APPLICATION NO:
F/2000/1137

LOCATION:
Charfield Cottage Charvil Lane, Sonning Reading.

APPLICANT:
Mr R Crisp Exclusive Homes Company

PROPOSAL:
Proposed erection of replacement dwelling and triple garage.

EARLIEST DATE FOR DECISION: **08/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Lynette Baker**

Joss Miller

WITHDRAWN

RAILEX
Marbleboard

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Crisp
Exclusive Homes Company
Station Yard
Old North Road
Bourn
Cambridge
CB3 7TZ

Application Number: F/2000/1137

Parish: **SONNING**

Location: **Charfield Cottage, Charvil Lane, Sonning, Reading.**

Proposal: **Proposed erection of replacement dwelling and triple garage.**

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

Reason

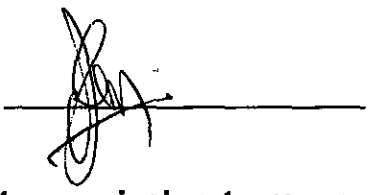
1. The proposal, due to its bulk, scale, massing and design would have an adverse impact detrimental to the street scene and the character of the rural area and Green Gap. The proposal is therefore contrary to policies WCC1 and WCC2 of the Wokingham District Local Plan; policies LC18 and LC15 of the Loddon Area Local Plan and to policies C1 and C6 of the Berkshire Structure Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1 and C6.
Loddon Area Local Plan Policies LC15 and LC18.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC2.

John Mitchell
Development Control Manager
Date: 27/02/2001

Notice checked by: 

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)

Date. 30 July, 2001

My ref. JM/MLT/PREAPP/SONNING

Your ref.

Mr D Shaw
29 Maffit Road
Ailsworth
Peterborough
PE5 7AG

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
E-mail:

Dear Mr Shaw,

RE: PROPOSED REPLACEMENT DWELLING AT CHARFIELD COTTAGE, CHARVIL LANE, SONNING. F/2000/1137.

Thankyou for your letter which was received on 29 June 2001.

I can inform you that, having assessed the drawings submitted, the replacement dwelling would be regarded as an improvement on the original application. However, I would suggest that the balcony to the rear of the property is removed as this could potentially result in the loss of privacy to the neighbouring property 'Byways'.

I have enclosed the appropriate forms required and look forward to the receipt of your application.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enc. Planning application forms

File:
PREAPP45151
charfield cottage

DAVID SHAW *Town Planning Consultant*

29 Maffit Road, Ailsworth, Peterborough PE5 7AG
Tel 01733 380160 • Fax 01733 380174 • E-mail david@davidshawplanning.com

28 June 2001

MLT

45151

MLT

Mr M L Thorpe
Wokingham District Council
Planning Services, PO Box 157, Shute End
Wokingham
RG40 1WR

Dear Mr Thorpe

Re: Planning Application at Charvil Lane, Sonning. Ref F/2000/1137.

I act for Mr M Shearing. Thank you for your letter of 4 May 2001.

I now formally submit the attached drawings (4 copies of each of layout, elevations and floorplans) as a replacement for those originally submitted with the application. I confirm that the external gross floorspace is 240 sq metres. As I commented in my previous letter this compares to the original proposal of over 300 sq metres. This size is in accordance with your comments that the size of any new dwelling should not exceed the existing floorspace of 164 sq metres plus 50% which totals 246 sq metres. It should be noted that the extension on the north side is only single storey.

The height has also been reduced and is now lower than the adjoining property and the garage has been reduced to a double garage rather than a triple garage.. The extension northwards is single storey only. The layout plan shows the building in its correct position on the site which is further back than originally drawn.

I would be grateful if materials can be conditioned.

Please do not hesitate to contact me if there is any further information which is required

Yours sincerely

David Shaw

David L Shaw MA MRTPI

ADDRESS CHARNCLD COTTAGE CHARNCL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR7337	MR. M. SHEARING	ALTS. & ADDS.	15·1·78	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(740)

Tel. 0118 974 6463 (Direct Line)

Date. 7 February 2000

My ref. MT/JM/PRE-APP/CHARVIL

Your ref.

Mr R Crisp
Station Yard
Old North Road
Bourn
Cambridge
CB3 7TZ

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
E-mail:

Dear Mr Crisp,

RE: REPLACEMENT DWELLING FOR CHARFIELD COTTAGE, CHARVIL LANE, SONNING

Thankyou for your letter which was received on 28 January 2000.

An officer has visited the site recently and would comment as follows. The siting of the proposal has been moved significantly closer to the boundary of 'Byways', and it is considered that the increase in the size and height of the dwelling would adversely affect this property.

The main issues to be considered in determining the acceptability of the proposed building are the impact on the neighbours and street scene, and also the fact that the dwelling is sited in the countryside and the Green Gap area. The building should be resited further from the neighbouring property, and reduced in size and height in order for the proposal to overcome any problems relating to the issues.

I hope this information is of use to you. If you have any further queries relating to this matter, please do not hesitate to contact the case officer, Joss Miller, on the above telephone number.

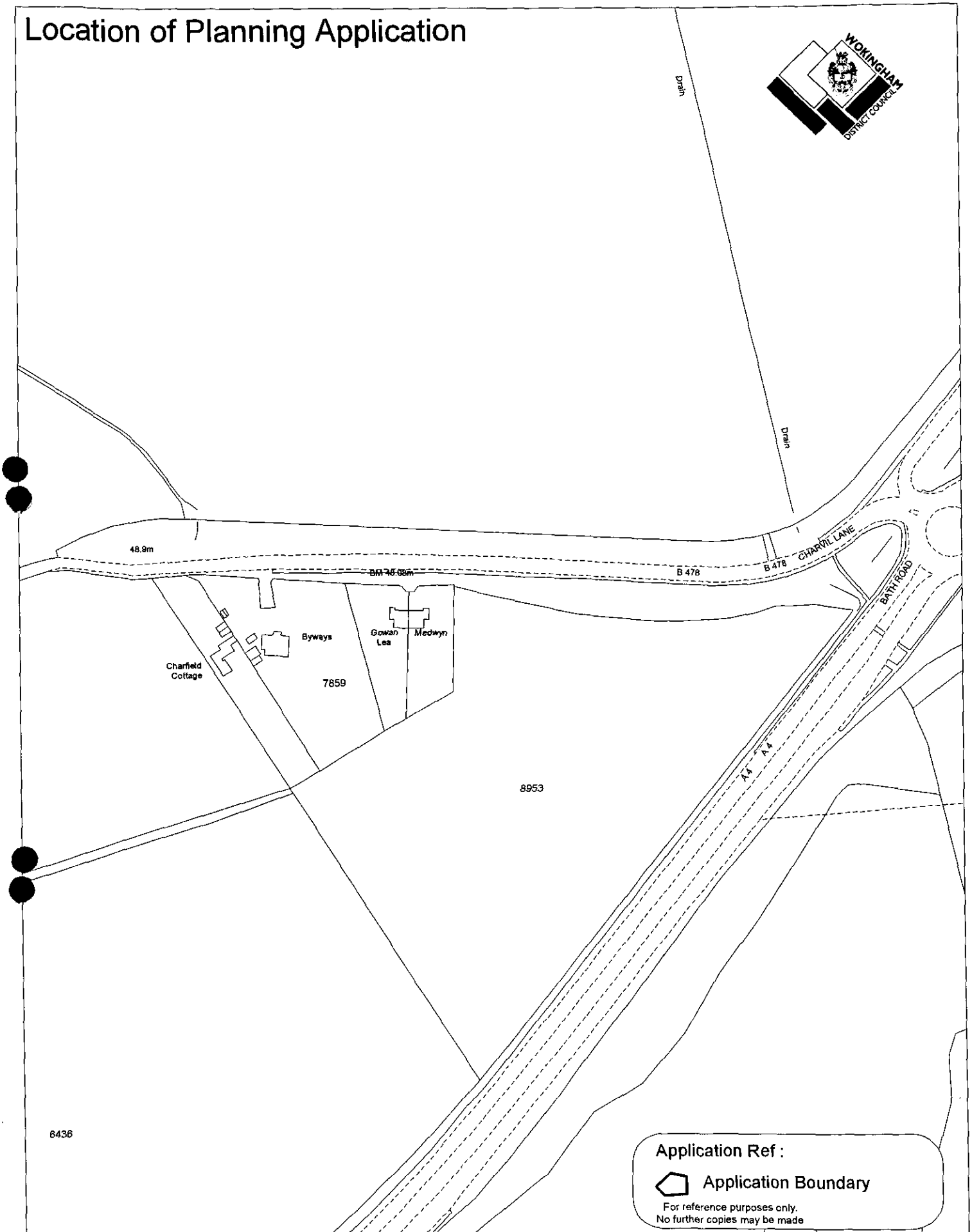
Yours sincerely

MLT

M L THORP

Principal Development Control Officer

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2000

Scale: 1 : 2500

N W E S

850

Tel. 0118 974 6463 (Direct Line)

Date. 16 March, 2000

My ref. JM/LB/PREAPP/CHARVIL

Your ref.

Mr R Crisp
The Exclusive Homes Company Ltd
Station Yard
Old North Road
Bourn
Cambridge
CB3 7TZ

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
E-mail:

Dear Mr Crisp,

RE: REPLACEMENT DWELLING AT CHARFIELD COTTAGE, CHARVIL LANE, SONNING

Further to your letter which was received on 17 February 2000, and our subsequent meeting on 1 March 2000, I can confirm that the revised plans submitted for the Council's comments show the siting of the dwelling in a more appropriate position. I understand from our meeting that the rooms at second storey level have been omitted and loft space of a more modest size has been incorporated. It would be difficult to comment in more depth without more detailed plans being submitted however, I would advise that the height of the dwelling to be replaced be indicated on the elevations, as the height of the proposed dwelling is an important element to be considered.

I hope this information is of use to you, however it is given without prejudice to the determination of any application received.

Yours sincerely

LB

JOSS MILLER
Planning Assistant

Tel. 0118 974 6463 (Direct Line)

Date. 4 May, 2001

My ref. JM/MLT/F/2000/1137

Your ref.

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
E-mail:

Mr D Shaw
29 Maffit Road
Ailsworth
Peterborough
PE5 7AG

Dear Mr Shaw,

RE: PROPOSED REPLACEMENT DWELLING AT CHARFIELD HOUSE, CHARVIL LANE, SONNING. (F/2000/1137)

Thankyou for your letter which was received on 20 April 2001.

From the roof plan and the one elevation submitted, the design would appear to be an improvement to the original application, however, without viewing the remaining drawings, I cannot guarantee that the proposal would be acceptable to the Council in principle.

That said, please note that it is the floorspace of the proposed building (measured externally), rather than the liveable area, that is relevant. Therefore, this advice is on the understanding that the floorspace of the proposed building (measured externally) would not exceed 240 square metres.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

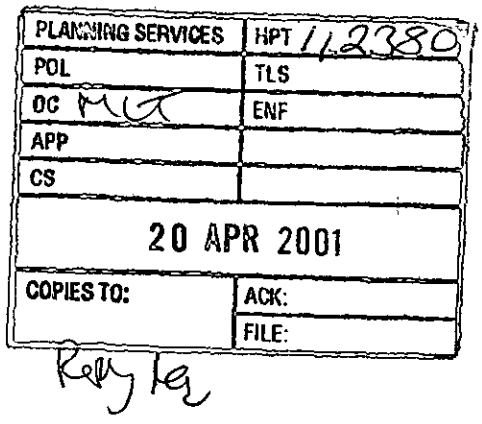
MLT

M L THORP
Principal Development Control Officer

DAVID SHAW *Town Planning Consultant*

29 Maffit Road, Ailsworth, Peterborough PE5 7AG
Tel 01733 380160 • Fax 01733 380174 • E-mail david@davidshawplanning.com

18 April 2001



Mr M L Thorpe
Wokingham District Council
Planning Services, PO Box 157, Shute End
Wokingham
RG40 1WR

Dear Mr Thorpe

Re: Planning Application at Charvil Lane, Sonning. Ref F/2000/1137.

I act for Mr M Shearing and further to our meeting with you on 20 March 2001 I enclose a revised drawing for the above which takes into account the comments which you helpfully explained to us.

This shows a single dwelling considerably reduced in size which now has a floor area of 240 sq metres as compared to the original proposal of over 300 sq metres. This size is in accordance with your comments that the size of any new dwelling should not exceed the existing floorspace of 164 sq metres plus 50% which totals 246 sq metres. It should be noted that the extension on the north side is only single storey.

