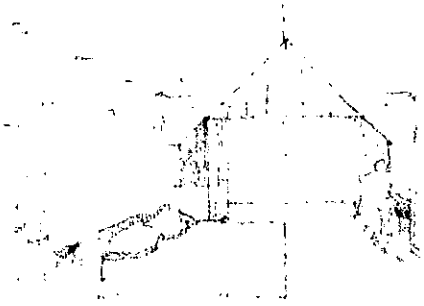
Date 30 JAN 1980

District Secretary

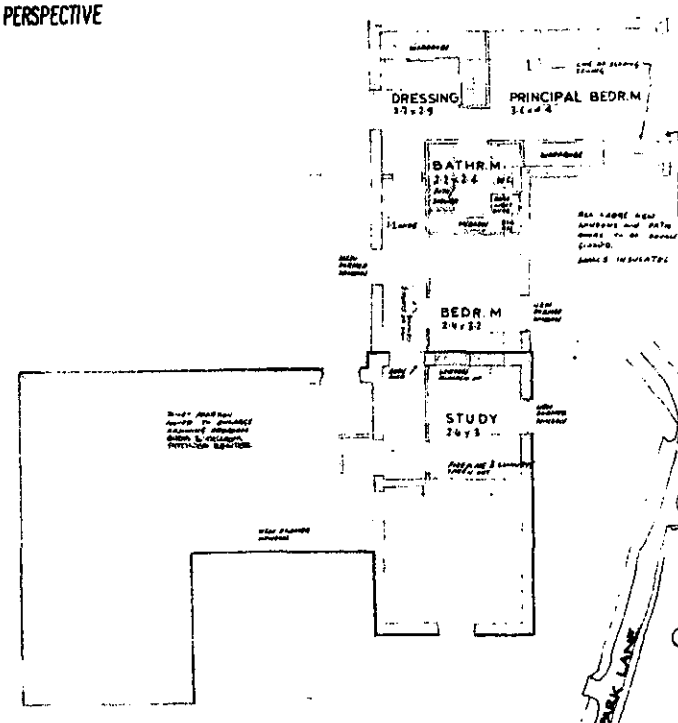




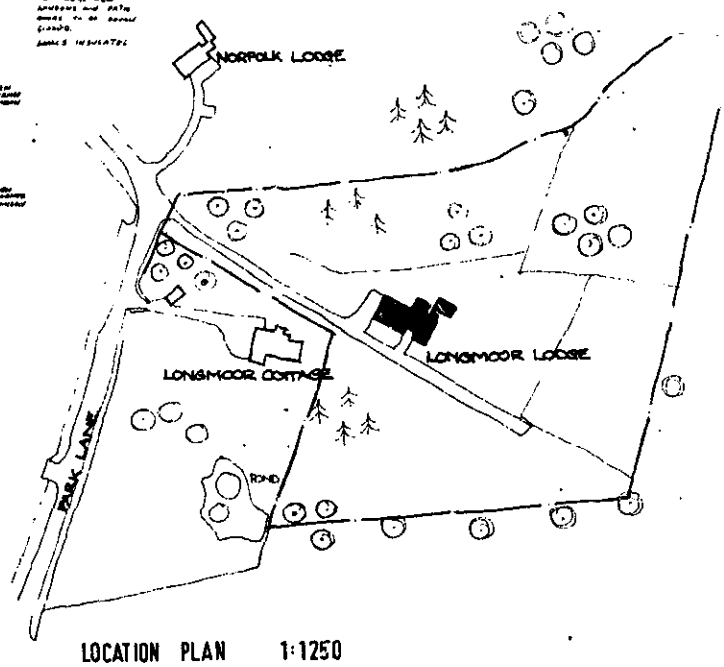
SKETCH PERSPECTIVE



INTERNAL SKETCH PERSPECTIVE
OF PRINCIPAL BEDROOM



FIRST FLOOR PLAN



LOCATION PLAN 1:1250

COUND PAGE PAYNE
Architects

job: EXTENSION & ALTERATIONS TO 'LONGMOOR LODGE', FINCHAMPSTEAD	date: 10/79	scale: 1:100
drawing: DESIGN	drawing no: 79/449/2	drawn by:

PLANNING SERVICES	PT
POL	ELS
DC	
APP	
CS	

COPIES TO:

