SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0013

LOCATION:
Bear Place Cottage Linden Hill Lane, Hare Hatch Wargrave.

APPLICANT:
The Hon P Remnant C/O Christopher Strang Associates

PROPOSAL:
Proposed conversion of 2 dwellings to one wit two storey rear extension to dwellings, single storey side extension to form conservatory an erection of detached garage

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **06/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Hon P Remnant
C/O Christopher Strang Associates
36 Donnington Sq
Newbury
Berkshire
RG14 1PP

Application Number: F/2000/0013

Parish: **WARGRAVE**

Location: **Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.**

Proposal: **Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage**

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

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 06/06/2000

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

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050

PLANNING SERVICES | REF 36617
GL | TLS
DC JM | ENF
APP |
CS |
16 NOV 2000
COPIES TO: | ACK:
FILE:
Reply Req

Our Ref: 623/WGB/AB.
Your Ref: App. No. F/2000/0013.
Date: 13 November 2000.

Development Control Manager,
Wokingham District Council,
P.O. Box 152,
Shute End,
Wokingham.
RG40 1WJ.

Dear Sir,

RE: TOWN & COUNTRY PLANNING ACTS. APPLICATION No. F/2000/0013.
PROPOSED CONVERSION OF TWO DWELLINGS TO ONE WITH TWO STOREY EXTENSION, SINGLE STOREY SIDE EXTENSION TO FORM CONSERVATORY AND ERECTION OF DETACHED GARAGE.
BEAR PLACE COTTAGES, LINDEN HILL LANE, HARE HATCH, WARGRAVE.

I have been appointed by the new owners of the above property, Mr. & Mrs. S. Sambell, to prepare amended layout drawings for the main cottages.

1). Adjustment of internal layout to retain main central fireplace, including stack.
2). Reduce extent of rear extension.

My client is not proposing to construct the conservatory at this time although the location will be as the original approval.

Prior to any works commencing on site, I should be pleased if the following drawings could be treated as a minor working amendment to the original approval; drawing nos. 623/P/02 to 623/P/08 inclusive.

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

Yours faithfully,

W. Glynn Buckle. MBIAT. ACIOB.

c.c. Mr. & Mrs. S. Sambell.

Tel. 0118 974 6463 (Direct Line)

Date. 15 December, 2000

My ref. JM/JM/MA/F/2000/0013

Your ref. 623/WGB/AB

Mr W G Buckle
Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

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 Buckle,

RE: PROPOSED MINOR AMENDMENTS TO BEAR PLACE COTTAGES, LINDEN HILL LANE, HARE HATCH, WARGRAVE. (F/2000/0013)

Thankyou for your letter which was received on 16 November 2000.

I can inform you that the reduction of the two storey extension can be considered a minor amendment. However, the dormer and porch on the north-west elevation would consist of an increase in volume and, therefore, a new application would be required. I have enclosed the relevant forms and look forward to the receipt of your application.

I hope this information is of use to you. If you have any further questions regarding this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Enclosure: Planning application forms

Tel. 0118 974 6443 (Direct Line)

Date. 26 January, 2001

My ref. CD/FP2001/1512(0013)

Mr W G Buckle
Barclays Bank Chambers
Maryport Street
USK
Monmouthshire
NP15 1AB

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 Buckle,

BEAR PLACE COTTAGE, LINDEN HILL LANE, HARE HATCH, WARGRAVE
CONVERSION OF TWO DWELLINGS TO ONE, TWO STOREY REAR EXTENSION, CONSERVATORY AND GARAGE

Thank you for your Building Regulations Application Number FP2001/1512 received on 23 January.

Please see letter attached regarding the request for a new planning application. We do not appear to have received a new application for the proposed changes to the approved planning consent F/2000/0013.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 19 February. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

I have also spoken to our Building Control Department who request that you submit a Building Control application for the detached double garage which is over 30 square metres in floor area measured internally.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0013	NL
BUILDING CONTROL NUMBER	FP 2001/1512	Andy
~~APPLICANT~~/AGENT	Glynn Buckle Associates	
ADDRESS OF SITE	Bear Place Cottages. Linden Hill Lane WARGRAVE	
DESCRIPTION OF PROPOSED WORK	convert two dwellings to one 2 storey rear ext + internal refurbishment	

s/s side conservatory + detached double garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN		1511/7
ELEVATIONS	623/P/07 + 08A	1511/6
FLOOR PLANS	623/BR/10 + 11	1511/5.

garage 1511/10.