The height has also been reduced and is now lower than the adjoining property and the garage has been reduced to a double garage rather than a triple garage.

I would be grateful of your comments upon this prior to our submitting it as a formal amendment to the application.

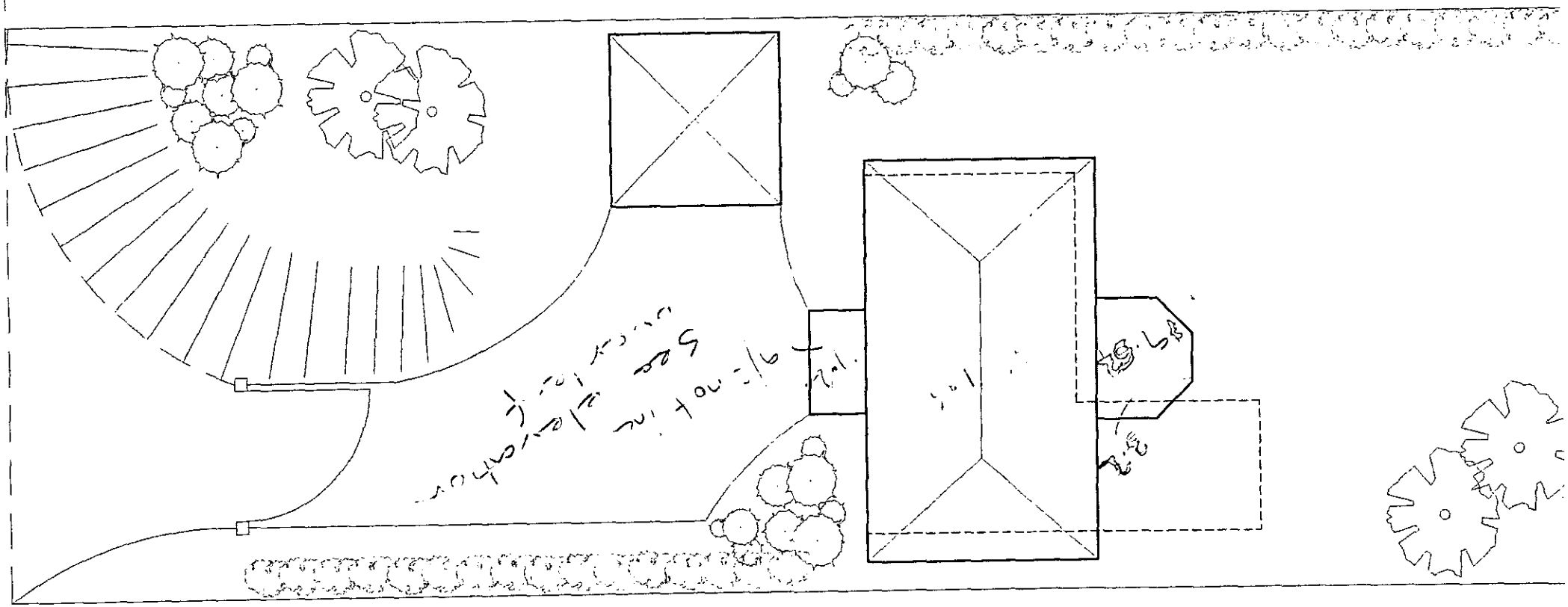
Yours sincerely

David Shaw

David L Shaw MA MRTPI

Banking to be Graded at Site
Entrance to Improve Visability

Existing Cottage & Garage to
be Demolished.
(Indicated by Dashed Line)



EHC-0003-04

1:200

N.T.S.

CHARFIELD COTTAGE - CHARVIL LANE - SONNING

PROPOSED REPLACEMENT OF EXISTING PROPERTY

GENERAL OBSERVATIONS

1. STYLE – GEORGIAN
2. MAXIMUM LIVEABLE AREA – 240 M2 (2580 FT 2)
3. BULK – 14 M X 8.6 M (EXCLUDING MORNING ROOM AND FIRST FLOOR SITTING AREA)
4. HEIGHT TO RIDGE – 7.4 M (24 FT)
5. ROOF DETAIL – 30 DEGREE HIPPED (TILE – 'SLATE' OR 'CLAY PLAIN')
6. EAVE DETAIL - BOXED
7. WALL CLADDING – COMBINATION OF RED BRICK AND TILE HANGING (TO COMPLIMENT ADJACENT PROPERTY)
8. WINDOWS – WHITE UPVC SASH
9. POSITION ON PLOT – SEE ATTACHED SITE PLAN (PLEASE NOTE SCALE **1:200**)
10. GARAGE SIZE – DOUBLE 6M X 6M (20FT X 20FT) SINGLE DOOR
11. STYLE – HIPPED ROOF
12. CLADDING – BRICK TO COMPLIMENT MAIN DWELLING

NOTE – THE ONLY WINDOWS TO BE POSITIONED ON THE SIDE ELEVATION OVER LOOKING ADJACENT PROPERTY WILL SERVICE:

- GROUND FLOOR - KITCHEN
- FIRST FLOOR - MAIN BATHROOM (FROSTED GLASS)

THE END

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1137

Applicant : Mr R Crisp Exclusive Homes Company.

Location : Charfield Cottage, Charvil Lane, Sonning, Reading.

Proposal : Proposed erection of replacement dwelling and triple garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/6.

Date of Neighbour Notifications : 13/4

Date of Site Visit : 9/5.

Date Registered : 03/04/2000

Earliest Date for Decision : 08/05/2000

Latest Consultation Date/Site Notice Expiry Date : 08/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses :

Sonning PC - object - size inappropriate
concerned re vehicular movement
Landscape - condition
Highways - condition

Planning Issues :

Effect on street scene & neighbouring properties WBE1.
Rural & Green Gap area.

Application Number: F/2000/1137

Appraisal :

This application is for a replacement dwelling.
The proposed dwelling is 4m from the neighbouring property / boundary. It has a depth of 12.6m a width of 12m an eaves height of 5.0m and a ridge height of 8.8m. The roof is hipped on all sides but there are also 2 gables at the front. There is a flat roof in the middle. The garage is triple width and is situated on the boundary. It is 10m x 6m with an eaves height of 2.5m and a pitched roof with gable ends 5.8m high.
The original dwelling was of a smaller design and the majority of the roof was lower than the proposal. The boundary treatment consists of fences/outbuildings/hedges on the side of boundaries. On the remaining boundaries are hedges, trees & shrubbery.
The application is a sufficient distance from the neighbouring property for any impact regarding overbearing, overshadowing & privacy issues to be minimised. All other neighbours are an even greater distance away.
Street scene & green gap.
The proposed dwelling would result in an additional ½ storey and the roof would be up to 2m higher than that of the original roof (presently has a sloping ridge). The floorspace has been increased by 87% and where the original building was L shaped,

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

The proposal is square. The roof would be hipped on all sides but, due to the bulk of it, part of the roof would be flat. The proposal is therefore unacceptable due to its size, scale bulk and massing & design.

Application Number F/2000/1137
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposal, due to its bulk, scale, massing & design would have an adverse impact detrimental to the street scene & the character of the rural area & Green Gap. The proposal is therefore contrary to policies DCC1 & 2 of the DDLP, LC18 & LC15 of the LALP & C1 & C6 of the BSP.
		N16	BSP - C1, C6 LALP - LC15, LC18 DDLP - DCC1 & 2.

27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Charfield Cottage
Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1137

OFFICER: Lynette Baker

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? \

2. DESCRIPTION OF SURROUNDINGS
Group of detached houses in countryside.

3. DESCRIPTION OF SITE/BUILDING
Large detached timber ~~framed~~ clad and brick house with tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbour set at an angle. s/s outbuilding on boundary running from rear footprint of applicant to front footprint.

fields – there is a 1m bank on the road which would obscure the development



5. SITE CONSTRAINTS *

TREES ✓ approx 5m from existing house.

ACCESS/PARKING 5 spaces.

LEVELS \.

BOUNDARY TREATMENT 1.8m fence to neighbour.
1.8m hedge to other side.

OTHERS rear – trees & shrubery.

Lynette Baker

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 15 June 2000 13:12
To: *Lynette Baker; Joss Miller*
Cc: John R Mitchell
Subject: Planning Applications in Sonning

Lynette, Joss

I seem to have mislaid the listing forms for some new applications in Sonning. I should be pleased if you would action listing if you are minded to approve, as set out below, instead of working off the forms:

Charfield Cottage, Charvil Lane:

Over development of the site, massing, appearance from the A4 across green gap (PS have you managed to obtain the computer photo from A4?)

21a Old Bath Road:

too large an extension for the site; already a large modern house on "spare" plot - enough is enough

Farmhouse, Charvil Lane:

form faxed back to Lynette:- over-development of dwelling in green gap, that has already been extended; overlooking of Thames and appearance therefrom; protection policies for river side area (see also SPC comments).

University Farm applications (including Littlecourt House):

these should all be listed as need to be considered as a whole group in a holistic way; object to the new house on the tennis courts; if barn conversions go ahead, need to have new footpath etc alongside in conjunction with changes to traffic calming gateway, etc (I presume it will be necessary to have revised plans to delete new house and retain conversions).

Please come back to me if you have any queries.

Thanks,
Kind regards,

Nigel Rose

PS Any news about the retrospective application re taxis at Meade Park? John and I went there yesterday afternoon during our "tour" - I could not see any taxis but the place is an absolute eyesore of a scrap yard. It needs some "consideration"!

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

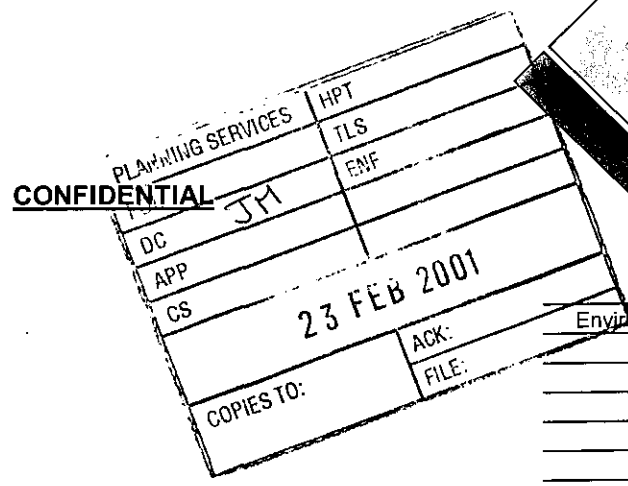
Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

Tel: (0118) 974 6447

Date: 21/2/01

My ref: F/2000/1137



WOKINGHAM DISTRICT COUNCIL
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

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Dear Councillor

Application Number: F/2000/1137
Charfield Cottage, Charvil Lane, Sonning, Reading.
Proposed erection of replacement dwelling and triple garage.

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 ~~Lynette Baker~~ Jose Miller on **(0118) 974 6447**.
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 2/3/01

Yours faithfully

pp

Head of Planning and Transportation

LISTING FORM Jose Miller
Case officer:- ~~Lynette Baker~~ Application Number: **F/2000/1137**
Charfield Cottage, Charvil Lane, Sonning, Reading.
Proposed erection of replacement dwelling and triple garage.

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 22/2/01

Councillor N Rose

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 6447

Date: 21/2/01

My ref: F/2000/1137

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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
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Dear Councillor

Application Number: F/2000/1137
Charfield Cottage, Charvil Lane, Sonning, Reading.
Proposed erection of replacement dwelling and triple garage.

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 ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447**.
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 2/3/01

Yours faithfully

John Phillips pp

Head of Planning and Transportation

LISTING FORM Joss Miller
Case officer: ~~**Lynette Baker**~~ Application Number: **F/2000/1137**
Charfield Cottage, Charvil Lane, Sonning, Reading.
Proposed erection of replacement dwelling and triple garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

0118 974 6484

23 August 2000

Mr M L Thorpe
Principal Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	RPT
POL	TLS
DC	
APP	
CS	
0 8 SEP 2000	
COPIES TO:	ACK:
	FILE:

Dear Mr Thorpe

Re: Planning app F/2000/1137, dwelling at Charvil Lane, Sonning.

