APPLICATION NO:
F/2002/8163

LOCATION:
Hillcrest Sandhills, Bath Road Wargrave.

APPLICANT:
Mr G Craig C/O M J Whitway

PROPOSAL:
Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

EARLIEST DATE FOR DECISION: **08/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/03/2003

CASE OFFICER: **Natalie Brown**

The Planning Inspectorate

73938

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

Head Of Development Control
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref: F/2002/8163

Our Ref: APP/X0360/A/03/1125442

Date: 21 October 2003

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR G CRAIG
SITE AT HILLCREST, SANDHILLS, BATH ROAD, WARGRAVE, KNOWL HILL, BERKSHIRE

I am writing to tell you that the appeal, reference number APP/X0360/A/03/1125442 has been withdrawn and we will be taking no further action on it.

Yours faithfully

Mrs Margaret Pocock

208B

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: Lawson.

Mr / ~~Mrs / Miss~~ Keeley.

Of: _____ Tel No: 01753546546

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [x] Please Phone
- [ ] Will call again
- [x] URGENT

Message: Re: 2002/8163

Hillcrest, Sandhills.

Bath Road.

JCJ had telcon on 25/03
not happy with the decision
hopes to get agreement from applicant
to discuss - JCJ advised would
need to see amended drawings.

Message taken by: Shahana Time: 2.55

Date: 25/3

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Craig
C/O M J Whitway
The Walled Garden
New Lane Hill
Tilehurst
Reading
Berks RG30 4JJ

Application Number: F/2002/8163

Parish: **WARGRAVE**

Location: **Hillcrest, Sandhills, Bath Road, Wargrave.**

Proposal: **Proposed erection of replacement dwelling and garage. Amendment to consent 99/70504/F.**

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

Reason
1. By virtue of its siting, size and bulk, it is considered that the proposed garage would create a feature which would adversely impact upon the characteristics of the Metropolitan Green Belt. As such, the proposed development would be contrary to policy 9 of the Green Belt Local Plan for Berkshire, policy C4 of the Berkshire Structure Plan and to policies WGB1 and WGB3 of the Wokingham District Local Plan (as proposed to be modified).

Informative
1. This refusal is in accordance with the following plans received by the Local Planning Authority on 13 January 2003:

8163/1 - 1.250 site plan.
8163/2-8163/4 - 1:100 elevations of dwelling.
8163/5-8163/6 - 1:100 elevations of dwelling.
8163/7 - 1:100 elevations and floor plan of garage.

Informative
2. The applicant is advised that the amendments to the dwelling (addition of conservatory and additional windows) are considered acceptable. It is therefore advised to submit an application for these elements and submit a revised garage application. In order for this to be acceptable, it would need to be scaled down in size and the utility room omitted.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

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.

Reason for F/2003/8163:

1. By virtue of its siting, size and bulk, it is considered that the proposed garage would create a feature which would adversely impact upon the characterises of the Metropolitan Green Belt

   As such, the proposed development would be contrary to the following policies:

   Green Local Plan for Berkshire: policy 9
   BSP: C4
   WDLP (Modified): WGB1, WGB3

Informatives

1. This refusal is in accordance with the following plans received on the 13 January 2003:
   8163/1 – 1:250 site plan
   8163/2 – 8163/4 – 1:100 elevations of dwelling
   8163/5 – 8163-6 – 1:100 elevations of dwelling
   8163/7 – 1:100 elevations and floor plan of garage

2. The applicant is advised that the amendments to the dwelling (addition of conservatory and additional windows) are considered acceptable. It is therefore advised to submit an application for these elements and submit a revised garage application. In order for this to be acceptable, it would need to be scaled down in size and omit the utility room.

T.E Watson 20/2/03

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8163

Applicant : Mr G Craig C/O M J Whitway.

Location : Hillcrest, Sandhills, Bath Road, Wargrave.
Proposal : Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

Site Notice Displayed ? :	YES	NO	DATE
		X	20/2

Date of Neighbour Notifications : .....

Date of Site Visit : 20/2

Date Registered : 13/01/2003

Earliest Date for Decision : 08/02/2003

Latest Consultation Date/Site Notice Expiry Date : 08/02/2003

This application will have expired on: 10/03/2003. 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 :
Highways - rec CIA.
Env health - No further comments
Parish Council - object.
Thames Water - no objection
Landscape + trees - acceptable in principle

Letters of rep: x1 ticked support box.

Planning Issues :
GREEN BELT.

Application Number: F/2002/8163

Appraisal :

See attached sheet

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

Application Number F/2002/8163
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Hillcrest Sandhills Bath Road Wargrave.