PLANNING SERVICES | APT
PCL | DIS
DC
APP
CS
27 SEP 1999
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FILE



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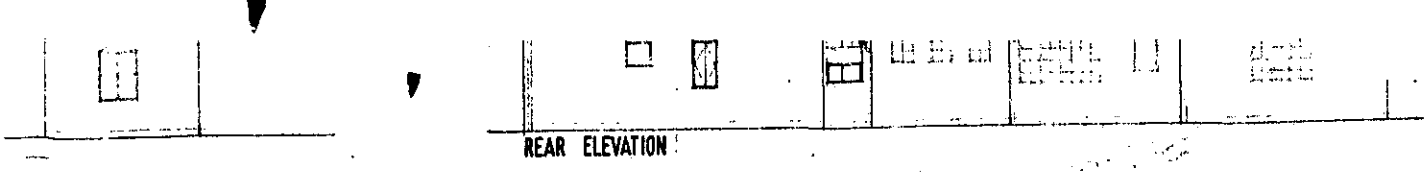
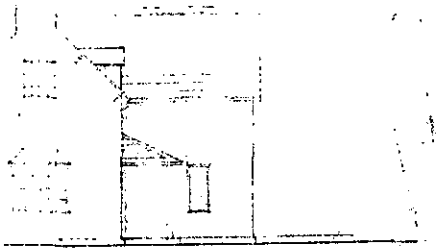
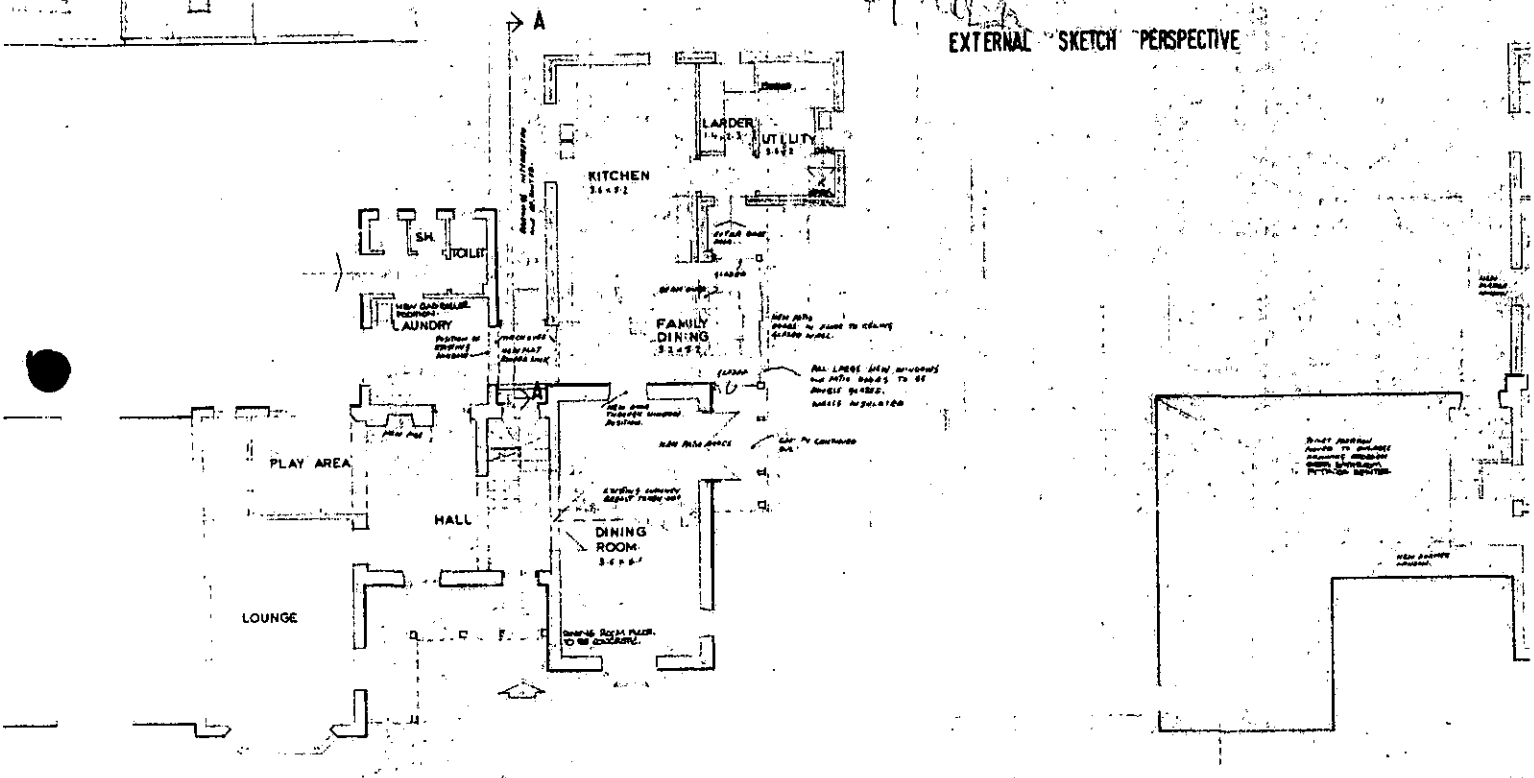