Further to my telephone conversation with your colleague Ms Joss Miller I have the following comments in support of the above application ;

1. Impact on Byways. The owner of Byways has made no objection to the proposal. Any impact is therefore not perceived as adverse by the owner. In my view the proposed dwelling remains a single dwelling on a large plot. There is no greater impact on Byways than at present.
2. Height. The height of the proposed dwelling is slightly greater than the existing property. The proposed house is still a two story house with a classic pitched roof of 45 degrees which in design terms I consider preferable to a lower pitch often used on modern speculative housing. In order to limit the height impact we propose reducing the slab level of the proposed dwelling by 0.8 metres below the level of the existing house, which is currently at a level above that of the front of the plot. This can be dealt with through a condition.
3. Size. The size of the proposed dwelling is larger than the current house. However the plot on which it stands is large and there is still more than ample garden space at front and rear. Such a large plot is well suited to a large house. The existing house could easily be extended to the size of the proposed dwelling without objection.
4. Street scene. There is little street scene at this point in Charfield Lane. It is respectfully suggested that the proposed dwelling is of a design more in keeping with the adjoining house than the existing 1960's dwelling.
5. Green gap. The plot is already occupied by a large dwelling and its replacement by a different single dwelling in the same approximate area has no greater or lesser impact on the surrounding countryside.
6. Garage. I understand that you are concerned about the garage size. The garage is designed to a high quality with a classic 45 degree pitched roof. If you require a lesser pitch then the applicant is prepared to accept a condition that the garage roof pitch will be 30 degrees.
7. Multiple occupancy. I understand that the Parish Council have objected on the grounds that the dwelling is large enough for multiple occupancy. There is no

evidence that larger houses are likely to be used for multiple occupancy and the comment is totally unsupportable. The house is designed a single dwelling and that is what has been applied for.

Finally I would comment that in my view the propose dwelling will be of an improved design and quality to the existing dwelling which has little of merit. It will also be built to current building regulations thus giving it greater energy efficiency then the existing dwelling. The plot is not in a conservation area nor is the building listed. I therefore see no valid reason for refusing the proposal.

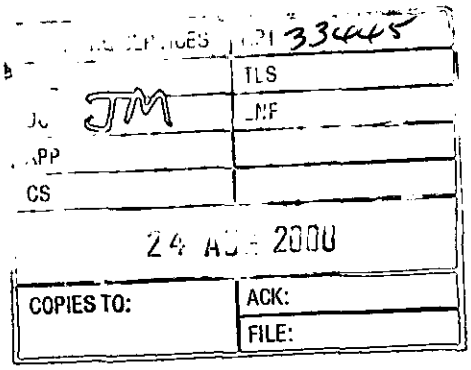
If there is any further information that you require please do not hesitate to contact me. I would be pleased to meet with you to discuss the issues in more detail.

Yours sincerely

David L Shaw MA MRTPI

DAVID SHAW **TOWN PLANNING CONSULTANT**

3 Woburn Close
Peterborough PE3 6XP
Tel 01733 269369 Fax 01733 269372



21 August 2000

Mr M L Thorpe
Principal Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Thorpe

Re: Planning app F/2000/1137, dwelling at Charvil Lane, Sonning.

I act on behalf of the owner and the applicant of the above property. Further to my telephone conversation with your colleague Ms Joss Miller I have the following comments in support of the above application ;

1. Impact on Byways. The owner of Byways has made no objection to the proposal. Any impact is therefore not perceived as adverse by the owner. In my view the proposed dwelling remains a single dwelling on a large plot. There is no greater impact on Byways than at present.
2. Height. The height of the proposed dwelling is slightly greater than the existing property. The proposed house is still a two story house with a classic pitched roof of 45 degrees which in design terms I consider preferable to a lower pitch often used on modern speculative housing. In order to limit the height impact we propose reducing the slab level of the proposed dwelling by 0.8 metres below the level of the existing house, which is currently at a level above that of the front of the plot. This can be dealt with through a condition.
3. Size. The size of the proposed dwelling is larger than the current house. However the plot on which it stands is large and there is still more than ample garden space at front and rear. Such a large plot is well suited to a large house. The existing house could easily be extended to the size of the proposed dwelling without objection.
4. Street scene. There is little street scene at this point in Charfield Lane. It is respectfully suggested that the proposed dwelling is of a design more in keeping with the adjoining house than the existing 1960's dwelling.

5. Green gap. The plot is already occupied by a large dwelling and its replacement by a different single dwelling in the same approximate area has no greater or lesser impact on the surrounding countryside.
6. Garage. I understand that you are concerned about the garage size. The garage is designed to a high quality with a classic 45 degree pitched roof. If you require a lesser pitch then the applicant is prepared to accept a condition that the garage roof pitch will be 30 degrees.
7. Multiple occupancy. I understand that the Parish Council have objected on the grounds that the dwelling is large enough for multiple occupancy. There is no evidence that larger houses are likely to be used for multiple occupancy and the comment is totally unsupportable. The house is designed a single dwelling and that is what has been applied for.

Finally I would comment that in my view the propose dwelling will be of an improved design and quality to the existing dwelling which has little of merit. It will also be built to current building regulations thus giving it greater energy efficiency then the existing dwelling. The plot is not in a conservation area nor is the building listed. I therefore see no valid reason for refusing the proposal.

If there is any further information that you require please do not hesitate to contact me. I would be pleased to meet with you to discuss the issues in more detail.

Yours sincerely

David Shaw.

David L Shaw MA MRTPI

Tel. 0118 974 6463 (Direct Line)

Date. 2 February, 2001

My ref. JM/MLT/F/2000/1137

Your ref.

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
E-mail:

Mr M Shearing
Pitchford Forge
Eaton Mascott
Shrewsbury
Shropshire
SY5 6HF

Dear Mr Shearing,

RE: REPLACEMENT DWELLING AT CHARFIELD COTTAGE, CHARVIL LANE, SONNING. (F/2000/1137)

I am writing to you further to our telephone conversation 16 October 2000, and your subsequent meeting with the case officer, Joss Miller, on 27 October 2000.

The outcome of the meeting resulted in the following points:

1. There should be a substantial reduction in the bulk and massing of the dwelling.
2. The height of the roof is to be substantially reduced.
3. The overall floor space (not footprint) should not exceed 240 square metres. (This figure was agreed after the measurements of the dwelling and extensions were calculated during the site meeting.)
4. The garage should be no larger than that of a double and the roof should be hipped on all sides.

Since the site meeting no further contact has been made with regard to this application. If you would like it to be withdrawn, please confirm this in writing. If you would like to submit revised plans, please do so within 14 days of the date of this letter. If I do not hear from you within this period, I shall assume you would like the application to be determined as it stands, and act accordingly.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

01743 761737

PLANNING SERVICES | HPT 35259
JM
DC
APP
CS
ITS
NE
12 OCT 2000
COPIES TO:
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FILE:

CITY REGENERATION RESOURCES LIMITED

INNER CITY REGENERATION SPECIALIST ADVISORS

Pitchford Forge . Eaton Mascott . Nr. Shrewsbury . Shropshire . SY5 6HF
Telephone: (01743) 761727 *Facsimile: (01743) 761737*
E-mail: michael@urbanrenewal.freeserve.co.uk

FACSIMILE MESSAGE

To: Joss Miller Fax No: 0118 – 974 - 6484

From : Michael Shearing Fax No: (01743) 761737

Date : 11th October 2000

Subject: Charfield Cottage – Pre-1978 Re-modelling Layout of Charfield Cottage

Joss: *This fax is 4 page including this front cover sheet*

I refer to our conversation this morning and as agreed, attach my recollection of the layout of Charfield Cottage before the 1978 re-modelling which actually added little to the usable square footage of the property which I purchased in 1971.

The re-modelling was done on virtually the same footings and footprint of the linked 1920's elmboard faced cottage and the early post-war addition put on by the son of the owner of Byways, in which ground Charfield was located.

As I mentioned, the son lived in Charfield at the end of the war and was a budding architect who designed a Scandinavian style addition which, judging by the thickness of the concrete rafts, was designed to resist a direct nuclear hit.

The remodelling was done for two main reasons; the first because the elmboard cladding was severely infested and secondly to improve the aesthetics which were pretty bad. I had a very limited budget at the time and though I would have liked to increase the living space, I was unable to afford it. I simply went with a design which made better use of the footprint and was within my budget. Provision was made by the inclusion of a Velux window and flooring in the roof space of the post-war addition to add a later loft conversion.

The pitched roof garage and flat roof out-buildings were on poor foundations, were infested with worm and wet rot, and had to be demolished and replaced when I acquired the property in 1971. Again because of severe financial restraints, (I had just started a new career and moved from the relatively low property cost area of Somerset), I simply had a concrete base installed and a single storey flat roof garage as still exists. I lost the storage space over the top of the pitched roof garage I replaced.

I would also point out that at that time, Byways had a similar pitched roof garage of the same height that was on part of the site of the recently added flat roofed extension of Byways.

I can absolutely assure you that since I acquired the property in 1971, no significant increase in living area has taken place.

I am no Richard Rogers so please forgive my architectural attempts; they are the best I can do but are a pretty accurate record of the past.

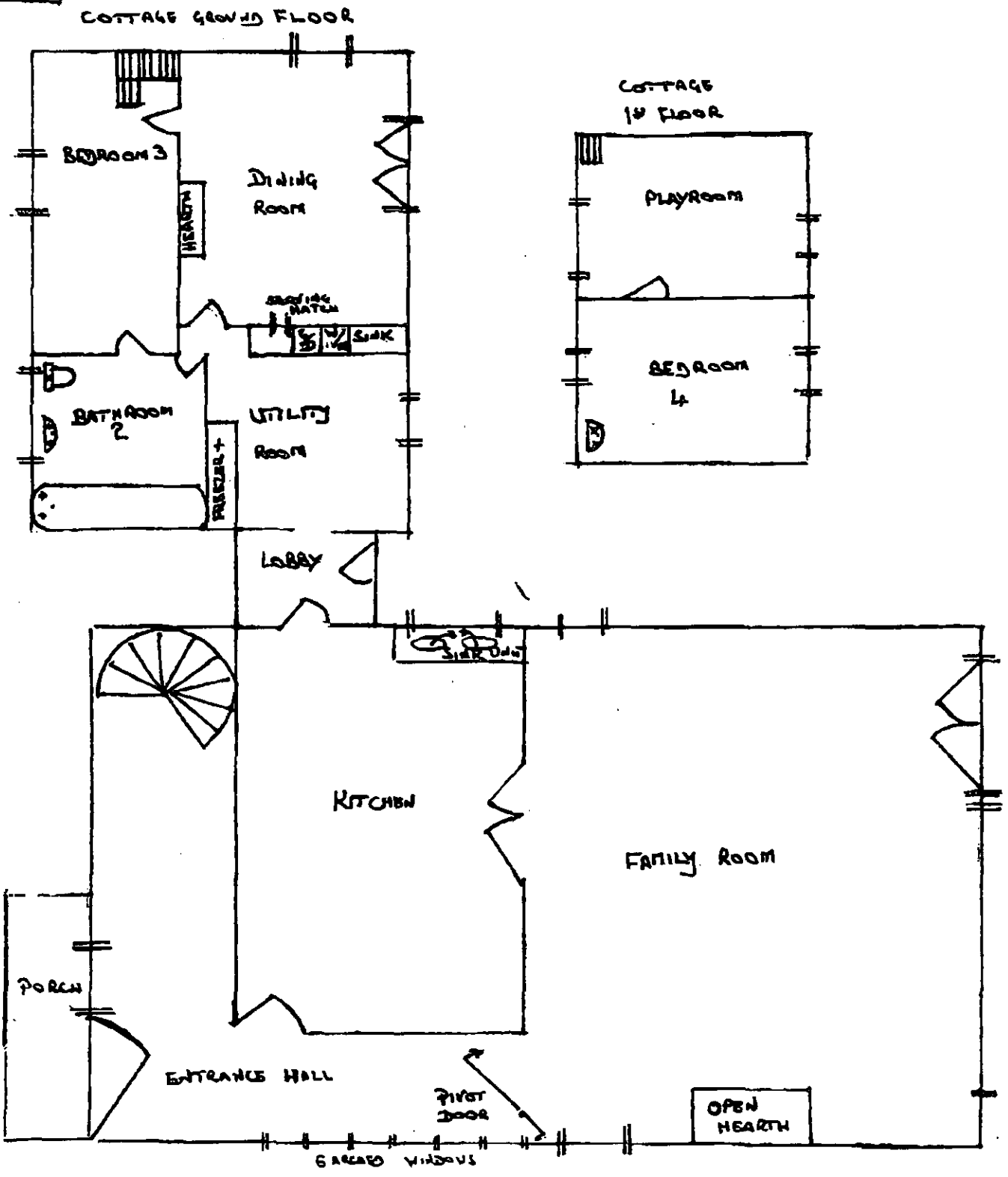
Regards

Michael Shearing.

