APPLICATION NO:
F/2001/5451

LOCATION:
The Barn, Little Castlemans Bath Road, Knowl Hill Reading.

APPLICANT:
Mr/Mrs Bushnell C/O Danks Reed Denby & Badnell

PROPOSAL:
Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

EARLIEST DATE FOR DECISION: **07/01/2002**

APPLICATION WILL HAVE EXPIRED ON: 04/02/2002

APPROVED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch.

5657

02

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs Bushnell
C/O Danks Reed Denby & Badnell
34
Osborne Mews
Windsor
Berks
SL4 3DE

Application Number: F/2001/5451

Parish: **WARGRAVE**

Location: **The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.**

Proposal: **Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations

permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
8. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
9. Prior to the start of construction of the hereby approved replacement dwelling the existing bungalow and garage shall be demolished and removed from the site.

Condition
10. Surface water source control measures s hall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
11. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. In the interests of highway safety and convenience.

Reason
8. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
9. To safeguard the open character and amenity of the green belt.

Reason
10. To prevent pollution of groundwater.

Reason
11. To prevent pollution of groundwater.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1, WGB2 and WT6.

Informative
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be witheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Contact David Walters on 01276 454365 fur further details.

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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 6482 (Direct Line)

E-mail:

Date. 29 July, 2002

My ref. HL/F/2001/5451

Your ref. RD/00/33

Roger Danks
Danks, Reed, Denby + Badnell
Kings Stables
3-4 Osbourne Mews
Windsor
Berkshire
SL4 3DE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL – APPLICATION NO F/2001/5451

I refer to your letter and plan received by this office on 23rd July 2002.

Condition 5 of the above consent required details of slab levels to be submitted and approved by the Local Planning Authority. The plan showing the slab levels submitted with your letter is considered acceptable.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail: enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 JUL 2002

COPIES TO

RD/00/33

21 July 2002.

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
RG11 1WR

Dear Sirs,

THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL
PLANNING APPLICATION Ref. F/2001/5451

Thankyou for your letter of the 21 June 2002 regarding levels required to discharge Condition no.5

Please find attached the site plan with levels added. The levels all relate to the 100.00 datum level of the A4 road outside the site entrance measured adjacent to the pavement.

We will be pleased to receive your confirmation that the Condition is discharged.

Thankyou.

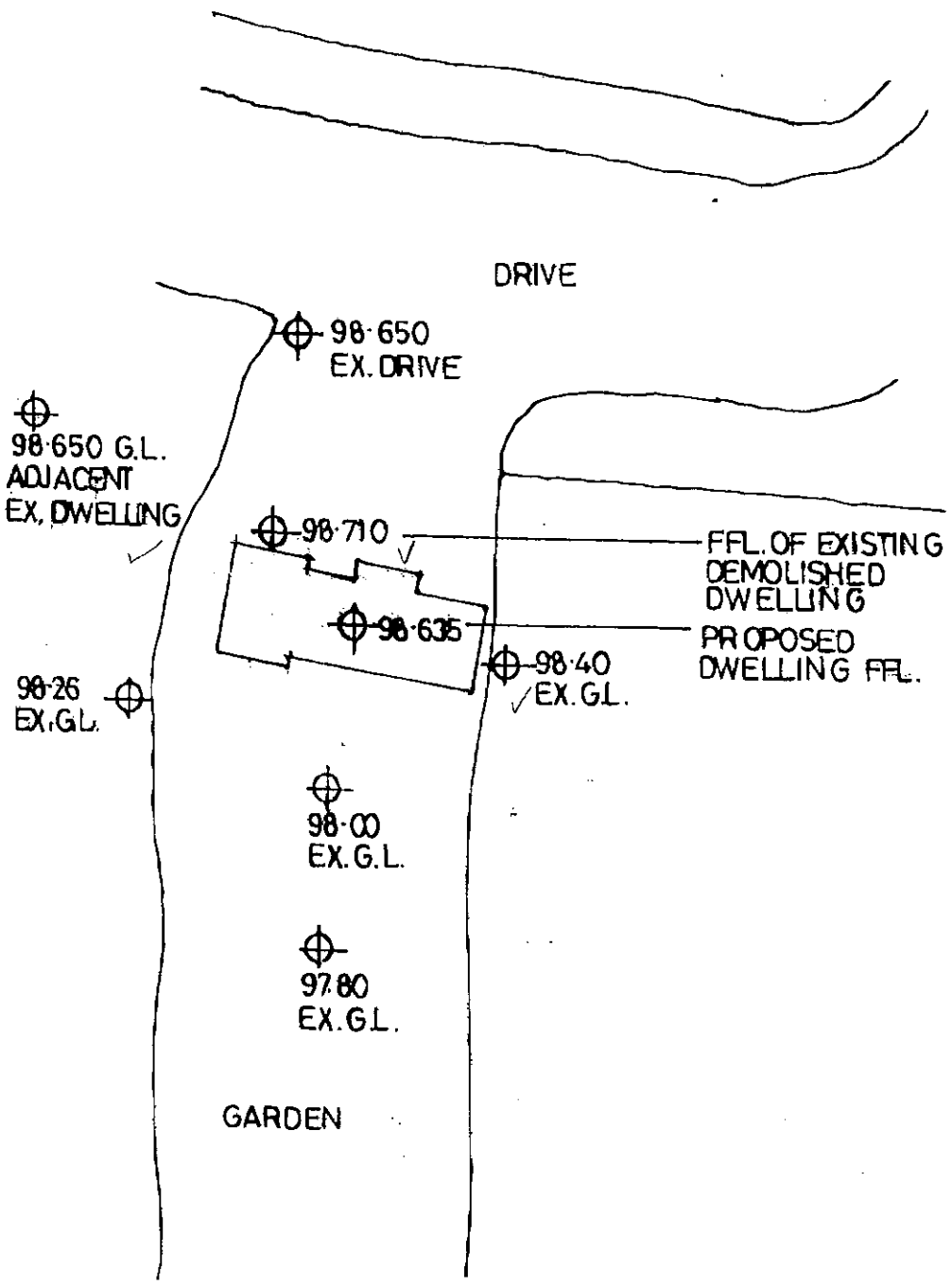
Yours faithfully,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