REAR ELEVATION



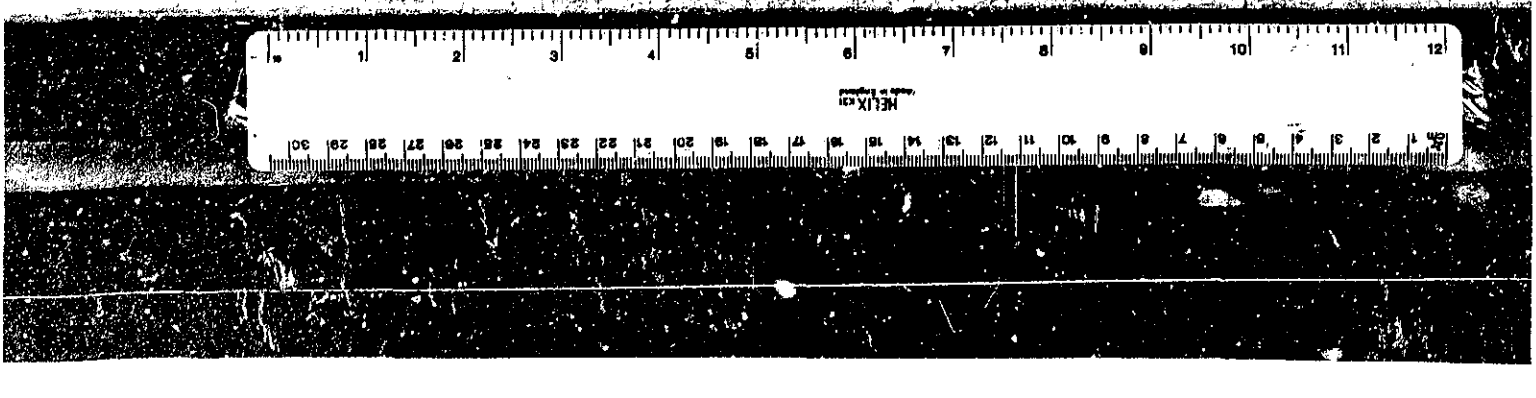


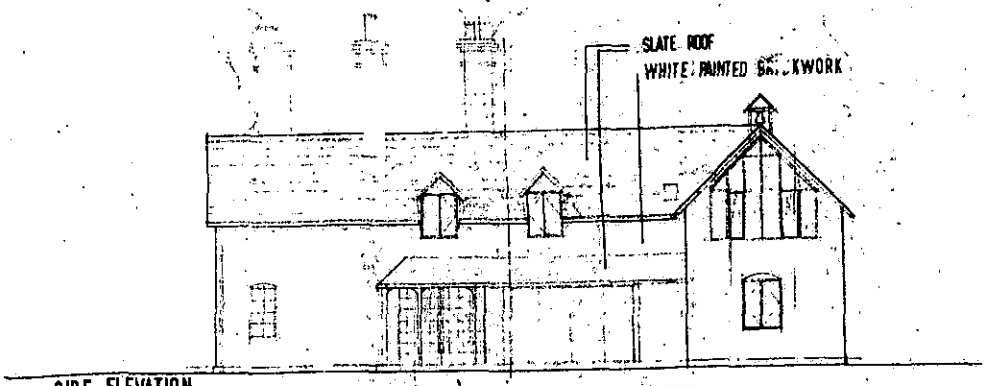
EXTERNAL SKETCH PERSPECTIVE



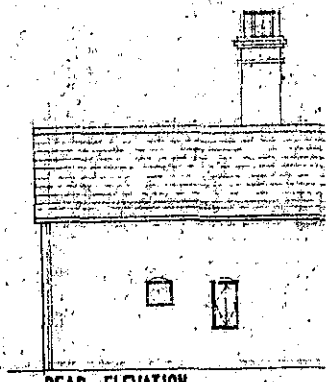
GROUND FLOOR PLAN

FIRST FLOOR PLAN

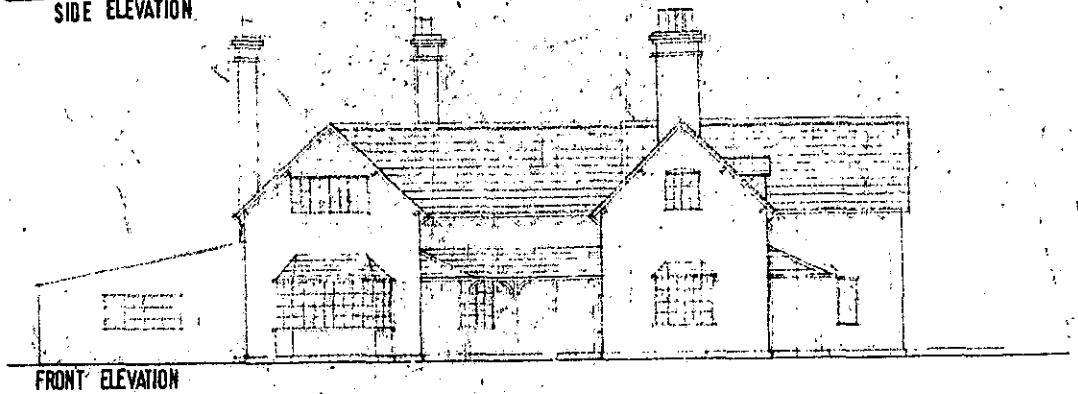




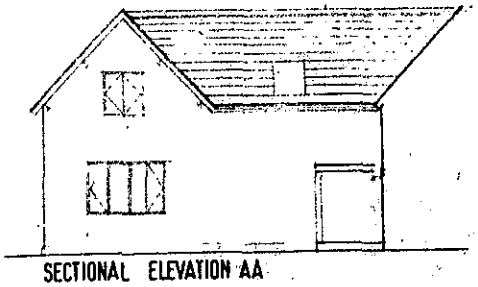
SIDE ELEVATION



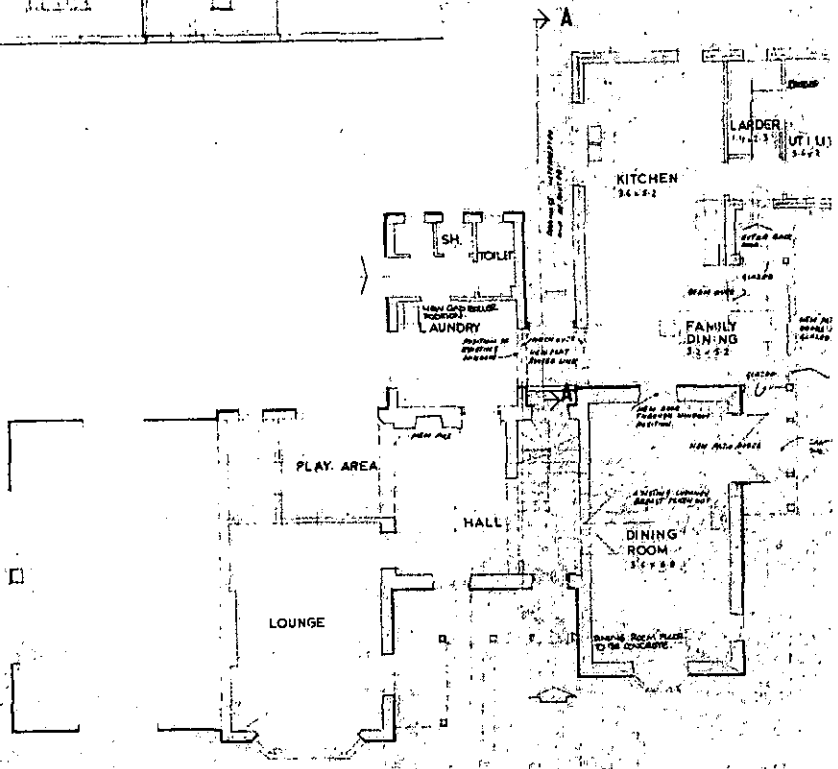
REAR ELEVATION



FRONT ELEVATION



SECTIONAL ELEVATION AA



GROUND FLOOR PLAN

12302

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0311

Applicant : Mr & Mrs M Taylor C/O Mr Ian Woods.

Location : Longmoor Lodge Park Lane Finchampstead.
Proposal : Proposed two storey extension to dwelling and single storey extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0311

Appraisal :

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

(tick appropriate box)

Application Number F/2000/0311
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Longmoor Lodge Park Lane Wokingham.

APPLICATION NUMBER: F/2000/0311

OFFICER: Simon Lewis

DATE OF SITE VISIT: 21/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural - large detached.
12 acres - dense woodland to rear.

3. DESCRIPTION OF SITE/BUILDING Large 5 bed detached
Isolated - large plot.
removal of flat roof extensions.

4. RELATIONSHIP TO ADJOINING PROPERTIES Bungalow next door.
No impact - large conifers and boundary
Screening to neighbours garden

5. SITE CONSTRAINTS None.

TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT Good screening around site.

OTHERS

Check footprint.

Check neighbours -
link may be removed.

Received by Wokingham District Council

Application No: F/2000/0311

Proposal:

Proposed two storey extension to dwelling and single storey extension.

Location:

Longmoor Lodge Park Lane Finchampstead.

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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 6454

Date:

My ref: F/2000/0311

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: 33505 - Wokingham

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/0311
Longmoor Lodge Park Lane Finchampstead.
Proposed two storey extension to dwelling and single storey extension.

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 Simon Lewis on **(0118) 974 6454**. 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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/0311**
Longmoor Lodge Park Lane Wokingham.
Proposed two storey extension to dwelling and single storey extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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

Tel: (0118) 974 6454

Date:

My ref: F/2000/0311

CONFIDENTIAL

Councillor M 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0311
Longmoor Lodge Park Lane Finchampstead.
Proposed two storey extension to dwelling and single storey extension.