APPLICATION NUMBER: F/2002/8163

OFFICER: Natalie Brown

DATE OF SITE VISIT: 20/2

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

Green belt in a residential cluster ~~(on edge of cluster)~~

2s/chalet dwellings of varying size, styles + design

3. DESCRIPTION OF SITE/BUILDING

Dwelling (consent 70504) already built.

Garage yet to be demolished (detached & detached new proposed) - has pitched roof.

lawn to front & driveway area → sides & rear.

large conservatory extn at rear (filed roof) & patio area

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan.

5. SITE CONSTRAINTS

TREES around edges of site

ACCESS/PARKING

LEVELS higher level than road & dwellings opposite

BOUNDARY TREATMENT laurel hedging/mtn Yewcott (windows in side elev & 1st floor dormer) + trees. partly obscured by trees

OTHERS some trees at front

1.8m fencing at rear

part trees/hedging & fencing mtn Brinsmead.

Application Number: F/2002/8163 – Hillcrest, Sandhills

Appraisal:

Development

Proposed erection of replacement dwelling & garage.
Amendment to consent 99/70504/F. The amendments sought are as follows:

- Addition of a single storey rear extension to form conservatory, covering 50m^2 floor area and 3m to the ridge
- Addition of velux window in rear elevation
- Addition of ground floor window in side (west) elevation
- Detached garage and utility room (according to the plan, 5m from the dwelling), covering 39.45m^2 floor area and 4m to the ridge

The garage has not yet been implemented, but the other amendments (window and conservatory) have, so are retrospective.

Previous History

35045 – Proposed replacement dwelling. Approved 14/2/1990
43575 – Renewal of consent 35045. Approved 12.12.1994
99/70504/F – renewal of consent 43575. Approved 8.12.1999

Permitted development rights for extensions were not removed as part of the permissions.

Relevant Policies

The site is located within the Metropolitan Green Belt. The following polices are therefore relevant:

BSP: C4
LALP: LC1
WDLP (modified): WGB1, WGB2, WGB3
Greenbelt Local Plan for Berkshire: 8 & 9

1. Impact upon neighbouring properties
   It is not considered that the dwelling as built and the changes (additional windows and conservatory) adversely impact upon neighbouring properties. The dwelling (as built) is sited away from neighbouring boundaries and there is acceptable boundary treatment along the rear and side (west) boundary.

2. Impact upon the character of the area
   As the house is not yet occupied, it does not have the 'Permitted Development' Rights.

The conservatory would appear to be slightly above the permitted allowance of 70m^3 for a detached dwelling. As it is sited to the rear of the property, it is not considered that it is having any greater impact upon the character of the green belt than the dwelling itself. As it is considered that the conservatory extension is acceptable, it is recommended that permitted development rights be removed, so as to prevent further extensions which could adversely affect the character of the green belt.

With regards to the garage, this is considered unacceptable, in terms of its overall size, scale and bulk within the greenbelt. It is considered that this would adversely impact upon the characteristics of the green belt. Advice had been given on this matter previously, but subsequently ignored.

3. Impact upon highway safety
No objection subject to conditions relating to retention of the garage accommodation.

~~**Approval:**~~ **Refusal: ✓**

To:
LANDSCAPE AND TREES
RE AREA OF SPECIAL LANDSCAPE IMPORTANCE

From: Natalie Brown

Date: 16 January 2003 20 JAN 2003

Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F..

Site Address:
Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant:
Mr G Craig C/O M J Whitway.

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

- THIS APPLICATION APPEARS TO BE FOR A NEW CONSERVATORY AND REPLACEMENT GARAGE AND UTILITY.
- THE GARAGE HAS A FLAT TOPPED ROOF, I GUESS TO REDUCE ITS HEIGHT AND IMPACT — THIS IS ACCEPTABLE TO ME.
- THE CONSERVATORY ALSO HAS A FLAT ROOF, AND ITS FORM AND CONSTRUCTION APPEARS TO BE A DINING AREA, AS THERE ARE NO DOORS TO SEPARATE IT FROM THE KITCHEN. THE PRINCIPLE IS ALSO ACCEPTABLE TO ME.
- THE APPLICATION FORM — PART 1. STATES THIS IS A RE-SUBMISSION OF A NEW HOUSE + GARAGE.

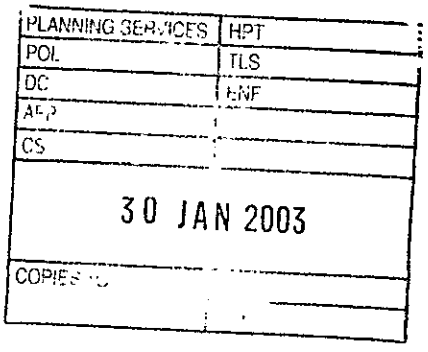
* PLEASE CLARIFY WHAT PERMISSION IS BEING SOUGHT?