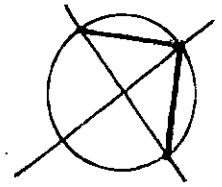
enc

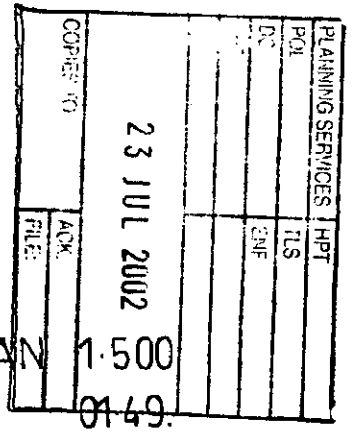
cc: Client

09 JUL. 2002 09:03AM P1
PHONE NO. : 01743 791461
FROM : 1DH-DESIGN



100·00
DATUM
MAIN ROAD
A404





SITE PLAN 1·500

LEVELS
THE BARNS
LITTLE CASTLEMANS

4

File please

Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 21 June, 2002

My ref. HL/F/2001/5451

Your ref.

Roger Danks
Danks, Reed, Denby + Badnell
Kings Stables
3-4 Osbourne Mews
Windsor
Berkshire
SL4 3DE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL – APPLICATION NO F/2001/5451

I refer to your letter received by this office on 18th June. Unfortunately the information you submitted indicating slab levels does not contain enough information to be considered adequate to discharge condition 5 of the above planning permission.

Please submit a site plan showing spot levels at four points round the proposed location of the new dwelling, as well as the proposed slab level itself. These levels should be ordinance datum levels.

I look forward to receiving a revised plan in order to discharge condition 5 of the above consent. I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

Danks Reed Denby + Badnell Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel-01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site:www.danksbadnell.co.uk

RD/01/49

14 June 2002.

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
RG11 1WR

CONDITIONS DISCHARGE
HL
CS
18 JUN 2002
COPIES TO
ACK: 18/6/02
FILE:
57626

Dear Sirs,

THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL
PLANNING PERMISSION F/2001/5451

Works have commenced at the Barn Little Castlemans. The demolition is in progress and excavations are due next week.

Condition 5 of the permission requires that slab levels be approved in writing by your Authority before work commences. The slab level of the new dwelling will be at the same level of the bungalow being demolished. The site is generally flat, the finished floor level will be approximately 150mm above the general external level.

May we please have your written agreement.

Thankyou.

Yours faithfully,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

enc

cc: Client
Contractor.