01743 761737

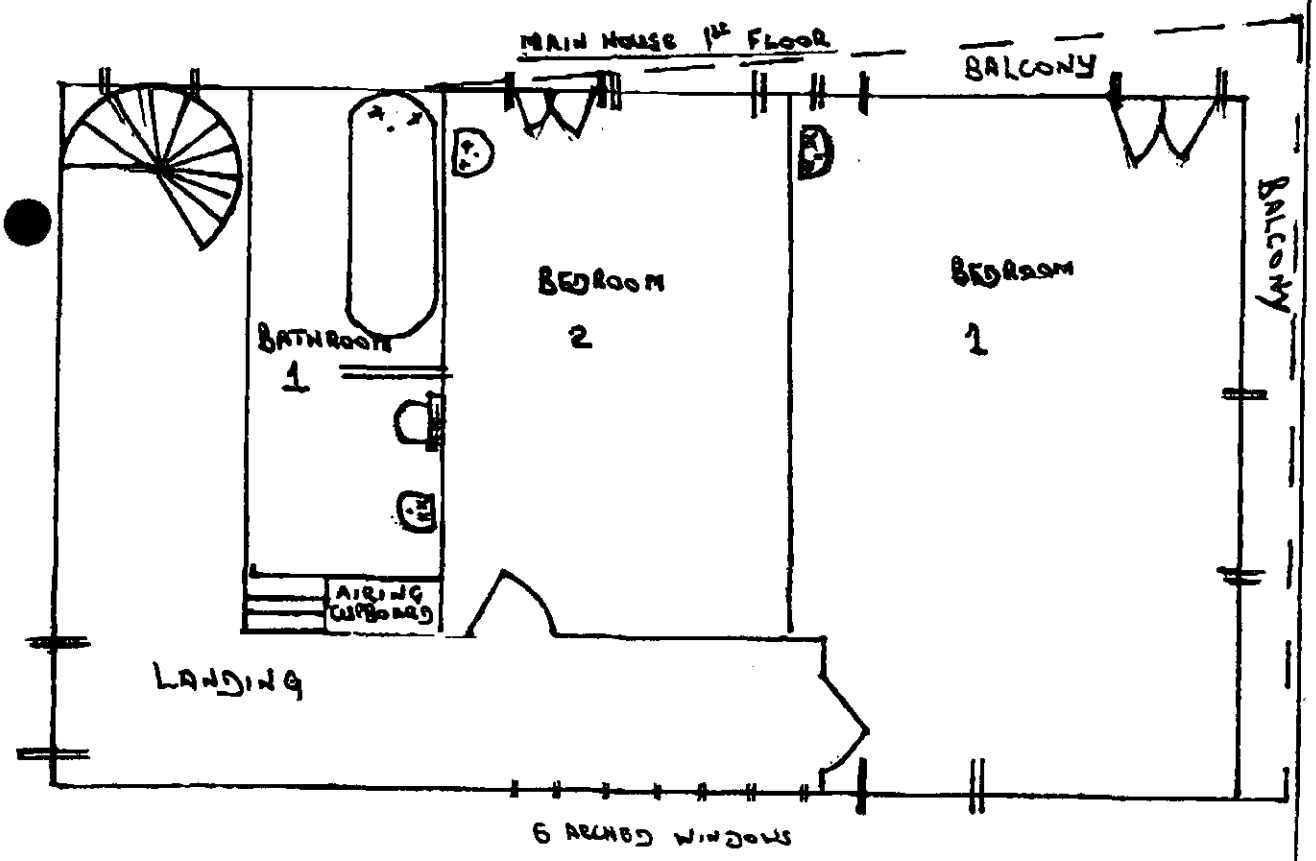
MARFIELD COTTAGE — MAIN HOUSE & COTTAGE GROUND FLOOR LAYOUT PRE-1978 RE-MODELLING

PITCHED & ROOF WITH BOARD CLAD DOUBLE GARAGES



CHARFIELD COTTAGE - MAIN HOUSE 1st FLOOR LAYOUT

PRE- 1978 RE-MODELLING



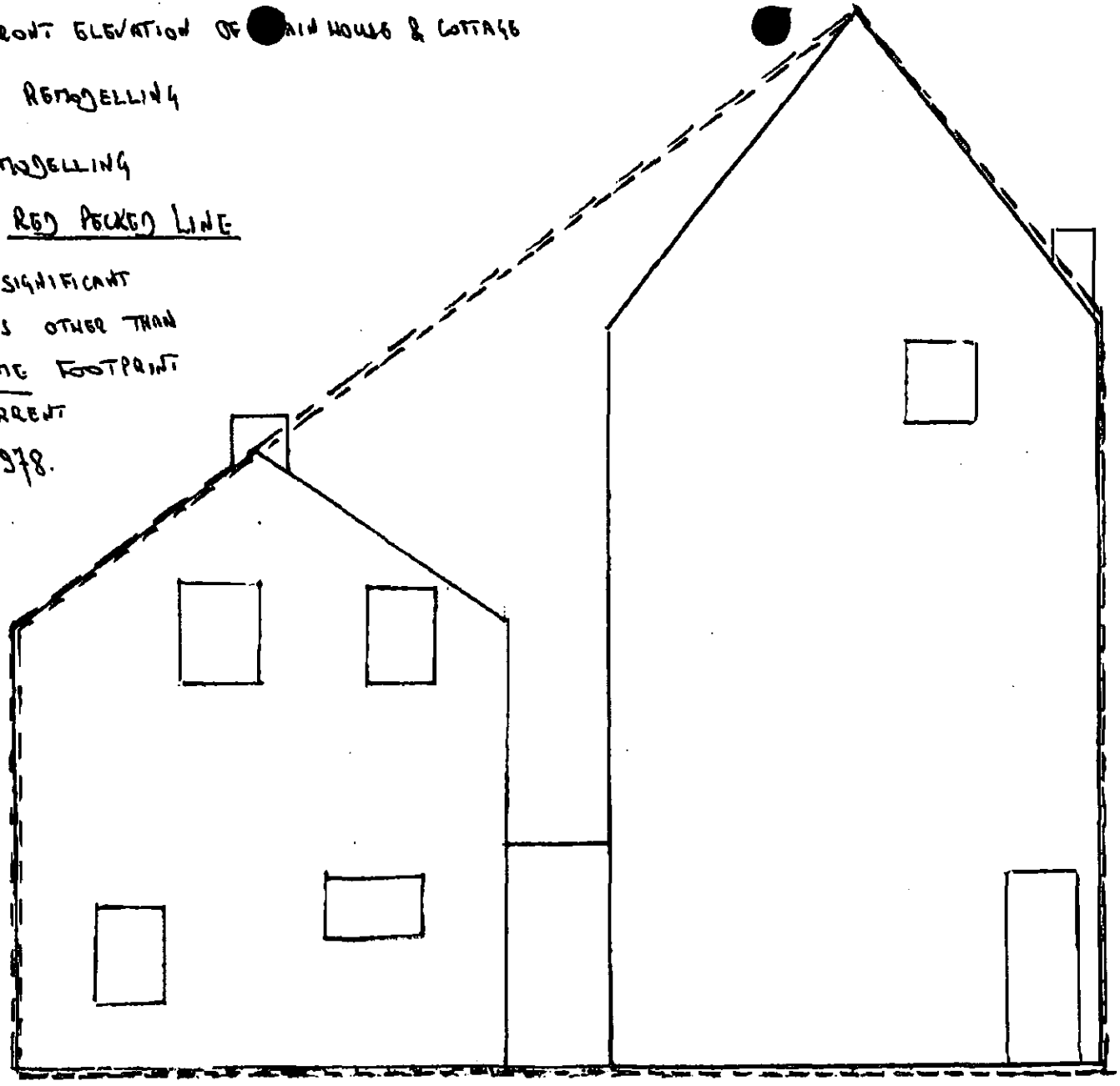
CHARFIELD COTTAGE - FRONT ELEVATION OF MAIN HOUSE & COTTAGE

PRE-1978 : REMODELLING

WITH POST 1978 REMODELLING

ENVELOPE SHOWN IN RED PECKED LINE

PLEASE NOTE - NO SIGNIFICANT CHANGE TO FOUNDATIONS OTHER THAN STRENGTHENING ON SAME FOOTPRINT TO CONFORM TO CURRENT BUILDING REGS. IN 1978.



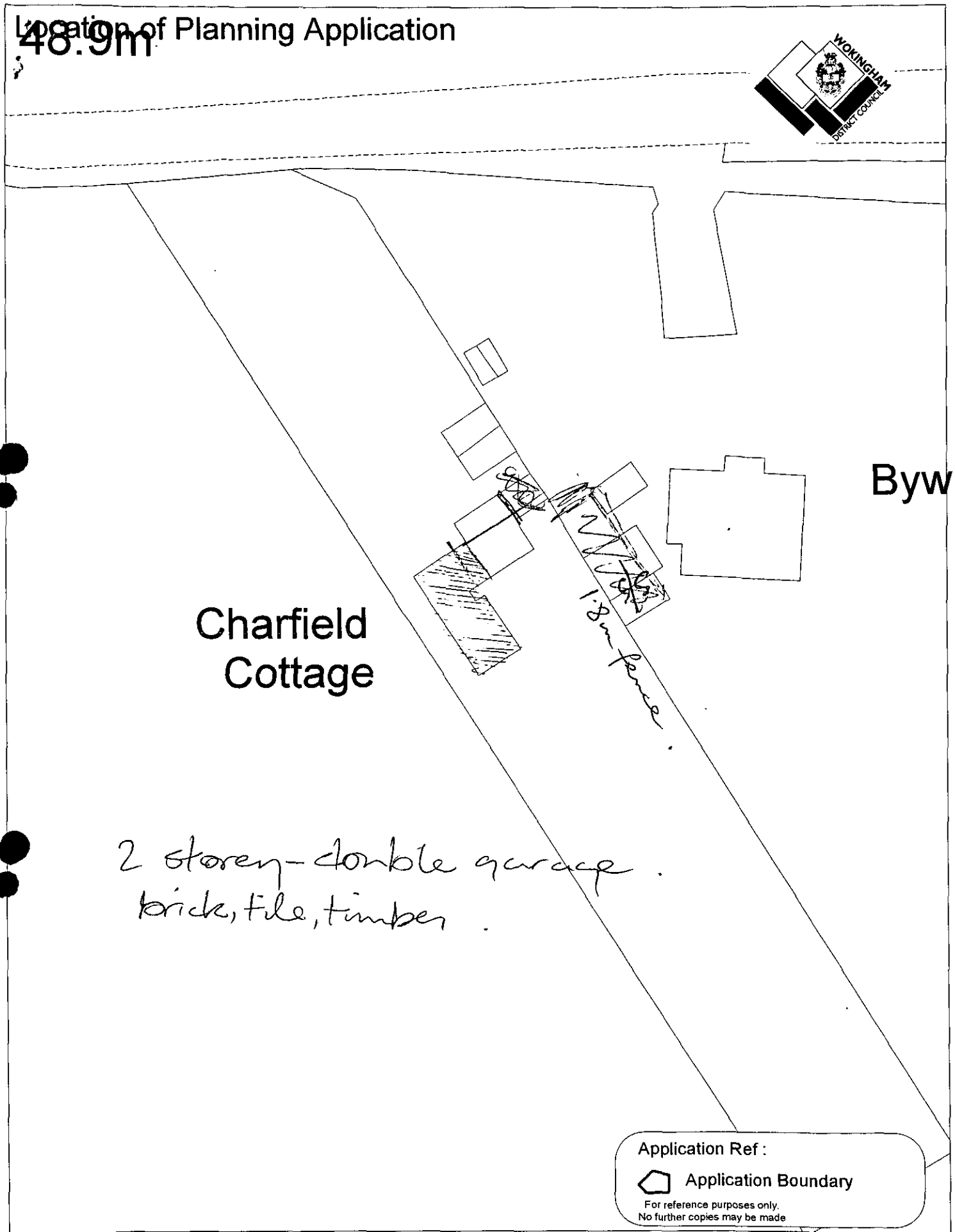
- No objection in principle to a replacement dwelling
- Located in 'countryside' (GREEN GAP), so any replacement dwelling should not have an apparent bulk significantly greater than that of existing dwelling
- as a guideline (subject to above) we would be prepared to consider an increase in floorspace (i.e. not footprint) of up to 50%.
- garages in front of dwelling would be prominent so should restrict to 2 car garage with apparant bulk no greater than existing.
- suggest submit sketch scheme taking these constraints into account; upon receipt, we would be pleased to arrange meeting to discuss.