DC Revised plans as BC rec'd 16/[illegible] letter sent 15/12 saying new PA required.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Bernie re garage - needs BC application.	BC - new front dormer + porch (proposal quite different) - other differences etc.	
DATE	26/1/01.	

also see letter 15/12/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	26/1/01.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0013

Applicant : The Hon P Remnant C/O Christopher Strang Associates.

Location : Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Proposal : Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage

Site Notice Displayed ? :

YES	NO	DATE
✓	X	4.5.2000 / 18.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4.5.2000

Date Registered : 11/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :

Highways - No objection subject to condition

Wargrave P.C - object to impact upon the character and impact upon the housing stock.

Planning Issues :

Site Description - with the Green Belt.

1.) Impact upon adjacent dwellings

2.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2000/0013

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is to knock two cottages into one. This in itself does not require planning permission as the loss of one house from the housing stock is considered de minimis.

The application is for a 2/3 rear extension and two single storey side extensions and a double garage.

There are no dwellings within visible distance of the application dwelling. As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the character and amenity of the Green Belt

The proposed development is a just over 2x2 metres in floorspace over the existing dwelling and is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character or amenity of the Green Belt

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

Application Number F/2000/0013
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	SC23	SR06	Garaging + Parking.

John Mitchell
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Bear Place Cottage Linden Hill Lane Hare Hatch Wargrave. APPLICATION NUMBER: F/2000/0013	OFFICER: Nicola Lake DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

2 Small old cottages at end of old road.

4. RELATIONSHIP TO ADJOINING PROPERTIES 2 cottages to 1 doesn't need planning permission. However. The extensions are large - ~~the~~ check floorspace increase over original. There are no neighbours visible

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 6 June 2000

My ref: F/2000/0013

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0013
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached 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 **Nicola Lake** on **(0118) 974 6481**. 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 16 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0013**
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6481

Date: 6 June 2000

My ref: F/2000/0013

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0013
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached 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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

Head of Planning and Transportation

F/2000/0013 6.6.2000

Bear Place Cottage

Hare Hatch

- No history of previous extensions

Existing floorspace (Ground) (Existing includes sheds and toilet)

15.6m x 6.1m = 95.16

1.7m x 6.2m = 10.54

3.1m x 2.6m = 8.06

3.2m x 2.9m = 8.32

1m x 1.9m = 1.9

1.7m x 1.8m = 3.06

1.3m x 1.3m = 1.69

128.73m²

First floor

15.6m x 6.2m = 96.72

0.4m x 6.3m = 2.52

3.1m x 2.6m = 8.06

106.7m²

Total existing floorspace = 235.43

Proposed floorspace (Ground)

1.45 x 3.4m = 4.93

3.5m x 2m = 7m

4m x 3.4m = 13.6

0.9m x 2.6m = 2.34 = 27.87 m²

Conservatory

3.5m x 5.7m = 19.95

- Shed =

3.2m x 2.9m = 9.28

1m x 1.9m = 1.9m

1.7m x 1.8m = 3.06m

14.24

Total wastage in conservatory = 19.95 - 14.24 = 5.71m²

1st floor wastage

4m x 3.4m = 13.6

- 0.9m x 2.6m = 2.34

3.5m x 4.3m = 15.05 = 30.99

- Loss of floorspace = 1.2m x 5m = 6m

Total 1st floor wastage = 30.99 - 6 = 24.99

Total wastage = 24.99 + 5.71 + 27.87 = 58.57

% wastage = $\frac{58.57}{235.43} \times \frac{100}{1}$ = 24.88%

Received by Wokingham District Council

Application No: F/2000/0013

Proposal:
Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage

Location:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. Written comments submitted will become available for public inspection.