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

Tel. **(0118) 974 6482** (Direct Line)
Fax. (0118) 974 6484
Email. Heidi.Lynch@wokingham.gov.uk
Date June 18, 2002
My ref.
Your ref. RD/01/49

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs Bushnell
C/O Danks Reed Denby & Badnell
3 - 4 Osborne Mews
Windsor
Berks
SL4 3DE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

Address of Site: The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Application No: F/2001/5451

I refer to your recent submission seeking approval of details as required by condition 5 - slab levels, attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Development Control Officer

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 19 February, 2002
My ref. BC/DC/2001/5451

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr M Bushnell
c/o Danks Reed Denby & Badnell
34 Osborne Mews
Windsor
Berkshire
SL4 3DE

Dear Sirs

PLANNING PERMISSION 2001/5451
SITE: LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/5451 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

HEIDI LYNCH
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

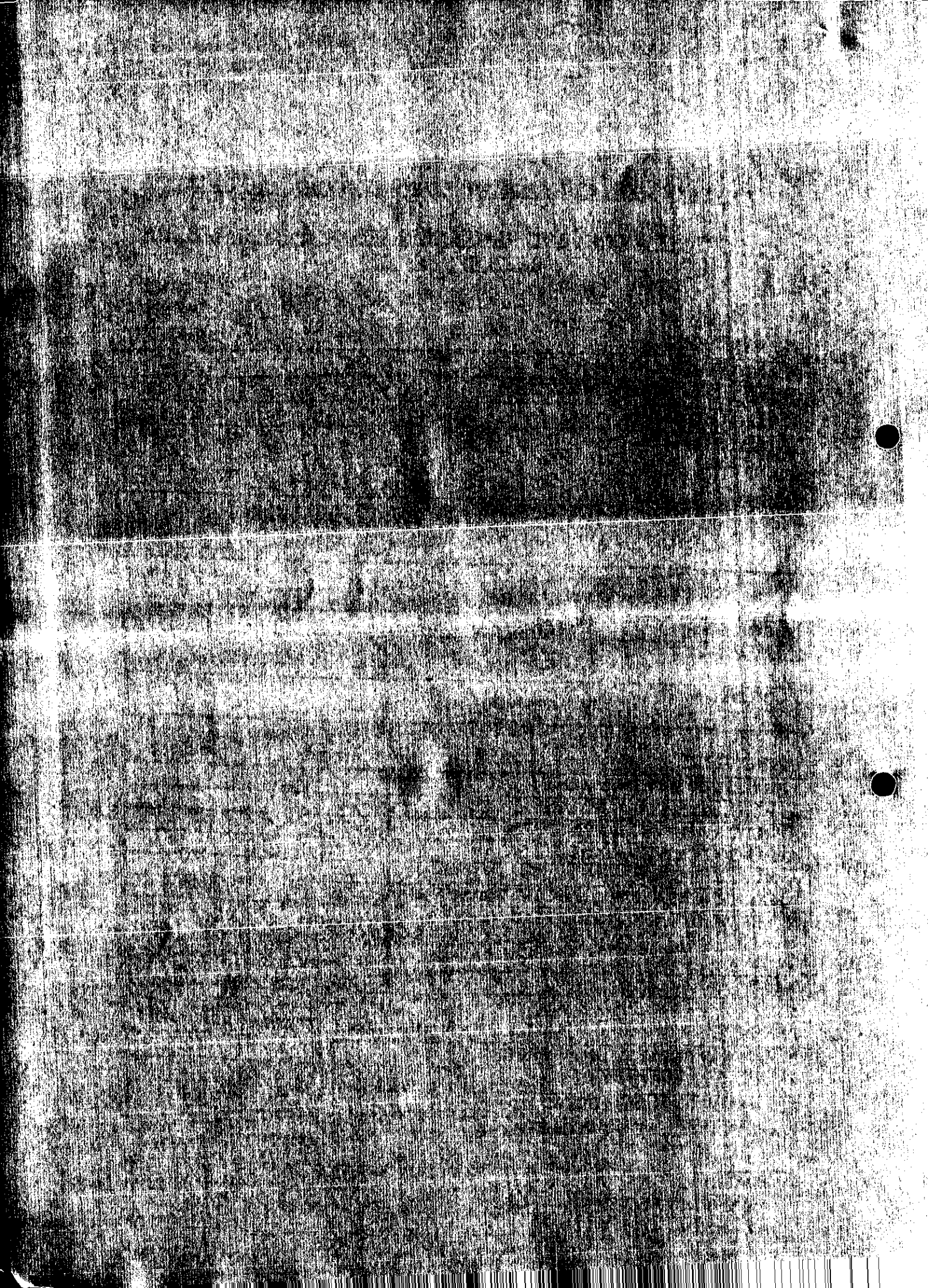
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5451	Heidi Lynch
BUILDING CONTROL NUMBER.	F/2001/2578 North	
APPLICANT/AGENT	Danks, Reed, Denby Badrell	
ADDRESS OF SITE	The Barn Little Castlemans, Bath Road Knowl Hill WARGRAVE.	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling + construct replacement dwelling. (amendment to consent F/2001/4366)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location plan (no block plan)	01-49-02A
ELEVATIONS	01/49/12A	— " —
FLOOR PLANS	01/49/10A	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? floor plans measure same	BC - heights vary slightly from DC, but DC land drain - slightly smaller front window DC - porch window not shown on elevations	
DATE	5/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 6 November, 2002