Spoke to Michael Sheering F6/10/00
+ advised above MLT.

- 22/9 · pstg
- ~~height~~ bulk · increasing
- garages

Location of Planning Application

48.9m



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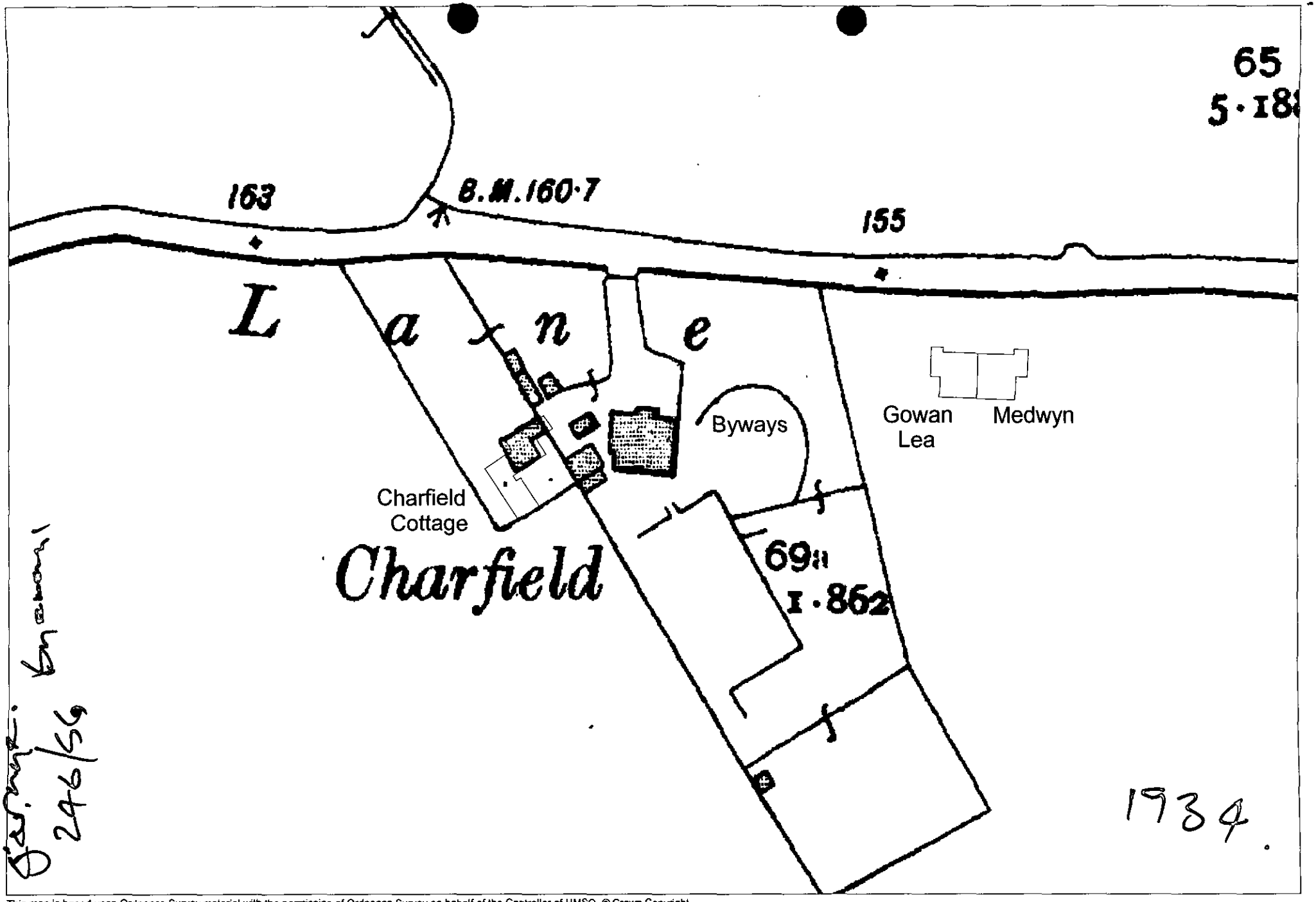
Development Control Section, Environmental Services, Wokingham District Council.

31 January 2000

Scale: 1 : 500



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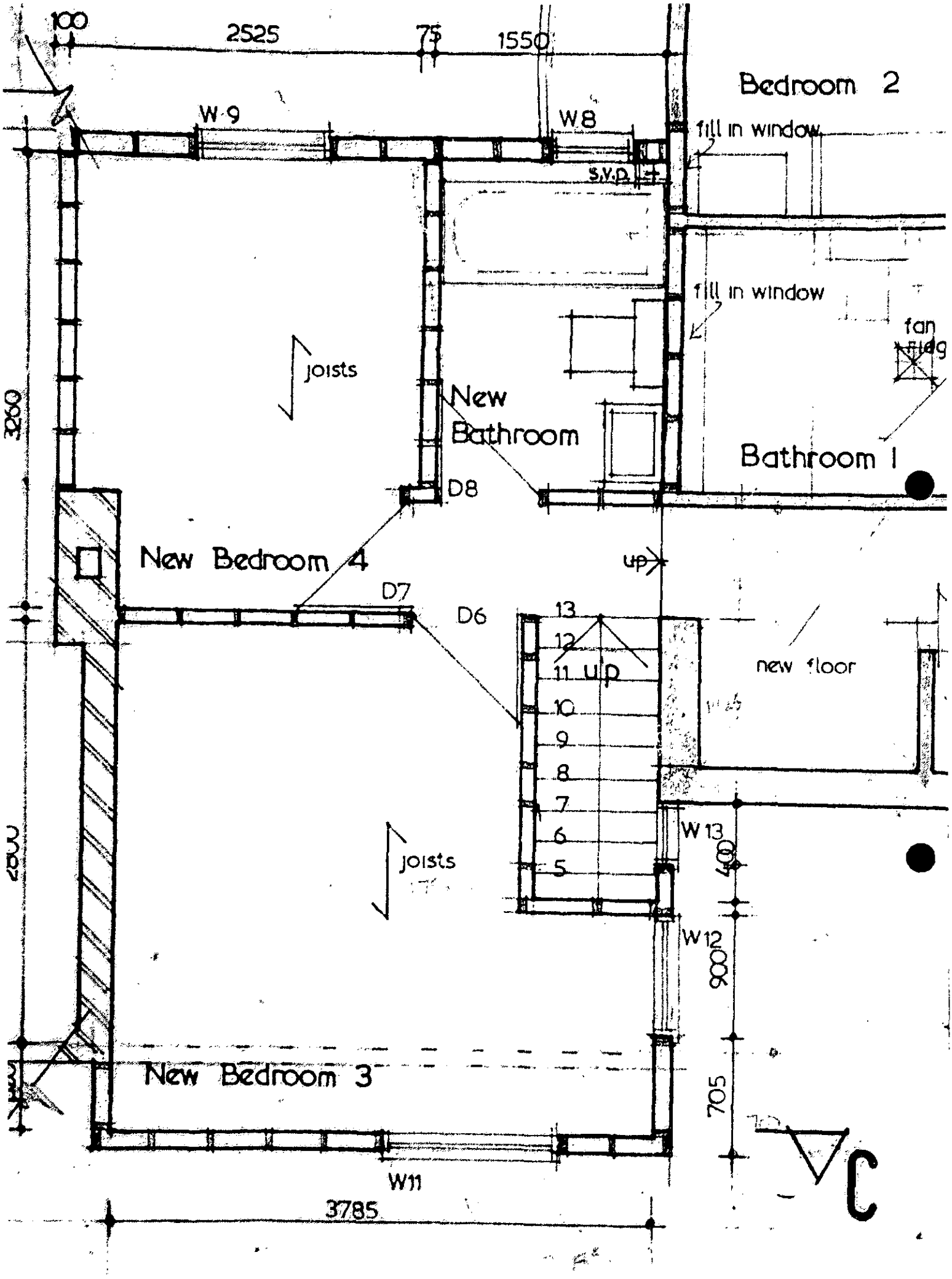
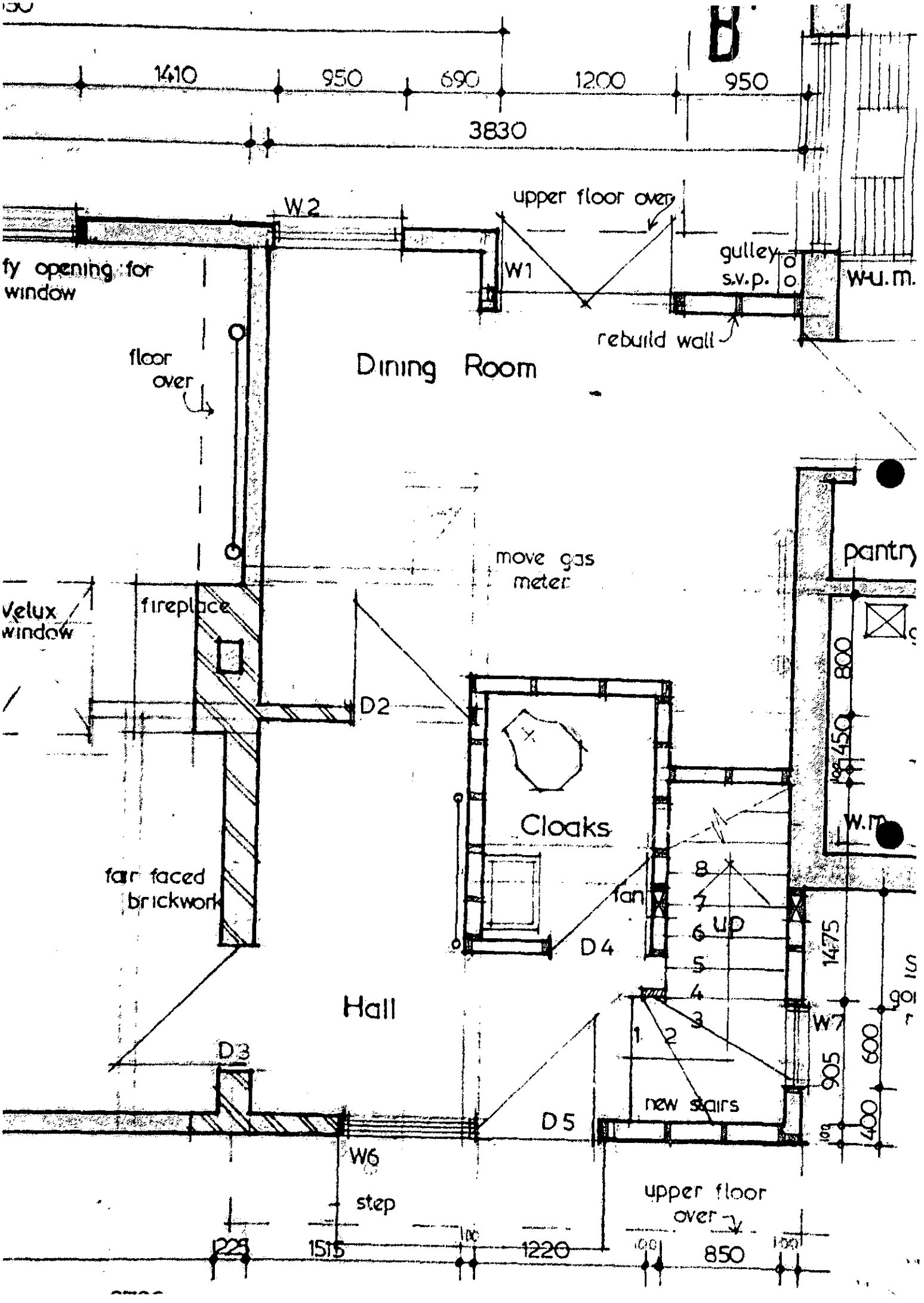
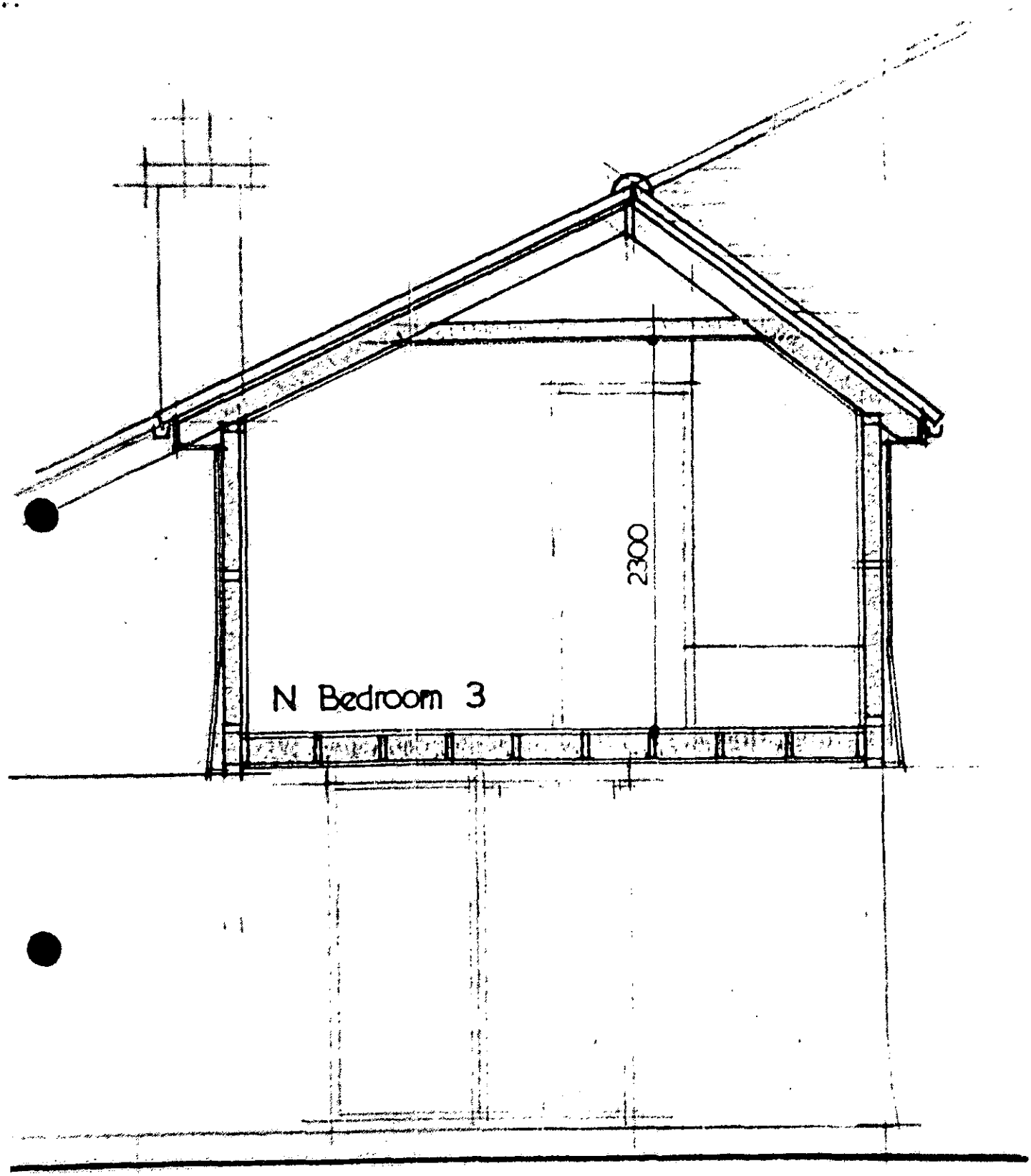
Central Support Section, Environmental Services, Wokingham District Council.