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APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/0311**
Longmoor Lodge Park Lane Wokingham.
Proposed two storey extension to dwelling and single storey extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

NIGEL HARTLEY
ARCHITECT AND TOWN PLANNER

Hillier Cottage The Street West Clandon Guildford GU4 7RG
Tel 01483 222305 Fax 01483 222325 Email nigelhartley@clara.net

LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

06. JAN. 2000* 0517

PLANNING STATEMENT

1 **Description of Proposals which are the Subject of the Planning Application**

1.1 The planning application is for the following works at Longmoor Lodge:

Replacement of Existing Garage

1.2 The existing attached garage on the north west elevation is proposed to be demolished and replaced with an extension to provide a lounge extension and study with a bedroom suite over.

1.3 The existing garage is a single storey structure with an asbestos cement corrugated roof.

1.4 The proposed replacement has a first floor which is partly contained within the proposed new roof. The proposed new roof is slate tiled to match the existing and has a double gable on the north west elevation.

1.5 The floor areas are as follows:

Existing garage area	45.7 sq m
Ground floor area of proposed replacement	69.5 sq m
First floor area of proposed replacement	69.5 sq m
Increase in ground floor area	23.8 sq m
Increase in first floor area	69.5 sq m

Replacement of Existing Bay Window and Covered Area

1.6 The bay window and covered area on the south east elevation is proposed to be demolished and replaced with a single storey playroom and WC.

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1.8 The proposed replacement is of traditional design.

1.9 The floor areas are as follows:

Area of bay window and covered area	9.8 sq m
Area of proposed playroom and WC	19.4 sq m
Increase in floor area	9.6 sq m

Replacement of the Boot Room/Playroom.

1.10 It is proposed that the boot room/playroom on the north east elevation should be demolished and replaced by a single storey link element to connect the kitchen with the hall.

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Proposed floor area of link	11.9 sq m
Reduction in floor area	12.0 sq m

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Total nett addition to ground floor area	21.4 sq m
Total nett addition to first floor area	69.5 sq m
Total ground floor area of existing	230.4 sq m

The nett addition to the ground floor area is therefore 9%.

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2.1 Planning permission has been granted for extensions to the house as follows:

1949 Two storey extension
1961 Garage at side
1973 Boot room/playroom
1978 Rear extension
1979 Addition of kitchen and conservatory.

2.2 All of these planning permissions have been implemented except for the 1978 permission for a rear extension.

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3.1 Relevant planning policies are contained in the South East Area Local Plan (1994) (the "Local Plan") and the Wokingham District Local Plan Deposit Draft (1997) (the "Deposit Draft Plan"). The polices are:

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approach, and will be particularly concerned to the see that the requirements of policy SC15 are observed.

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"Extensions to Existing Dwellings in the Countryside

Extensions to existing dwellings in the countryside need to be considered on a site-specific basis. Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site.

It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance in PPG7.

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b) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

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3.4 The Wokingham Local Plan will replace the South East Area Local Plan when it is adopted. It is at an advanced stage. The Council published Proposed Amendments to the Deposit Draft in 1999 for public consultation. This consultation will be restricted to the Proposed Amendments and comments on the Deposit Draft will not be accepted. There is no proposal to amend Policy WCC7 in the Proposed Amendments to the Deposit Draft Local Plan (1999).

3.5 There are no material considerations that would override the requirement of s54A of the 1990 Town and Country Planning Act that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

4 Assessment of Proposals in Terms of Planning Policy

4.1 The requirements of the Local Plan and the Deposit Draft policies are essentially the same. The most significant difference is that the requirement, in the Local Plan, that the cumulative effect of extensions should be taken into account is not included in the Deposit Draft policy.

4.2 The Deposit Draft policy includes three criteria for determining that an extension to a dwelling in the countryside should be acceptable. These are also the essential requirements of the Local Plan Policy. The planning application should therefore be assessed in terms of these criteria.

4.3 Criteria A - Visual, Physical or Ecological Impacts

4.4 Of these potential impacts, there would be no significant ecological impact and physical impact would appropriately considered in terms of scale (Criteria B). Therefore, only visual impact is relevant in this case.

4.5 The garage and bay window/covered area, which are proposed to be replaced, are not attractive features of the existing house. Their appearance is not in keeping with the appearance of the house. The boot room/playroom is of a more traditional form, but it also is not an attractive feature.

4.6 The proposed replacements for these three elements have been carefully designed to complement the main part of the existing house. The impact of the proposals would, therefore, be positive in terms of appearance.

4.7 Criteria B - Alteration to Scale of Dwelling and Development on Site

4.8 Since the Deposit Draft Plan policy does not require consideration of cumulative effect of extensions to be taken into account, the requirement is to consider the alteration to the scale of the dwelling as it currently exists on site.

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"Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site."

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5.1 The Wokingham District Local Plan will in due course replace the South East Area Local Plan. The District Local Plan is at an advanced stage having been on deposit and the subject of consultation on Proposed Modifications. Therefore, this planning application should be determined in accordance with Deposit Draft Plan Policy WCC7, rather than the earlier plan, which it will replace.

5.2 Policy WCC7 has a general aim to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. It includes three criteria for the assessment of proposals in furtherance of this aim.

5.3 Of the three criteria, it is plain that the proposals are in accordance with "A" and "C", because they have been designed to complement the existing dwelling and respect the regional context.

5.4 Conformity with criteria "C" requires more detailed consideration. The floor area of the dwelling would be increased by a significant amount. However, this increase is largely due to the provision of first floor accommodation over the lounge extension which will replace the existing garage. The ground floor area, or footprint, would be increase by just 9%.

5.5 The first floor accommodation would be partly provided in the roof space, as it is in the existing dwelling. It must be the case that the replacement for the garage should be designed to complement the existing house, not least because this is required by Policy WCC7. In this proposal, this is achieved by using a similar roof form to the existing.

5.6 The scale of the dwelling with the proposed extensions would be little different to that as it exists at present. It could not be considered that it would have and adverse impact on the surrounding countryside or significantly increase the scale of built development on the site.

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Nigel Hartley BA BArch BTP RIBA MRTPI
24 November 1999

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4.17 The design of the proposed replacement elements is undoubtedly consistent with Criteria C. The forms of the elements are plainly within the local tradition of building and utilise traditional materials, which is not the case with the elements that they replace.