My ref. HL/F/2001/5451

Your ref.

Roger Danks
Danks, Badnell
Kings Stables
3-4 Osbourne Mews
Windsor
Berkshire
SL4 3DE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL – APPLICATION NO F/2001/5451

I refer to your fax received by this office on 3rd July 2002 and my site visit.

The York Handmade Old Clamp bricks in red tones seen on site on the 25th June 2002 are considered acceptable for the walls of the replacement dwelling. The roof tile in either reclaimed peg tiles (identical to the original dwelling) or Swallow Handmade Clay tiles in red shades are also considered acceptable.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Planning Officer



61939

D A N K S B A D N E L L

CHARTERED ARCHITECTS

HL

08 OCT 2002

COPIES TO | ACK: | FILE:

RD/01/49

The Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham. RG40 1WR

7 October 2002

Dear Sirs,

THE BARN, BATH ROAD, KNOWL HILL
APPLICATION REF: F/2001/5451

With reference to Condition No. 2 of the above permission the external materials proposed are:

Roof tiles	New handmade clay peg tiles 'medium' colour by Swallows Roof Tiles
Bricks	'Old Clamp Blend' handmade clay facings from York Bricks

Samples have been delivered to your office some time ago and I understand form the Client that both have been verbally approved. The building is now nearly completed as far as bricks and tiles are concerned.

May we please have approval under Condition 2 for the materials proposed.

Thankyou.

Yours sincerely,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

cc Client

Kings Stables 3-4 Osborne Mews Windsor Berkshire SL4 3DE
Tel 01753 859880 • **Fax** 01753 857427 • **email** enquiry@danksbadnell.co.uk • **web site** www.danksbadnell.co.uk
Partners • Roger Danks Dip Arch (Oxford) RIBA • **Consultant** Gordon Badnell Dip Arch (Hons) ARIBA
Associates • Neil Oakley Dip Arch (Hons) RIBA • Christopher Gregory BA (Hons) BArch

PLANNING SERVICES
58183
HL
03 JUL 2002
COPIES TO
FILE

Martin & Denise Bushnell
The Barn, Bath Road, Knowl Hill, Reading Berkshire RG10 9UT
Tel: 01628 822245

FAX MESSAGE

ATT: Hiedi Lynch

From Martin Bushnell ***3rd July 2002***

Dear Hiedi ***Ref: F2001/5451***

Further to your recent site visit and verbal approval of the bricks and tiles we propose to use, at the above property, I would confirm the make as:

- *Bricks: York Handmade Old Clamp*
- *Tiles: Either (if sufficient can be obtained) Reclaimed peg tiles (as the original property). Or Swallow Handmade Clay tiles - which are new "nearest" equivalents, as Okayed.*

Many thanks for your assistance and speedy response.

Yours truly,

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: May 23, 2002
Ref: HL/PD The Barn, Little Castlemans, Knowl Hill

Roger Danks
Danks, Reed, Denby + Badnell
Kings Stables
3-4 Osborne Mews
Windsor
Berkshire
SL4 3DE

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 Mr Danks,

RE: PROPOSED ROOM IN ATTIC AND ROOF LIGHTS AT THE BARN, LITTLE CASTLEMANS, KNOWL HILL RE: APPLICATION NUMBER F/2001/5451

I refer to your letter received on the 1st May 2002 reference to the above.

The bathroom and balcony bedspace above the entrance within the roof void as described in your letter, would not require planning permission provided that there would be no external alterations.