17 October 2000

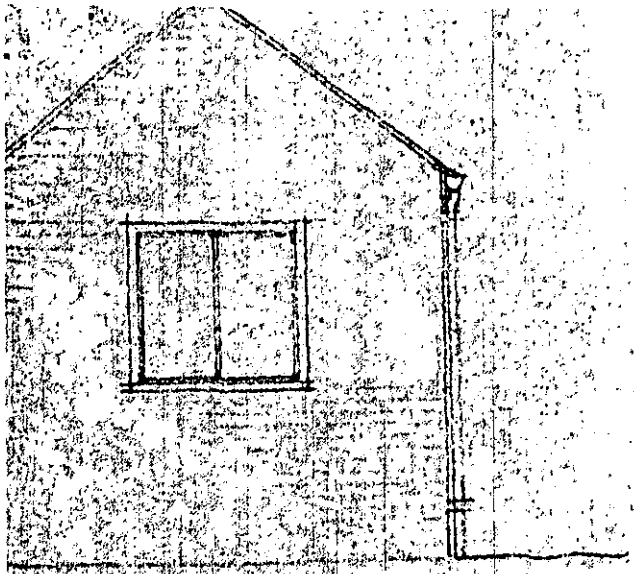
Scale: 1 : 1000


100
2525
75
1550
Bedroom 2
W9
W8
fill in window
S.V.P.
fill in window
fan
joists
New
Bathroom
Bathroom 1
3260
D8
New Bedroom 4
up
D7
D6
13
12
11 up
10
9
8
7
6
5
new floor
W13
400
joists
W12
900
New Bedroom 3
705
W11
3785
C

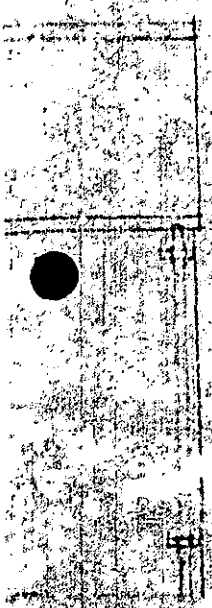

1410
950
690
1200
950
3830
W2
upper floor over
fy opening for window
W1
gulley
s.v.p.
W.u.m.
rebuild wall
floor over
Dining Room
move gas meter
pantry
Velux window
fireplace
D2
800
450
Cloaks
w.m.
fair faced brickwork
fan
8
7
6
up
5
4
3
2
1
D4
1475
Hall
W7
D3
905
600
400
new stairs
D5
W6
step
upper floor over
225
1515
1220
850

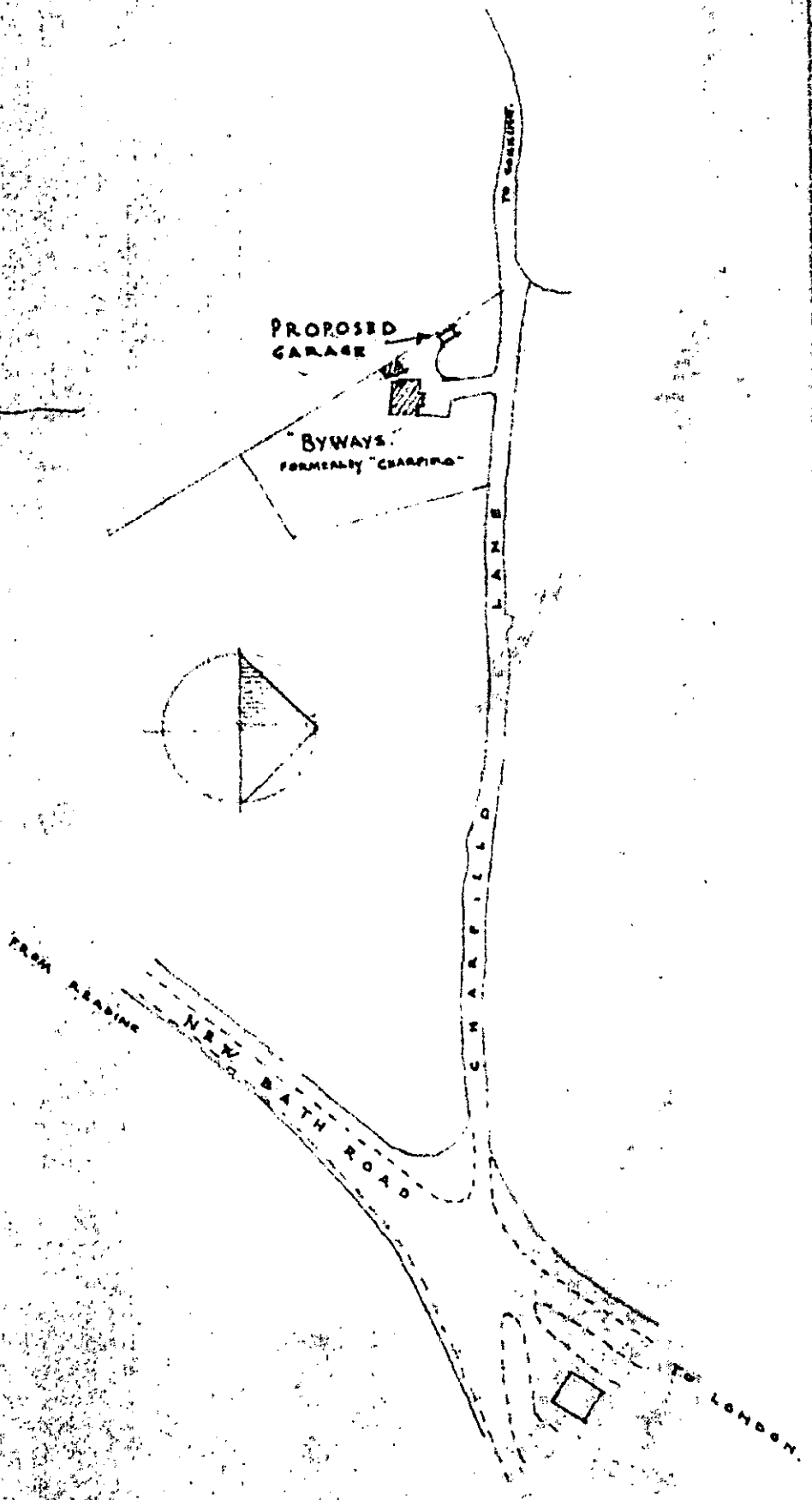


Section C



N ELEVATION.





SITE PLAN SCALE 1/2500

A.R.I.B.A.
45 GROVE RD.
EMMER GREEN
READING. MAR. 56.

EHC
EXCLUSIVE HOMES COMPANY

30762

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
20 JUN 2000	
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	FILE:

Joss Miller
Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19th June 2000

Dear Mrs Miller

Re: replacement dwelling for Charfield Cottage, Charvil Lane Sonning

Further to our telephone conversation today, regarding our proposed house design for the redevelopment of Charfield Cottage, Charvil Lane, Sonning, I write to advise you that we wish to withdraw the planning application forthwith.

I thank you for your help in this matter.

Yours sincerely

Richard Crisp
Director.

THE EXCLUSIVE HOMES COMPANY LIMITED
7b Rosemary House, Lanwades Business Park, Kentford, Newmarket, Suffolk, CB8 7PW. Office: 07071 202655 Fax: 01638 555150
E-mail: sales@tehc.co.uk Website: www.tehc.co.uk
Directors: M. J. Jewell, R. J. Crisp, D. C. Barker Reg No. 3760053

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 13 April 2000

Application Number: F/2000/1137

Proposal: Proposed erection of replacement dwelling and triple garage.

Site Address:
Charfield Cottage, Charvil Lane, Sonning, Reading.

Applicant:
Mr R Crisp Exclusive Homes Company.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 23 - PARKING, GARAGING & TURNING (SR66)

Signed: N S. Trotter **Print name:** N TROTTER

18-4-00

EHC
EXCLUSIVE HOMES COMPANY

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17
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Reply Req'd
26033

Joss Miller
Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

16th February 2000-02-16

Dear Joss

Re: replacement dwelling for Charfield Cottage, Charvil Lane Sonning

I write in response to the recent letter I received from your colleague D L Thorpe and our subsequent telephone conversation, regarding our proposal to replace the existing dwelling, Charfield Cottage, Charvil Lane Sonning.

I thank you for your general comments and observations and with these in mind I have enclosed an alternative scheme which I hope you will deem more suitable. I would welcome an opportunity to have an informal meeting with you to discuss the merits of this proposal and will ring you in a few days time, to arrange an appropriate date and time.

Yours sincerely

Richard Crisp
Sales and marketing director.

Please send all correspondences to the following address:

7b Rosemary House Landwades Business Park Kentford Newmarket Suffolk CB8 7PW
Telephone 07071 202655

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 15th May 2000

Location: Charfield Cottage Charvil Lane Sonning.