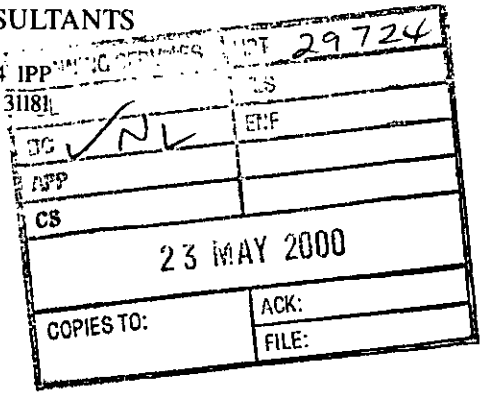
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181



19 May 2000

Ms Nicola Lake
Director of Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Lake

PROPOSED EXTENSION BEAR PLACE COTTAGES
LINDON HILL LANE, HARE HATCH, WARGRAVE
REFERENCE: F/2000/0013

Following our recent telephone conversation regarding the progress of the above application, I confirm that I will supply you shortly with the percentage increase in floor space of the Cottages. I am aware that this is important, in view of the location the site within the Green belt. I would also stress that if you feel that the application as submitted is unacceptable, because the extension is too large, then I would like my client to have an opportunity of considering making it smaller, by means of submitting to you amended plans.

If you consider that the application is unacceptable in principle (unlikely in this case in view of the Council's policies), then you agreed to notify me that you were likely to delegate refusal of permission for the proposal, so that my client can have an opportunity to consider withdrawing the application.

Finally, I confirm your agreement on the phone that the Council is treating the application as being an extension to a dwelling, notwithstanding that two cottages exist on the site. The Council is accepting that the conversion of the two cottages into one does not require planning permission, and is not therefore part of the application. If I have interpreted our telephone discussion wrongly on this, then please let me know by return.

Thank you for your assistance in this matter.

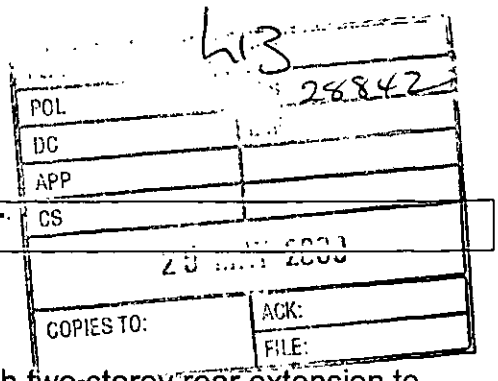
Yours sincerely

CHRISTOPHER STRANG

Cc Mr Philip Remnant
Mr M Andrews

FROM: Nicola Lake

DATE: 27 April 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0013

Proposal: Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage.

Site Address: Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant: The Hon P Remnant C/O Christopher Strang Associates.

Your observations are required in respect of this application **by 22/05/2000** .

OBJECT :-

Change of character of two old cottages of possible historical architectural value.

Also to the loss of one from the housing stock.

Informative:

The Parish Council would not wish to see the loss of any trees.

SIGNED: S Hodges DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181

PLANNING SERVICES 30033
POL
CS
31 MAY 2000
COPIES TO:
ACK:
FILE:

26 May 2000

Director of Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks RG40 1WR.

Dear Sir

BEAR PLACE COTTAGES, HARE HATCH
APPLICATION NO. F/2000/0013

Following my recent telephone conversation with Nicola Lake regarding the above application, and in connection with the percentage increase in floor space of the extensions, I have now been provided with the information by my client's architect. This is that the increase in the area of the building treated as a single dwelling is 30.5%; the increase in the northern dwelling if treated as a semi-detached with its extension is 22%, and the southern 40%. I hope this is of assistance. It seems to me that these figures are well within the tolerances for extensions to dwellings in the Green Belt, to comply with the Councils policies.

I look forward to hearing from you further.

Yours faithfully

CHRISTOPHER STRANG

Cc Mr A M Andrews
Mr P Remnant
Mr P Bailey

FROM: Nicola Lake

DATE: 27 April 2000

PLANNING SERVICES
POL
DC
APP
CS
22 MAR
COPIES TO:
LA3 29614

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0013

Proposal: Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage.

Site Address: Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant: The Hon P Remnant C/O Christopher Strang Associates.

Your observations are required in respect of this application **by 22/05/2000** .

OBJECT :-

Change of character of two old cottages of possible historical architectural value.

Also to the loss of one from the housing stock.

Informative:

The Parish Council would not wish to see the loss of any trees.

SIGNED: [signature] DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

[redacted]

HIGHWAYS CONSULTATION SHEET

SM

From: Nicola Lake

Date: 27 April 2000

Application Number: F/2000/0013

Proposal: Proposed conversion of 2 dwellings to one with two storey rear extension to dwellings, single storey side extension to form conservatory and erection of detached garage

Parish: WARGRAVE PARISH

Site Address:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant:
The Hon P Remnant C/O Christopher Strang Associates.