4.18 Therefore, in terms of Criteria C, the proposals are a positive improvement.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Mr Woods.

Of 0468 842802.

Phone No. 01483 835266 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2000/0311

Longwall.

Signed _____

NIGEL HARTLEY
ARCHITECT AND TOWN PLANNER

Hillier Cottage The Street West Clandon Guildford GU4 7RG
Tel 01483 222305 Fax 01483 222325 Email nigelhartley@clara.net

06. JAN. 2000* 0311

LONGMOOR LODGE, PARK LANE, FINCHAMPSTEAD

PLANNING STATEMENT

1 Description of Proposals which are the Subject of the Planning Application

1.1 The planning application is for the following works at Longmoor Lodge:

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FROM. Simon Lewis

DATE 17 January 2000

DELEGATED

Finchampstead Parish Council Consultation Sheet

FUL	TLS
DC	NF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0311

Proposal: Proposed two storey extension to dwelling and single storey extension..

Site Address: Longmoor Lodge Park Lane Finchampstead.

Applicant: Mr & Mrs M Taylor C/O Mr Ian Woods.

Your observations are required in respect of this application **by 10/02/2000** .

The Parish Council has no objections to this application.

SIGNED C S Cl

CLERK TO Finchampstead Parish Council

DATE: 28-1-00

(4) 2 x PRE-APPS ATTACHED. (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	E 6 JAN 2000
Officer: SL	Application No. F/2000/0311

Map No. 97 Site 3.2

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY EXTENSION TO DWELLING AND SINGLE STOREY EXTENSION

Location: LONGMOOR LODGE PARK LANE

Parish: FINCHAMPSTEAD Ward: Finch South

17.1.2000

Applicant: MR/MRS TAYLOR

received 10/1/00

Fee Received 95-00 Required ~~95-00~~ Additional ~~95-00~~ 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 : 17.1.2020 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) .....

.....

..... 2 x pre-apps attached .....

NEIGHBOURS:

..... Longmoor Cottage, Park Lane ✓ + S/N at Park Lane entrance .....

NIGEL HARTLEY
ARCHITECT AND TOWN PLANNER

Hillier Cottage The Street West Clandon Guildford GU4 7RG
Tel 01483 222305 Fax 01483 222325 Email nigelhartley@clara.net

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It will be expected that the design will have regard to its wider context, in relation to both the immediate setting and the defining characteristics of the wider local area. This will include local or regional traditions or materials. Good design will be required as it helps maintain or even enhance local distinctiveness, and can help to make the new extension more acceptable to local people. Such an approach complies with detailed guidance in PPG7.

POLICY WCC7: EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

EXTENSIONS TO DWELLINGS IN AREAS OUTSIDE BUILT-UP AREAS AND SETTLEMENT BOUNDARIES SHOULD BE ACCEPTABLE IF:

a) THERE ARE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS ON THE UNDEVELOPED CHARACTER OF THE SURROUNDING COUNTRYSIDE

b) THERE IS NO SIGNIFICANT ALTERATION TO THE SCALE OF THE DWELLING AND THE SCALE OF DEVELOPMENT ON SITE

c) THE DESIGN RESPECTS THE CONTEXT OF THE DEVELOPMENT, INCLUDING LOCAL OR REGIONAL BUILDING TRADITIONS AND MATERIALS."

3.4 The Wokingham Local Plan will replace the South East Area Local Plan when it is adopted. It is at an advanced stage. The Council published Proposed Amendments to the Deposit Draft in 1999 for public consultation. This consultation will be restricted to the Proposed Amendments and comments on the Deposit Draft will not be accepted. There is no proposal to amend Policy WCC7 in the Proposed Amendments to the Deposit Draft Local Plan (1999).

3.5 There are no material considerations that would override the requirement of s54A of the 1990 Town and Country Planning Act that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

4 Assessment of Proposals in Terms of Planning Policy

4.1 The requirements of the Local Plan and the Deposit Draft policies are essentially the same. The most significant difference is that the requirement, in the Local Plan, that the cumulative effect of extensions should be taken into account is not included in the Deposit Draft policy.

4.2 The Deposit Draft policy includes three criteria for determining that an extension to a dwelling in the countryside should be acceptable. These are also the essential requirements of the Local Plan Policy. The planning application should therefore be assessed in terms of these criteria.

4.3 Criteria A - Visual, Physical or Ecological Impacts

4.4 Of these potential impacts, there would be no significant ecological impact and physical impact would appropriately considered in terms of scale (Criteria B). Therefore, only visual impact is relevant in this case.

4.5 The garage and bay window/covered area, which are proposed to be replaced, are not attractive features of the existing house. Their appearance is not in keeping with the appearance of the house. The boot room/playroom is of a more traditional form, but it also is not an attractive feature.

4.6 The proposed replacements for these three elements have been carefully designed to complement the main part of the existing house. The impact of the proposals would, therefore, be positive in terms of appearance.

4.7 Criteria B - Alteration to Scale of Dwelling and Development on Site

4.8 Since the Deposit Draft Plan policy does not require consideration of cumulative effect of extensions to be taken into account, the requirement is to consider the alteration to the scale of the dwelling as it currently exists on site.

4.9 The text to the policy includes the general objective of the policy:

"Generally the aim will be to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site."

5 Conclusion

5.1 The Wokingham District Local Plan will in due course replace the South East Area Local Plan. The District Local Plan is at an advanced stage having been on deposit and the subject of consultation on Proposed Modifications. Therefore, this planning application should be determined in accordance with Deposit Draft Plan Policy WCC7, rather than the earlier plan, which it will replace.

5.2 Policy WCC7 has a general aim to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. It includes three criteria for the assessment of proposals in furtherance of this aim.

5.3 Of the three criteria, it is plain that the proposals are in accordance with "A" and "C", because they have been designed to complement the existing dwelling and respect the regional context.

5.4 Conformity with criteria "C" requires more detailed consideration. The floor area of the dwelling would be increased by a significant amount. However, this increase is largely due to the provision of first floor accommodation over the lounge extension which will replace the existing garage. The ground floor area, or footprint, would be increase by just 9%.

5.5 The first floor accommodation would be partly provided in the roof space, as it is in the existing dwelling. It must be the case that the replacement for the garage should be designed to complement the existing house, not least because this is required by Policy WCC7. In this proposal, this is achieved by using a similar roof form to the existing.