Proposal: Proposed erection of replacement dwelling and triple garage.

Application Number: F/2000/1137

In response to your consultation dated 13th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

The applicant's attention is drawn to the need to protect the existing trees on the site during the construction of the buildings and particularly during the digging for the underground service trenches. The British Standard no. 5837:1991 *Guide for trees in relation to construction* sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

Patricia Green.

Patricia Green
Landscape Consultant

01189 697753

FAX MESSAGE

FAX TO: ~~LYNETTE BAKER~~ Joss.

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 11 MAY 2000

Please find attached comments on application no. F/2000/1137

LESLEY BATES (CLERK TO THE COUNCIL).

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/1137

Officer LYNETTE BAKER

Parish SONNING

Proposal ERECTION OF REPLACEMENT DWELLING AND TRIPLE GARAGE

Address CHARFIELD COTTAGE CHARVIL LANE

Applicant MR R CRISP EXCLUSIVE HOMES COMPANY

The Parish Council has the following comments.

1. This is yet another instance of enlargement (in this case by replacement) of an already sizeable building. Such large buildings are inappropriate for the maintenance of a village's balance. This one is three storey and with a three car garage.

2. The existing building is single storey on the side adjacent to the neighbouring property. Although it becomes two storey at the opposite end it does not have as much impact on the adjoining property as the present proposal would.

3. A dwelling of this size implies multiple occupancy which will only increase the vehicular movement at what is already a very difficult access onto Charvil lane.

4. For the above reasons the Parish Council urges that this application is refused.

L. A. Bates (Clerk to the Council). 11 MAY 2000

Received by Wokingham District Council

Application No: F/2000/1137

Proposal:
Proposed erection of replacement dwelling and triple garage.

Location:
Charfield Cottage, Charvil Lane, Sonning, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/05/2000. 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

(*) PRE-APPS (*)
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~2-8 MAR 2000~~ -3 APR 2000	Map No. ..... Site ..0..16..
Officer: LEB / Application No. F/2000/1137	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING AND TRIPLE GARAGE

Location: CHARFIELD COTTAGE CARVIL LANE

Parish: ~~CHARLTE~~ Sonning Ward: Sonning ✓ 13/4

Applicant: MR CRISP

Fee Received 190-00 (9) 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	Wrong forms	28/3	✓ 3/4
4	Correct S 66 certificate	Details for Cert B not given.	28/3	✓ 3/4
5	Elevation plans	First floor, side elevation - only one window shown on elevation but 2 shown on floor plan.	28/3	✓ 3/4
6	Floor plans	Is 1st floor plan required for garage? There are 2 windows & 2 roof lights	28/3	?
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 : 13/4 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	: .....

(Wokingham District CPRE) ✓

OTHERS:

..... (Rural Area)

..... (Grade I & II Agricultural Land at rear of plot)

..... Pre apps attached.

NEIGHBOURS: The occupant,

S/N + 1 Chatfield Cottage, Charvil Lane, Sonning (applicant is not occupant of property)

Byways, Charvil Lane

✓ 13/4

ADDRESS CHARNCLD COTTAGE CHARNCL LANE PARISH GONNING

PLOT No. ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR7337	MR. M. SHEARING	ALTS. & ADDS.	15.1.78	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

EHC
EXCLUSIVE HOMES COMPANY

-3 APR 2000

Mrs D Hurst
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

03.APR.2000* 1137

30th March 2000

Dear Mrs Hurst,

Reference : Detailed application for Charfield Cottage, Charvil Lane, Sonning, Berks

Please find enclosed the relevant documentation relevant to the above application for Detailed Planning approval

I have covered all the points raised in your recent letter and hope that the application can now proceed without further detail

Thanking you in anticipation for your assistance in this matter.

Yours Sincerely,

Richard Crisp
Director

THE EXCLUSIVE HOMES COMPANY LIMITED
7b Rosemary House, Lanwades Business Park, Kentford, Newmarket, Suffolk, CB8 7PW. Office: 07071 202655 Fax: 01638 555150
E-mail: sales@tehc.co.uk Website: www.tehc.co.uk
Directors: M. J. Jewell, R. J. Crisp, D. C. Barker Reg No. 3760053

EHC
EXCLUSIVE HOMES COMPANY

URGENT

Joss Miller
Environmental Services Department
P.O. 157
Shute End
Wokingham
Berkshire
RG40 1 WR

03.APR.2000

1157 25273
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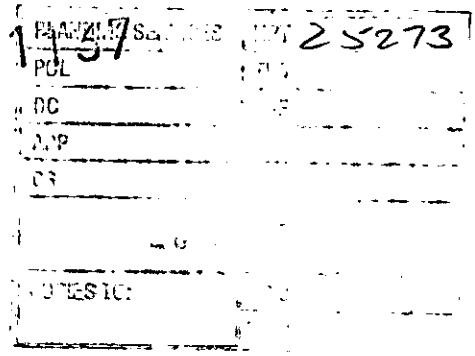
DC
APP
CS
NOTES TO:



27th January 2000

Dear Joss,

Re: Replacement dwelling from Charfield Cottage, Charvil Lane, Sonning

Further to our telephone conversation today, I enclose to you an initial design proposal for a replacement property for the site at Charfield Cottage, Charvil Lane, Sonning. I understand from our clients that they have already spoken to your office and it was suggested that any scheme prepared should not have an area greater than 50% of the existing property (110m2). We have worked on this basis.

I understand that you will be visiting the site next Monday and look forward to receiving your comments in the near future.

I thank you for your help in this

Increase in area 56%

Yours sincerely

Richard Crisp
Sales and Marketing Director

120
70
190

6x5
30
220

126
66
48
38

65
278
343

Rural Area
Green Gap
River Valleys

THE EXCLUSIVE HOMES COMPANY LIMITED
Station Yard, Old North Road, Bourn, Cambridge, CB3 7TZ. Office: 07071 202655 Fax: 01954 718595
E-mail: sales@tehc.co.uk Website: www.tehc.co.uk
Directors: M. J. Jewell, R. J. Crisp, D. C. Barker Reg No. 3760053

1789/a

SECTION 66 CERTIFICATE

Application No.

03.APR.2000* 1157

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
PAT SHEARING	CHARLIES COTTAGE CHARVIL LANE. SONNING READING.	28/2/2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . EXCLUSIVE HOMES COMPANY

Date . . . . 29/3/2000 . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769A

PLANNING APPLICATION PART 1

03 APR 2000 * 1137

WOKINGHAM DISTRICT COUNCIL

07714 218943

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	RICHARD CRISP EXCLUSIVE HOMES COM'
	ADDRESS	7B ROSEMARY HOUSE LANWADES BUS PARK. KENTFORD NEWMARKET SUFFOLK
	POST CODE	CB8 7PW Tel. No. 07071 202655
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	AS ABOVE.
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	CHARFIELD COTTAGE CHARVILLAGE SOUNDING ROADING BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	.6 ACRE.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REPLACEMENT 2 STOREY PROPERTY WITH TRIPLE GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASERS.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☐
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐
- 1:200 SITE PLAN.

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- ALTERATION or EXTENSION ☐
- CONSTRUCTION OF NEW BUILDING ☑
- DEMOLITION ☑
- OTHER ☐

9. What type of Planning application are *you applying for?*

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPIING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ — NONE TO BE REMOVED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

OLD HENLEY RED BRICKS.
REclaimed CLAY RED PLAIN TILES.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	/
	TOTAL	/
Nos. of residential units lost through demolition or conversion		/
	NET CHANGE	—

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

THE PROPERTY WILL BE BUILT IN ACCORDANCE TO THE CHANGES TO PART M BUILDING REGS.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

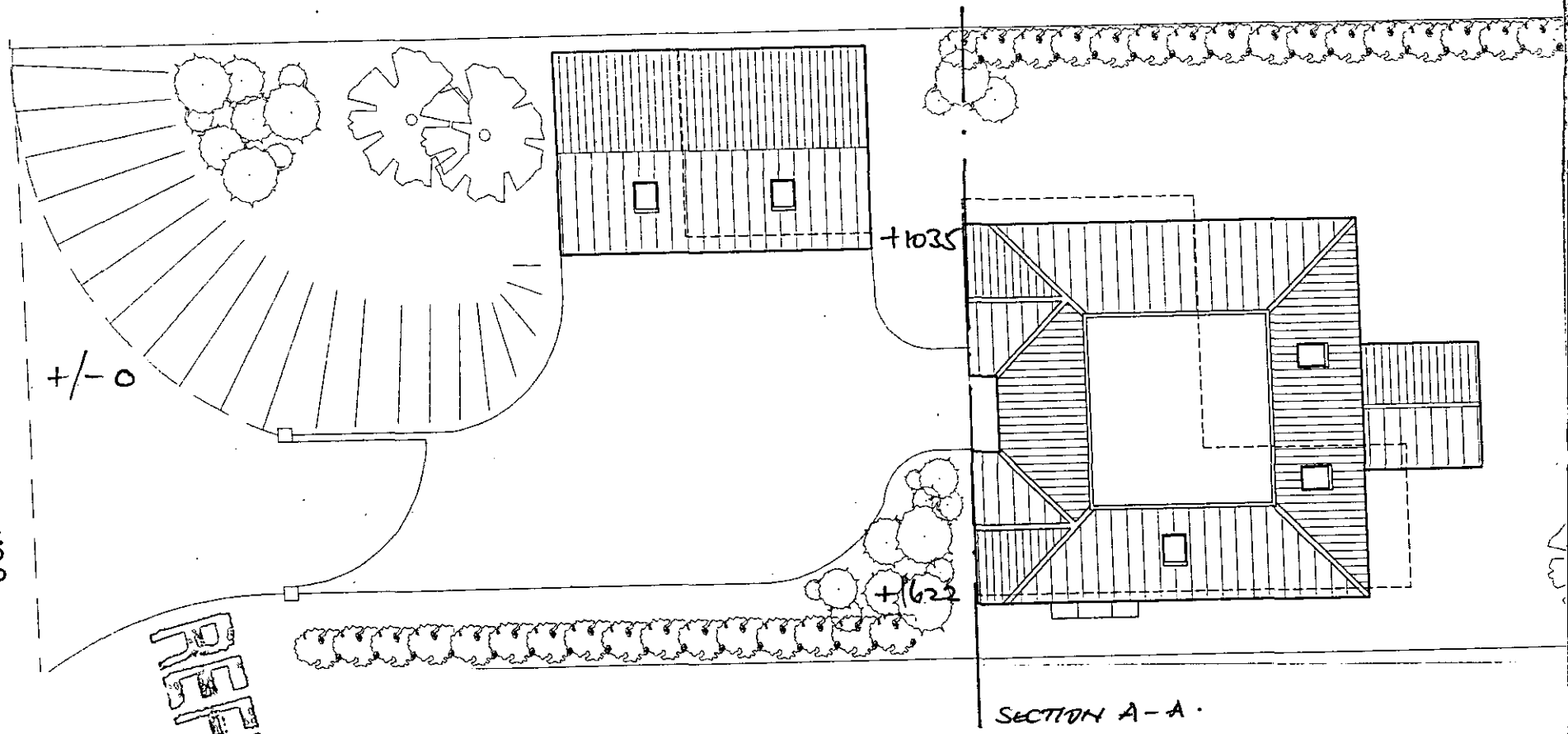
23. THE FEE ENCLOSED IS £ ALREADY PAID.
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF ELLIOTT HOMES LTD DATE 29.3.2000

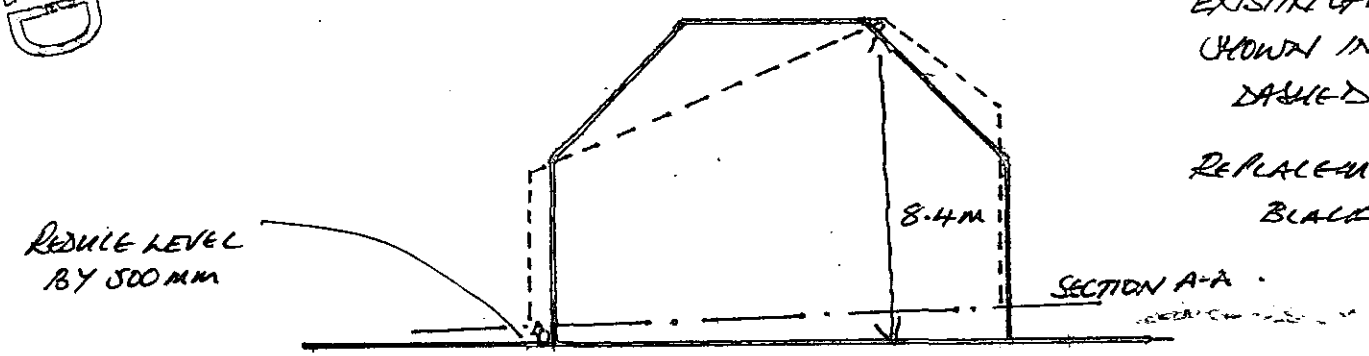
Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

SECTION SHOWING PROPOSED REDUCTION OF PLOT LEVEL.