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

✓ below as applicable;

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

CONDITIONS

SC23 - Parking - insert 'Parking, garaging + turning"

SK06

7.5.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 APR 2000	Map No. 22 Site .....
Officer: NL / Application No. F/2000/1215/0013	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: CONVERSION OF 2 DWELLING TO ONE WITH (F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLINGS, SINGLE STOREY SIDE EXTENSION TO FORM CONSERVATORY AND ERECTION OF DETACHED GARAGE (AMENDED)

Location: BEAR PLACE COTTAGES / LINDEN HILL LANE & ~~BATH ROAD~~

Parish: WARGRAVE Ward: Wargrave

Applicant: THE HON P REMNANT

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27/4..... 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	: .....

OTHERS: (Green Belt)

.....

.....

.....

NEIGHBOURS:

Bear Place Cottages, Have Hatch

St. John's Convent, Warnham

Linden Hill Clinic, Kiln Green

St. John's Cottage, Kiln Green

St. John's Convent Lodge, Kiln Green

Linden Cottage, Kiln Green

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181

10 April 2000

F/2000/0013

Director of Planning Services
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

PROPOSED EXTENSION BEAR PLACE COTTAGES, HARE HATCH

Following a meeting some time ago with Heather Morgan to discuss the above proposal, it was agreed that she would get back to me with a view on the proposal, in particular in relation to the conversion of the two cottages into one house. However, despite reminders and faxes, this has not taken place, and therefore the application is now submitted.

The proposal is quite conventional, in that it indicates an extension to the cottages, carried out in a sympathetic way. Although the site lies within the Green Belt, the size of the extension is in proportion to the cottages, and therefore complies with policy.

The application is submitted, furthermore, as a proposal to extend an existing house. This is because, although there are a pair of semi-detached cottages on the site at the moment, albeit vacant, planning permission is not required to convert these into one. The application forms do not therefore refer to this element of the development.

I will be pleased to discuss this further if you wish.

Yours faithfully

CHRISTOPHER STRANG

Enc
Cc The Hon Philip Remnant

ADDRESS 1 BEAR PLACE COTTAGES KILN GREEN PARISH WARGRAVE
off BATH ROAD

PLOT No. ORD. SHEET No SU 8178 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 2 BEAR PLACE COTTAGES KILN GREEN PARISH WARGRAVE
off BATH ROAD

PLOT No. ORD. SHEET No SU 8178 (22

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

11.APR.2000* 0013

11.APR.2000* 0013

WITH COMPLIMENTS

AMA/JDF

11.APR.2000* 00·3

16 March 2000

Mr P Remnant
Ham Farm House
Baughurst
Basingstoke
RG26 5SD

Dear Philip

BEAR PLACE COTTAGES HARE HATCH.

I enclose revised plans as we discussed on the telephone, and we will be discussing these with the Planning Officer on Monday to determine whether the application should be for a single dwelling and extensions or the semi-detached with separate extensions.

I have been in discussion with Chris Strang about this and as soon as we know which is the best route to go, I will adjust the drawings accordingly.

As part of the application, I think we should include for a new garage and outbuilding as inevitably any future occupier will need some form of accommodation like this.

Either Chris or I will contact you late Monday to confirm which route we intend to take as far as the planning application is concerned.

Yours sincerely

A M Andrews

cc Mr C Strang

1789/a

SECTION 66 CERTIFICATE

Application No.

11.APR.2000* 0013

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) . . . . . .

  . . . . . .

- 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

Agricultural Holdings Certificate

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

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.

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 . . HON P REMNANT . . . . . .

Date . . 7 APRIL 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

11.APR.2000* 0013

1.	APPLICANT'S NAME	THE HON. PHILIP REMNANT
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CHRISTOPHER STRANG ASSOCIATES
	ADDRESS	36 DONNINGTON SQUARE NEWBURY, BERKSHIRE
	POST CODE	RG14 1PP PHONE 01635 580092
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BEAR PLACE COTTAGES, HARE HATCH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO HOUSE; NEW GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1511/5 to 10

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

VACANT - PREVIOUSLY A PAIR OF COTTAGES

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 10	* / *	*
BUNGALOW	/	* / *	*
FLAT/MAISONETTE	/	* / *	*
OTHER	/	* / *	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

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? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF HON. P REMNANT DATE 7 APRIL 2000

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'