5.6 The scale of the dwelling with the proposed extensions would be little different to that as it exists at present. It could not be considered that it would have and adverse impact on the surrounding countryside or significantly increase the scale of built development on the site.

5.7 It is concluded, therefore, that the development proposed in the planning application is acceptable in terms of local plan policy. There are no material considerations to indicate that the planning application should be determined other than in accordance with the development plan. Therefore, planning permission should be granted.

Nigel Hartley BA BArch BTP RIBA MRTPI
24 November 1999

4.10 The development proposed consists of the replacement of elements of the existing dwelling. These would entail only modest increases in the amount of ground floor area in the proposed lounge extension/garage replacement and the proposed playroom extension/bay window replacement. The proposed link extension would result in a reduction in the ground floor area, which should be set against the increase in the other two areas.

4.11 The Lounge extension would result in the replacement of an existing single storey garage with a two-storey element. However, the first floor of this element is partly contained in the roof space, in a form which matches the existing building. The replacement of the corrugated asbestos roofed garage with new building to match the existing dwelling is appropriate in visual terms. In effect, therefore, the additional area at first floor level is created as a consequence of providing a visually appropriate replacement for inappropriate garage. Any other form of replacement would be likely to be unacceptable, because it would fail to meet Criteria A and C.

4.12 Similar considerations apply in the case of the playroom extension. The increase in the amount of development is modest and justified by the improvement in terms of visual impact.

4.13 Both of these increases in scale can be off-set by the by the reduction in the existing building resulting from the removal of the boot room and its replacement with the link extension.

4.14 The modest change to the scale of the building, an increase in ground floor area of only 9%, is acceptable, given the positive improvement in visual terms.

4.15 The overall increase in the scale of the dwelling as a result of the proposed extensions could not be considered to impact on the surrounding countryside or significantly increase the scale of built development on the site.

4.16 Criteria C - Context of Development

4.17 The design of the proposed replacement elements is undoubtedly consistent with Criteria C. The forms of the elements are plainly within the local tradition of building and utilise traditional materials, which is not the case with the elements that they replace.

4.18 Therefore, in terms of Criteria C, the proposals are a positive improvement.

ADDRESS LONGMOOR LODGE PARK LANE

PARISH Finch

PLOT No.

ORD. SHEET No. 97

BUILDER 16/49 APP R/120/61 A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/142/73	Mr S G Sale	Utility room & shower room	22-2-73	App N/A
04277	"	MOBILE HOME	18 3 76	T.P. 31-3-[illegible]
08218	"	EXT. TIME LIMIT FOR ABOVE	8.6.78	N/A RE[illegible]
08552	"	O/APP. 6 DWELLINGS		
BR 8876	"	GARDEN ROOM & GREENHOUSE	22-6-78	APP. N/[illegible]
08552	Mr. R. Sale	O/line 6 dwellings	6-7-78	N/A. RE[illegible]
08735	"	GARDEN ROOM & GREENHOUSE	26.10.78	N/A C/A
12302	"	ALTERATION & EXTENSION	17.1.80	N/A C/A
BR 12776	" "	" "	27.2.80.	app N/A
14846.	" "	use of part of ground floor as playgroup	12.2.80	N/A TP 28.28

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 06.JAN.2006* 0311

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 AND MRS M TAYLOR
	Address and postcode	LONGMOOR LODGES PARK LANE FINCHAMPSTEAD BERKSHIRE RG40 4PT
	Phone number	0118 9762507
	Agent's Name	MR IAN WOODS
	Address and postcode	111 ORANGE ROAD GUILDFORD SURREY GU2 6QD
	Phone number	01483 503395
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.	LONGMOOR LODGE PARK LANE FINCHAMPSTEAD, BERKSHIRE RG40 4PT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION SINGLE STOREY EXTENSION GLAZED LINK

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.	FACES BRICK PAINTED TO MATCH ROOF SLATES TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 6
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 & MRS M TAYLOR

Date 20/12/99

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

Tel: (0118) 974 6454

Date: 17 January, 2000

Your ref:

My ref: F/2000/0311

Councillor M 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 No: F/2000/0311

Applicant: Mr & Mrs M Taylor C/O Mr Ian Woods.

Proposal: Proposed two storey extension to dwelling and single storey extension..

Location: Longmoor Lodge, Park Lane, Finchampstead.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Simon Lewis on (0118) 974 6454.

Yours faithfully

Chris Wood
Head of Planning and Transportation

Simon.