The proposed conservation type rooflights as shown in drawing no. 01/49/100a, would require further planning permission. You will need to submit a new planning application to gain approval for the windows. I have enclosed several planning application forms should you wish to pursue this matter.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Danks Reed Denby + Badnell Planning Supervisor

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel.01753 859880 • fax 01753 857427

RD/00/33

29 April 2002.

55928

PLANNING SERVICES	MPT
POL	TLS
DC HL	
APP	
CS	
01 MAY 2002	
COPIES	

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
RG11 1WR

Dear Sirs,

THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL
PLANNING APPLICATION Ref. F/2001/5451

The above planning permission, Condition 3, stipulates that no buildings, extensions or alterations permitted by Classes A,B,C,D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Authority.

We have two questions regarding the planning permission and Condition 3:

1 It is intended to construct a bathroom and 'balcony' bedspace above the entrance, all within the roof void. We are under the impression that if there is no external alteration, ie no window or alteration of roof profile that this can be carried out with contravening Condition 3. May we please have confirmation or otherwise that this is correct.

2 We would like to incorporate 'conservation' type rooflights as illustrated on the enclosed elevations. May we please have written approval under Condition 3 for the rooflights.

Thankyou.

Yours faithfully,

phone response through

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

enc

cc: Client

Application Number: F/2001/4366

Appraisal :

1. **Impact upon the residential amenity of the neighbouring dwellings.**
   The proposed development is for the erection of a replacement dwelling. The replacement structure would be single storey. The proposed is to demolish the existing dwelling and garage and to erect a new dwelling which is turned 90 degrees, to face the driveway. The replacement dwelling would have a width of 12.95m, which is comparable to the width of the existing dwelling and garage. There would be only one side facing window which would serve a bathroom, which would be obscure glazed, compared to the large windows which currently face the rear garden area of the neighbouring dwelling at little castlemans.

   A recent planning application F/2001/3435 gave conditional approval for a two store side extension to the dwelling, with both front and rear dormer windows. The proposed extension had a height of 6.7 compared to the current proposals 6.6m.

   Therefore the proposed dwelling would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the open character and amenity of the Green belt.**
   As stated above the proposed dwelling would have a height of 6.6m and a width of 12.95m. The proposed development would represent a 2.75% increase in the floorspace of the original dwelling, which is considered to be a minor increase. The dwelling would be set well back from the highway, within a mature landscape environment. As such the proposed replacement dwelling would have no significant detrimental impact upon the open character and amenity of the Green belt.

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

Application Number: F/2001/5451

Appraisal:

The proposed development is the erection of a replacement dwelling. Planning approval was given in September 2001 for the demolition of an existing dwelling and the construction of a replacement dwelling. The current planning approval is for an amendment to this consent. The property is located in the Greenbelt on a long section.

The current application is for exactly the same replacement dwelling and it will also be located in the same position on the site. The only change is that the dwelling itself will be reversed from one side to the other internally. This will result in the front elevation pitched wing being on the other side of the house.

The report from the previous application is attached. This is relevant to the current application due to the proposed replacement dwelling being exactly the same in terms of size and location.

1. Impact upon neighbouring properties

The properties most effected by the proposed reversal of the approved house will be Little Castlemans and Castlemans Stud Farm. Castlemans Stud Farm is located at least 90m away and is therefore not considered to be affected. The only impact on Little Castlemans will be the side elevation of the house now having two sitting room windows facing into rear garden. At the current time the existing house on the site has several large windows facing into Little Castlemans rear garden. The replacement house will therefore have no further effect on Little Castleman in terms of overlooking, than the existing dwelling onsite.

It is therefore considered that there would be no further significant detrimental impacts upon neighbouring properties arising from this development.

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

The proposed dwelling would have the same width and height as the previously approved dwelling. The proposed development will therefore have the same percentage increase as mentioned in the previous application (2.75%), which is considered to be a minor increase. The dwelling would be set well back from the highway, within a mature landscape environment. As such the proposed replacement dwelling would have no significant detrimental impact upon the open character and amenity of the Greenbelt.

3. Impact upon highway safety

This property has a long driveway with a turning area at the end. As such the required two car park spaces are easily achieved. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number: F/2001/4366

Appraisal :

1. **Impact upon the residential amenity of the neighbouring dwellings.**

The proposed development is for the erection of a replacement dwelling. The replacement structure would be single storey. The proposed is to demolish the existing dwelling and garage and to erect a new dwelling which is turned 90 degrees, to face the driveway. The replacement dwelling would have a width of 12.95m, which is comparable to the width of the existing dwelling and garage. There would be only one side facing window which would serve a bathroom, which would be obscure glazed, compared to the large windows which currently face the rear garden area of the neighbouring dwelling at little castlemans.