03.APR.2000* 1137



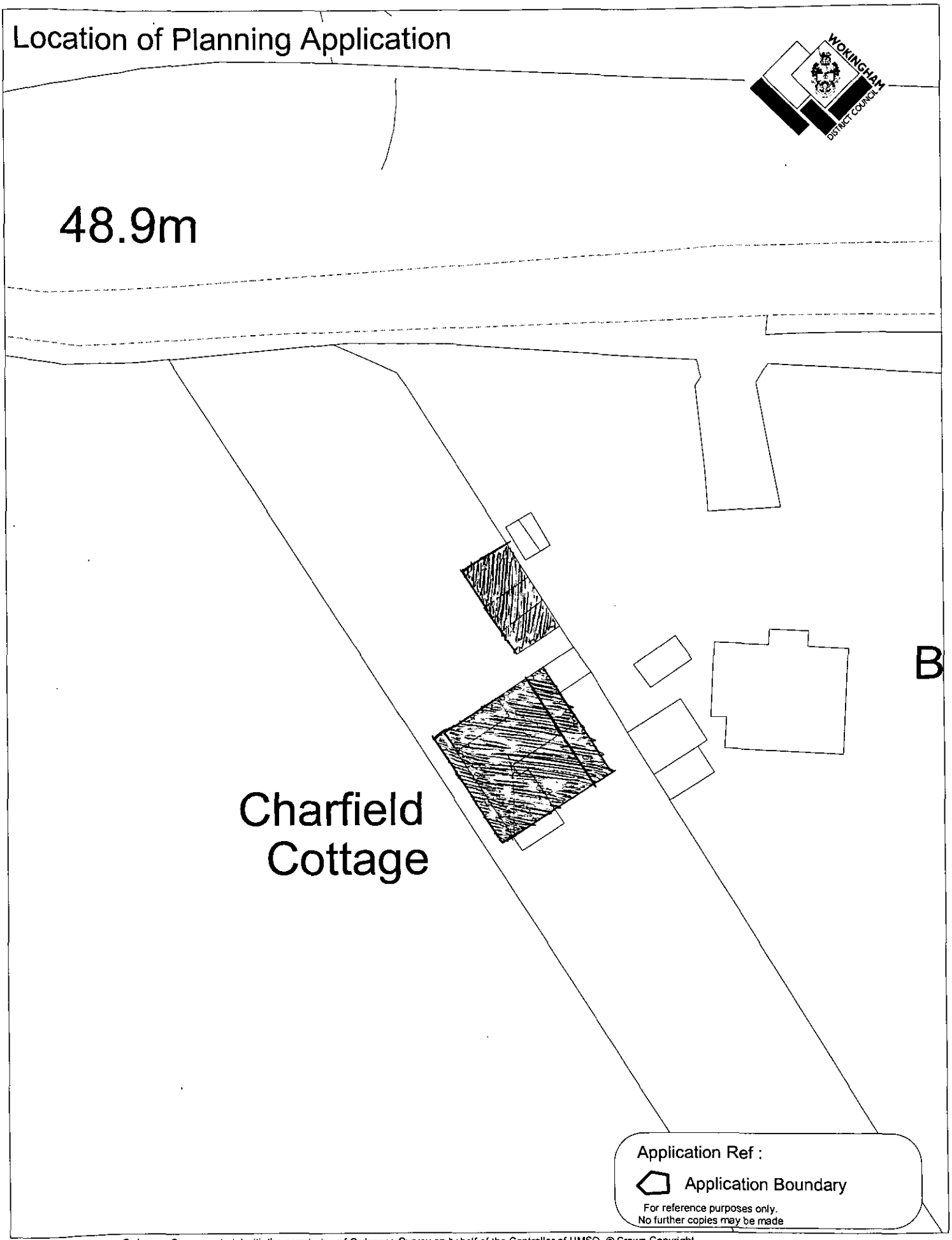
REFUSED



EXISTING PROPERTY SHOWN IN RED DASHED LINE.

REPLACEMENT PROPERTY BLACK LINE.

Location of Planning Application



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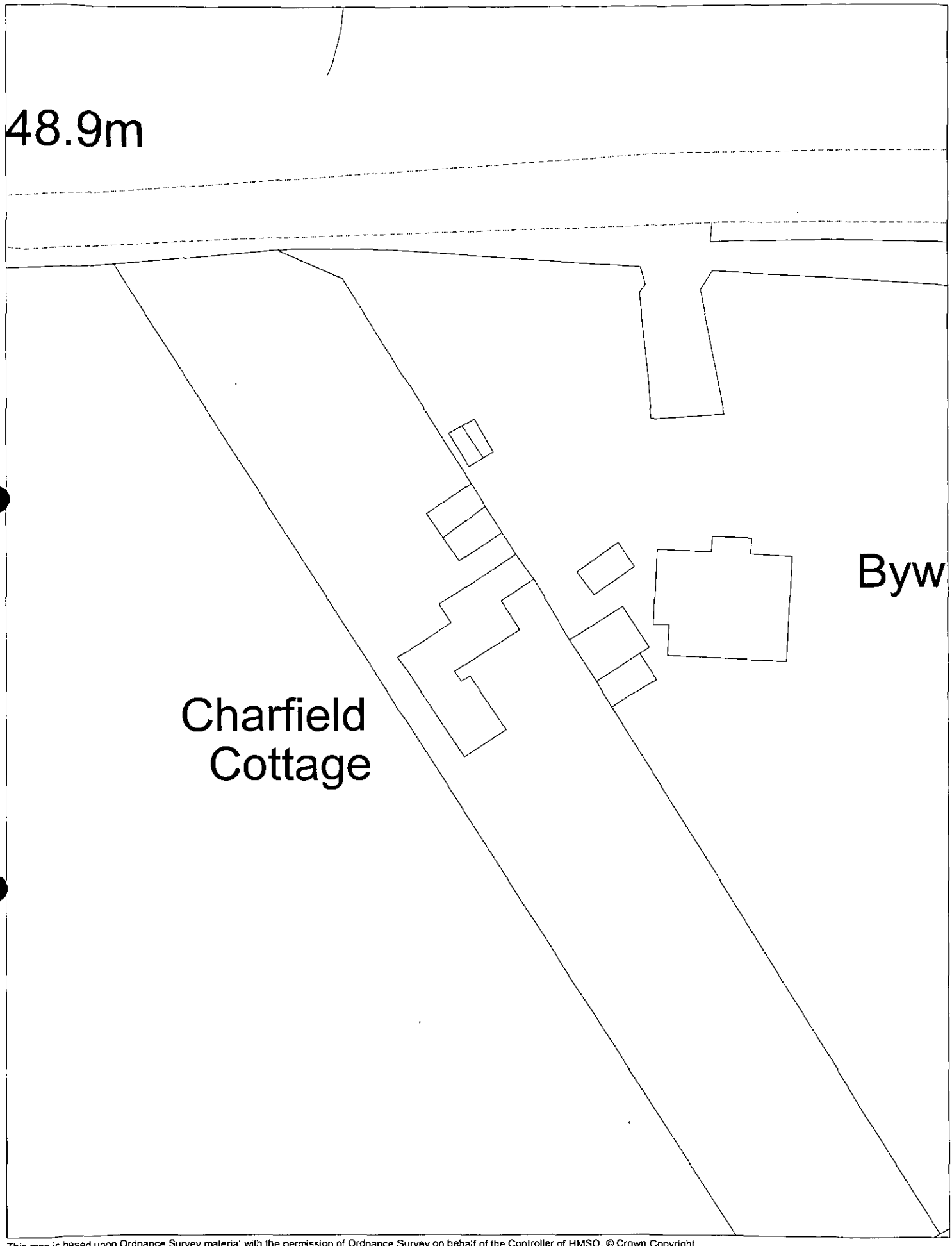
Development Control Section, Environmental Services, Wokingham District Council.

21 February 2001

Scale: 1 : 500

N W E S



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21 February 2000

Scale: 1 : 500

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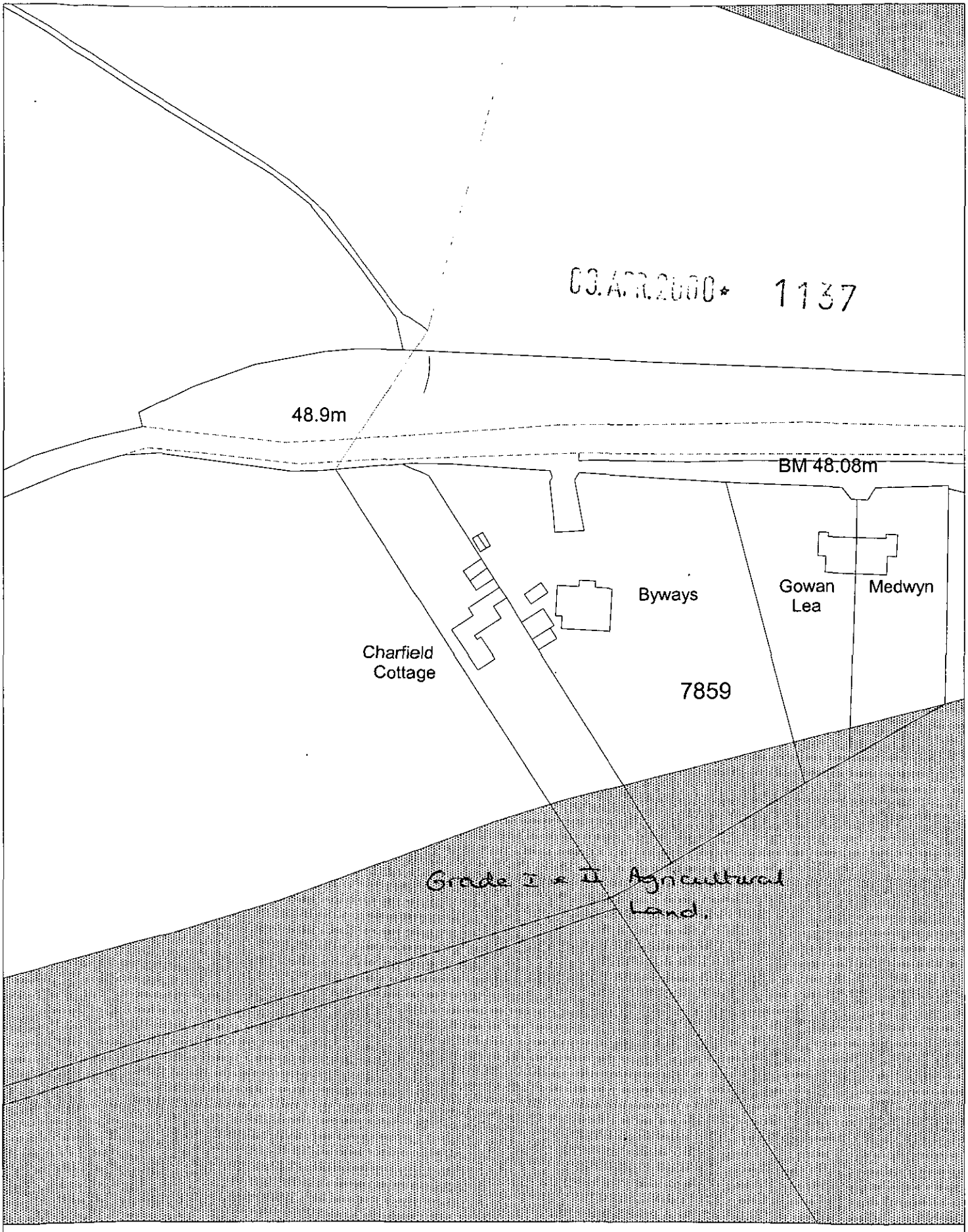

Site Plan, Scale: 1 to 1250

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Date: 27 March 2000

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