Re: Longmoor Lodge
Finchampstead

Preview drawings in advance of your meeting with Jim Bailey on Friday morning

Regards

Ian Woods

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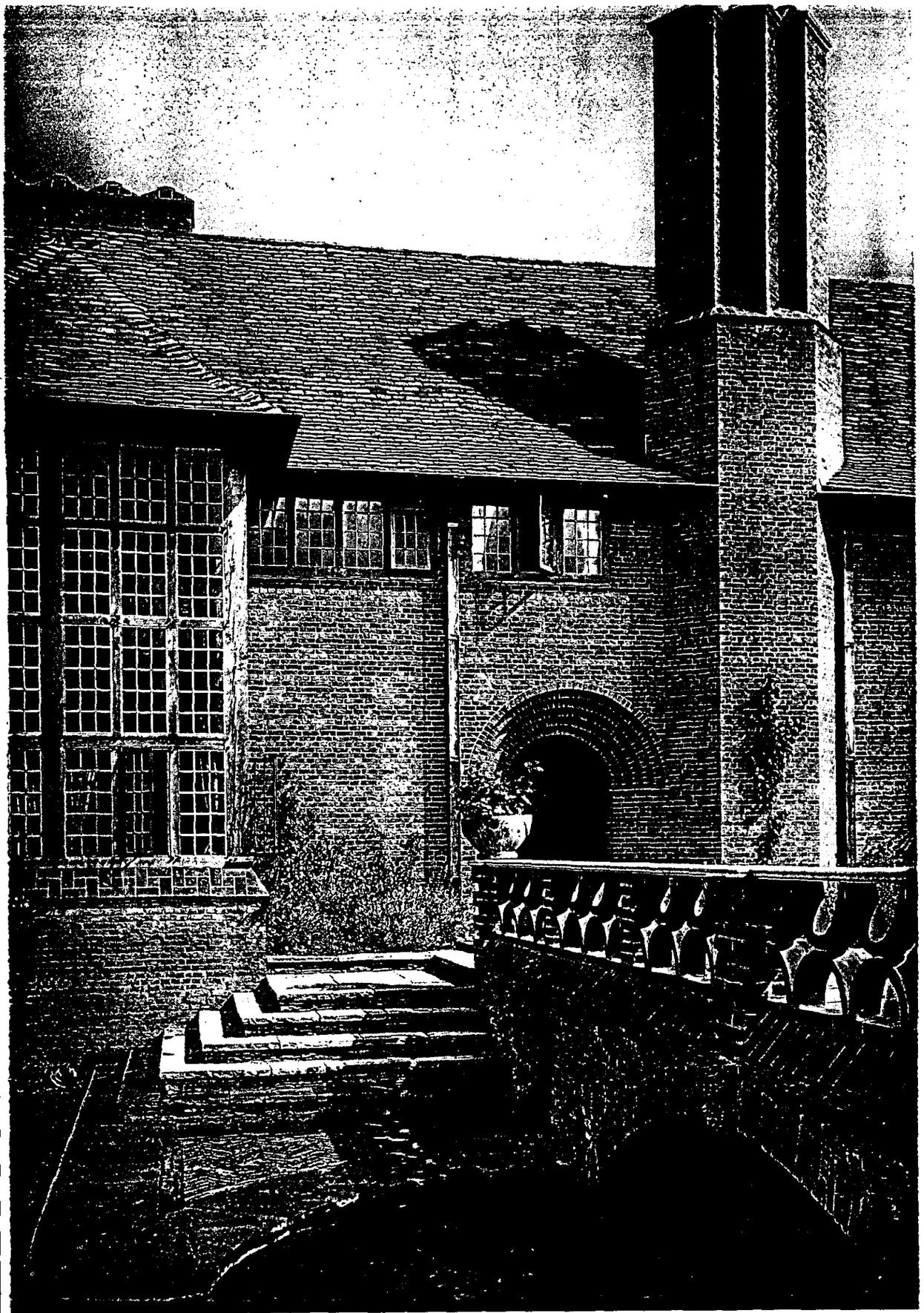
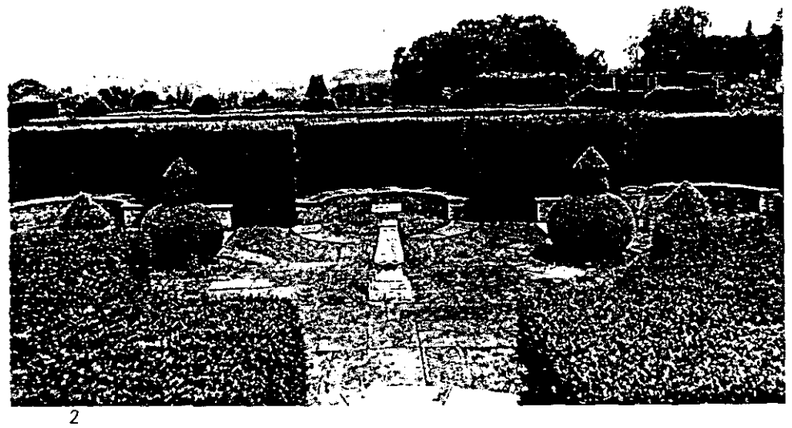
842802





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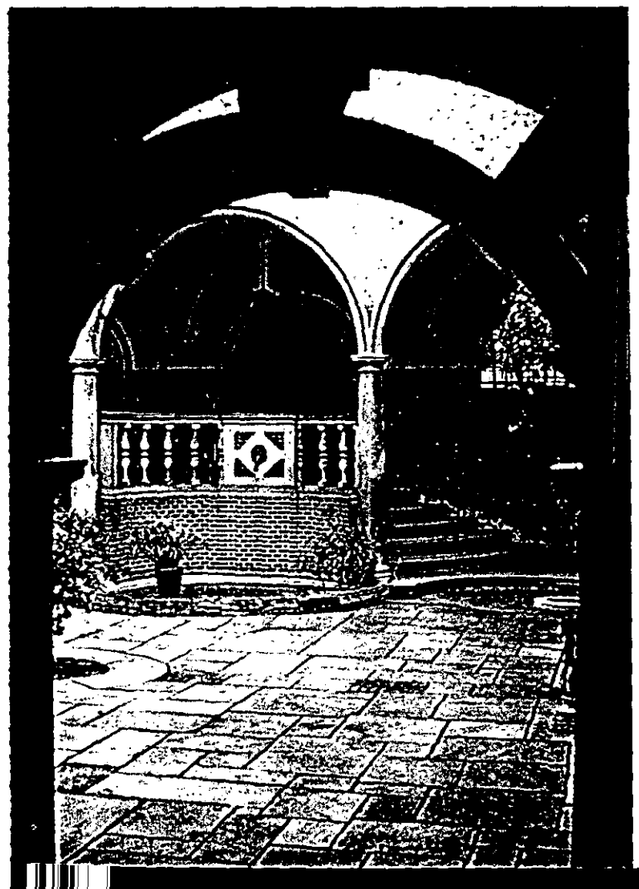