A recent planning application F/2001/3435 gave conditional approval for a two store side extension to the dwelling, with both front and rear dormer windows. The proposed extension had a height of 6.7 compared to the current proposals 6.6m.

Therefore the proposed dwelling would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the open character and amenity of the Green belt.**

As stated above the proposed dwelling would have a height of 6.6m and a width of 12.95m. The proposed development would represent a 2.75% increase in the floorspace of the original dwelling, which is considered to be a minor increase. The dwelling would be set well back from the highway, within a mature landscape environment. As such the proposed replacement dwelling would have no significant detrimental impact upon the open character and amenity of the Green belt.

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

5457

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1	C001	R001	Time limit
2	C012	R012	External materials
3	C040	R040	No permitted development
4	C070	R070	Hours of construction
5	C100	R100	Site levels
6	C122	R122	Parking and Turning
7	C137	R137	Insert - dwelling
8	C153	R153	Tree protection
9			Prior to the start of construction of the hereby approved replacement dwelling the existing bungalow and garage shall be demolished and removed from the site. Reason: To safeguard the open character and amenity of the green belt.
10			Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. Reason: To prevent pollution of groundwater
11			No soakways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level. Reason: To prevent pollution of groundwater

Informatives for Approvals:

1.	N16
2.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details*

Policies

Wokingham District Plan: WOS3, WBE1, WGB1, WGB2, WT6

Berkshire Structure Plan: C4

5/2/02

WORK SHEET FOR : ~~Andrew Thorley~~ Heidi Lynch

Application Number : F/2001/5451

Applicant : Mr/Mrs Bushnell C/O Danks Reed Denby & Badnell.

Location : The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Proposal : Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23/01/02

Date Registered : 10/12/2001

Earliest Date for Decision : 07/01/2002

Latest Consultation Date/Site Notice Expiry Date : 07/01/2002

This application will have expired on: 04/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape - no objections to amended design
Envir. Health - no objections
Highways - approval with conditions C122 & C137
Envion. Agency - no comment (as per previous application) but condition & informative

Planning Issues :

Green belt —

Impact on neighbours } WGB1, WGB2, WBE1
Impact on area/lasc } WT6 C4, WOS3
Parking }

Groundwater Protection Zone

RECORD OF SITE VISIT

SITE ADDRESS: The Barn, Little Castlemans Bath Road Knowl Hill Reading.

APPLICATION NUMBER: F/2001/5451

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 23/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Off busy road but surrended by canty to rear (golf course).

3. DESCRIPTION OF SITE/BUILDING

Existing house is small & single storey with hipped pitched roof all sides. Large site & long. Carport at font of site. Close to side bounday with Little Castlemans.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Little Castlemans - have conservatory close to side bounday & Pe Barn has one long window along side of house facing into it - existing already.

new house being erected on other side.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING room for several parks

LEVELS level

BOUNDARY TREATMENT 1·6m high closeboard fence between Little Castlemans & Pe Barn.

OTHERS

LOB/M

DELEGATED

FROM: Andrew Thorley

DATE: 17 December 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5451

Proposal: Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366).

Site Address: The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Applicant: Mr/Mrs Bushnell C/O Danks Reed Denby & Badnell.

Your observations are required in respect of this application **by 07/01/2002** .

No comment.

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 7/1/02

Clerk To Wargrave Parish/Town Council.

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 52029
POL	TLS
DC HL	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref : SP/2001/005065-1/1
Your Ref : F/2001/5451

Date : 18 January 2002

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

Dear Mr Thorley

ERECTION OF REPLACMENT DWELLING. (AMENDMENT TO CONSENT F/2001/4366) AT THE BARN, LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL, READING

Thank you for your letter dated 17th December 2001, received on 19th December 2001. Please quote the following reference in any correspondence: **SU87NW/17/7**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these

techniques at the application site.

Pollution Control

Clean Surface and Roof Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Danks Reed Denby & Badnell

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 17 December 2001

Application Number: F/2001/5451

Proposal: Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

Parish: WARGRAVE PARISH

Site Address:
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Applicant:
Mr/Mrs Bushnell C/O Danks Reed Denby & Badnell.

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).

C122, R122

C137 (INSERT : ~~dwelling~~), R137.

Signed: _____ **Print name:** AC 19/12/01

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 9 January 2002

Location:	The Barn, Little Castlemans, Bath Road, Knowl Hill, Wargrave
Proposal:	Proposed erection or replacement dwelling. (Amendment to consent F/2001/4366).
Application Number:	F/2001/5451

In response to your consultation dated 17 December 2001 for the above application, the landscape comments are as follows:

I have no objections to the amended design for the proposed dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5451
From:	Tom Payne Environmental Heath	My Ref:	20016008
		Date.	27 December 2001

PROPOSED ERECTION OF REPLACEMENT DWELLING (AMENDMENT TO CONSENT F/2001/4366).

THE BARN, LITTLE CASTLEMANS, BATH ROAD, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5451
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5451

Proposal:
Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

Location:
The Barn, Little Castlemans, Bath Road, Knowl Hill, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5451 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

17 December 2001

F

Application Number : NEW/2001/5451	Map No : 22
Case Officer : AT	Site Area : 0.32
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed erection of replacement dwelling. (Amendment to consent F/2001/4366)

Location : The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Parish : WA Ward : WAR

Applicant : Mr/Mrs Bushnell C/O Danks Reed Denby & Badnell.

Fee Required: £0 Fee Received: £0 Resubmission - fee paid on 4366

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Groundwater Protection Zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

+ pls incl. site inside red line.

+ address on attached list

OTHERS (Green Belt)

No pre-apps

31-JAN-1900

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4366	D F Silver ✓ Little Castlemans Bath road Kiln Green Nr. Reading Berks RG10 9UT
Application Approved	Letter sent 26/09/01

10 DEC 2001 54554 51

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

IDH/MD/01/49

7 December 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
RG11 1WR

For the attention of Ms. N. Lake

Dear Sirs,

REPLACEMENT DWELLING - AMENDED DESIGN
THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL

With reference to your letter ref. NL/F/2001/4366 dated 28th November, please find enclosed our revised planning application for the above:

1. 6 copies of the completed Planning Application Form, part 1
2. 6 copies of the Ownership Certificate
3. 6 copies of our drawing 01/49/02A
4. 6 copies of the site location plan

We have not included a further fee by way of resubmission.

Should you have any queries, please do not hesitate to contact this office.

Yours faithfully,

Ian D. Henderson
e-mail: ianhenderson@danksbadnell.co.uk

encs

cc: Client

Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA (Consultant)

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

1509/ab

FILE

10.DEC.2001 5451

PLANNING APPLICATION PART 1

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR+MRS M.BUSHNELL
	ADDRESS	WOODLANDS VIEW, BLAKES LANE
		HARE HATCH, BERKSHIRE
	POST CODE	RG10 0TA. Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DANKS BEED DENBY + BADNELL
	ADDRESS	34 OSBORNE MEWS. WINDSOR
		BERKSHIRE
	POST CODE	SL4 3DE Tel No. 01753 850880
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE BARN, LITTLE CASTLEMANS
		BATH ROAD, KNOWL HILL. READING.
4. Give the area of the application site in hectares. if appropriate, or part of a hectare.	SITE AREA	.27 APPROX.
5. Give brief details of the proposal	ABOUT THE APPLICATION	AMENDED DESIGN FOR REPLACEMENT
		DWELLING AS APPROVED F/2001/4366
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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:~~100~~ 50 (PROPOSED) Floor Plan	
1:500 Block Plan	✓	Other (EXISTING)	✓
1:~~100~~ 50 (PROPOSED) Elevations			

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		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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 position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF – CLAY TILE.
WALLS – FACING BRICK + OAK BOARDING.

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

EXISTING SOAKAWAYS

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

EXISTING SEPTIC TANK.

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		1
	NET CHANGE	(-1)

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

(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 Wokingham District Council.

YES / (NO)

23. THE FEE ENCLOSED IS £ NONE BY WAY OF RESUBMISSION.

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED D. Henderson (DRDB) ON BEHALF OF MR + MRS BUSHNELL. DATE 1 DEC. 01

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.