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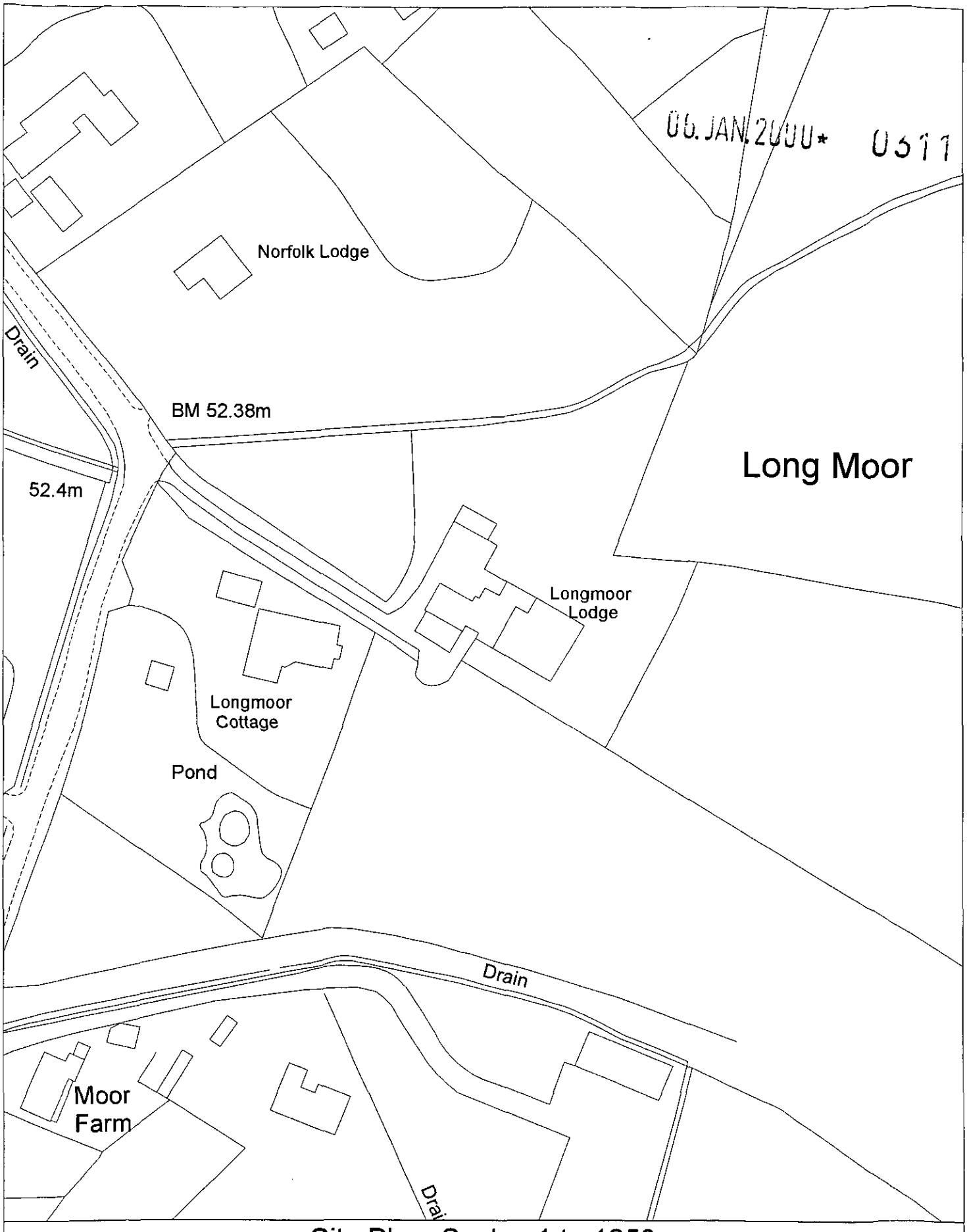

Site Plan, Scale: 1 to 1250

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Date: 12 January 2000

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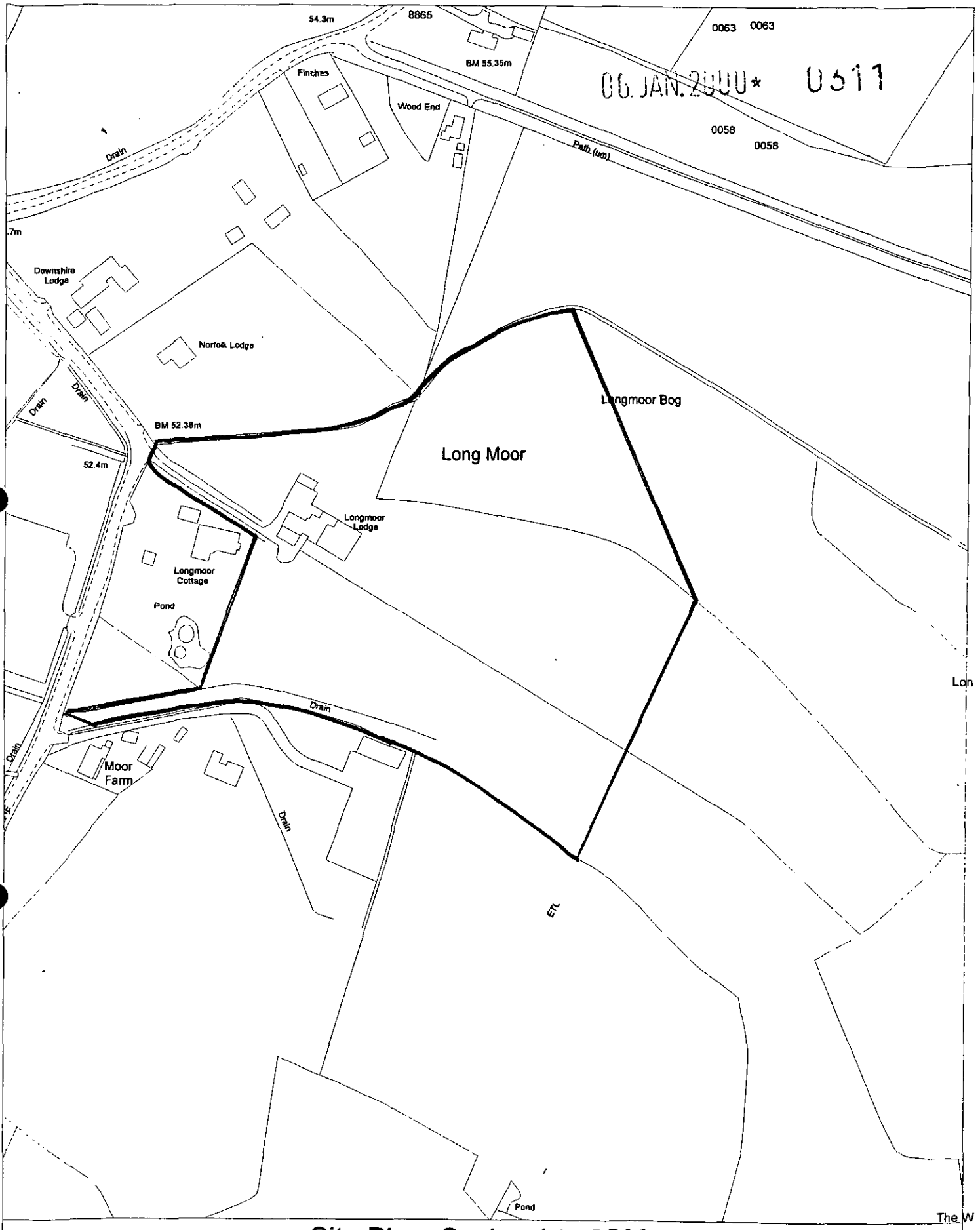

06 JAN 2000* 0511

Site Plan, Scale: 1 to 2500

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