1789/a

SECTION 66 CERTIFICATE

Application No. 10 DEC 2001* 5451

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

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 I.D. Henderson (DRDB)

On behalf of MR + MRS M. BUSHNELL

Date 29 JUNE 2001

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

ADDRESS THE BARN AT LITTLE CASTEMANS BATH ROAD

PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU 8178 (22)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
347/71	Mr. E.N. Riddel	Conv. barn into res accom	2.9.71	APP C/A
02529	Mr. E.N. Riddel	Relax cont. 1 of plan 347/71	15.5.75	N/A REF
25631	"	RES. USE WITHOUT COMPLIANCE	11.6.86	REF
3435		TO COND. 1 ON 347/71		
F/2001/3435	Mr. Ridell	2 St/S + raising roof - demolish garage	23.4.01	APP
F/2001/4366	Mr & Mrs Bushnell	Erect of repl. dwell & dem of exist dwell & gar.	21.9.01	C/A

DATE OF COMPLETION

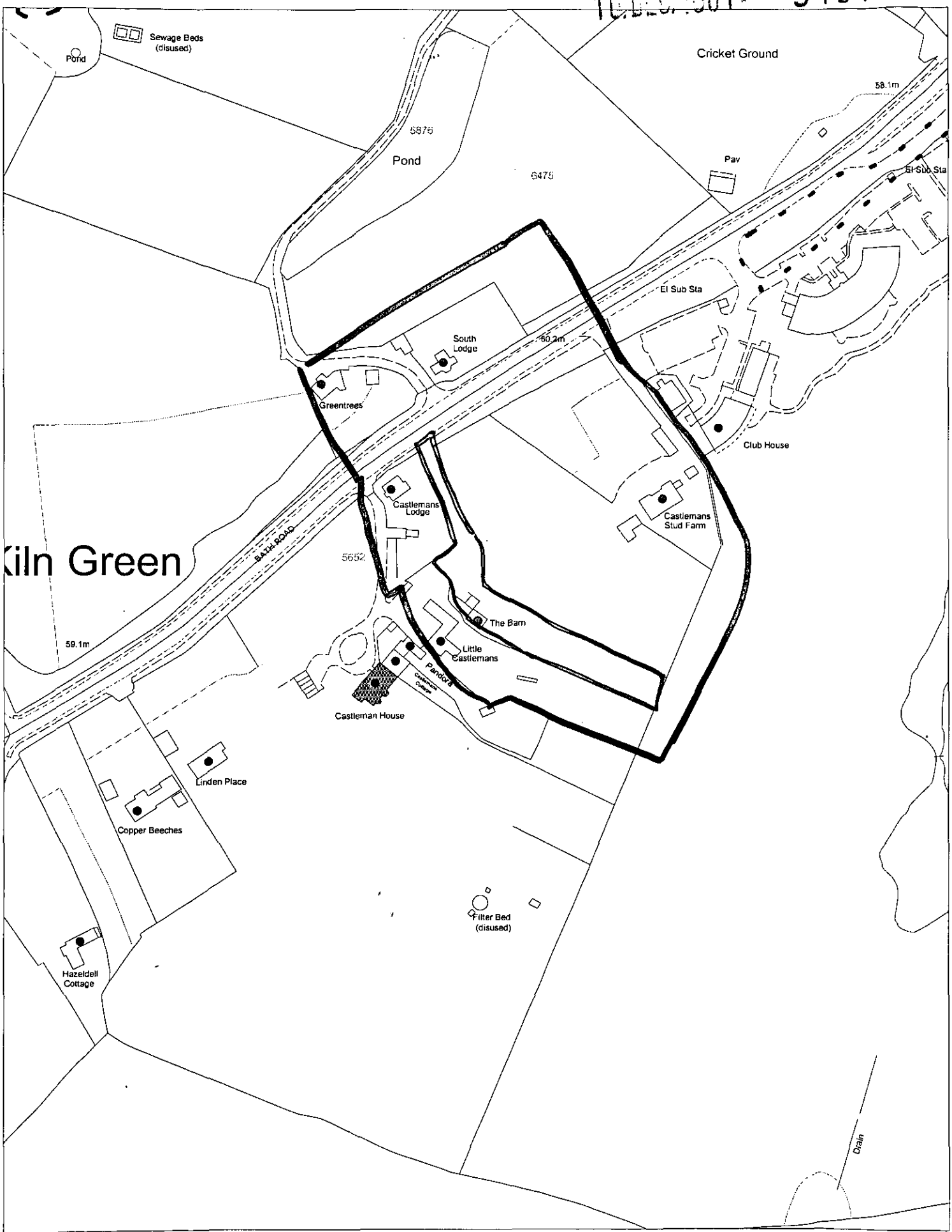
MINISTRY DECISION 25631 - APPEAL GRANTED - 8.12.86

SPECIAL ORDERS

DRAINAGE

091074

16 DEC 2001 5451



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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001 Scale: 1 : 2500

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