Harold Sanders
22.01.03.

Our Ref. **16501**
Your Ref. F/2002/8163
Date. 28 January 2003

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER



Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Hillcrest, Sandhills, Bath Road
Wargrave

I refer to your consultation received in this office on 16/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Natalie Brown

From: John Mullaney
Sent: 27 January 2003 15:42
To: Natalie Brown
Subject: "Hillcrest", Bath Road, Knowl Hill READING, Berkshire F/2002/8163

I have no further comments to make.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

NG

FROM: Natalie Brown

DATE: 16 January 2003

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

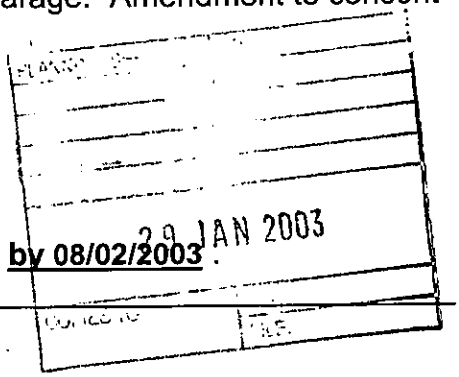
Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F..

Site Address: Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant: Mr G Craig C/O M J Whitway.

Your observations are required in respect of this application **by 08/02/2003**.



The Parish Council objects to the enlargement of the garage and the addition of the utility room, which represents a cumulative increase of development in the Green Belt.

SIGNED: Melanie Quinn DATE: 27-1-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.

Finance and Administration Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8163. (Case Officer:Natalie Brown)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLAN'G
POL
DC
APP NB.
CS
22 JAN 2003
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8163

YOUR NAME: CHRISTOPHER R. HEELEY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
LITTLE OAKS SANDHILLS
WARGRAVE
BERKSHIRE
RG10 9XX

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 16 January 2003

Application Number: F/2002/8163

Proposal: Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

Parish: WARGRAVE PARISH

Site Address:
Hillcrest, Sandhills, Bath Road, Wargrave.

Applicant:
Mr G Craig C/O M J Whitway.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C049, R049.
C122, R122

Signed: _____ **Print name:** AL 20/1/03.

Application Number: F/2002/8163

Case Officer : NAB.

Valid Date : 13 JAN 2003

Map No : 18

Site Area : 0.08

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

Location : Hillcrest, Sandhills, Bath Road, Wargrave.

Parish : WA **Ward : WAR** 16.1.03 TB

Applicant : Mr G Craig C/O M J Whitway.

Fee Required: £210 **Fee Received: £210** (2)

Additional: £10 received 13/1 **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	Rear elevation does not show landing window (see 1st floor plan)	phoned 23/12	✓ 13 JAN 2003
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 16.1.03

Building Control

Heritage (Harold Sanders)

Landscape Area of Special L/S importance ✓

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 ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

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

.....

No pre-apps.

OTHERS

.....

Groundwater Protection Zone — planning informatives required.

.....

Green Belt

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	FOUR GABLES	FOUR GABLESSANDHILLSREADING	RG10 9XX
	HILLCREST	HILLCRESTSANDHILLSREADING	RG10 9XX
	BRINSMEAD	BRINSMEADSANDHILLSREADING	RG10 9XX
	COBBLERS COTTAGE	COBBLERS COTTAGESANDHILLSREADING	RG10 9XX
	DORMERS	DORMERSSANDHILLSREADING	RG10 9XX
	HIGH VIEW	HIGH VIEWSANDHILLSREADING	RG10 9XX
	LITTLE OAKS	LITTLE OAKSSANDHILLSREADING	RG10 9XX
	OAKCROFT	OAKCROFTSANDHILLSREADING	RG10 9XX
	YEWCOTT	YEWCOTTSANDHILLSREADING	RG10 9XX

F/2002/8163

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

Tel: (0118) 974 6492

Date: 16 January 2003

My ref: F/2002/8163

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8163
Hillcrest, Sandhills, Bath Road, Wargrave.
Proposed erection of replacment dwelling and garage.
Amendment to consent 99/70504/F.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8163**
Hillcrest, Sandhills, Bath Road, Wargrave.
Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6492

Date: 16 January 2003

My ref: F/2002/8163

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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/2002/8163
Hillcrest, Sandhills, Bath Road, Wargrave.
Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8163**
Hillcrest, Sandhills, Bath Road, Wargrave.
Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/8163

Proposal:
Proposed erection of replacment dwelling and garage. Amendment to consent 99/70504/F.

Location:
Hillcrest, Sandhills, Bath Road, 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 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/2002/8163 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2003. 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.

Trevor Watson
Development Control Manager

16 January 2003

13.JAN.2003 8163

Michael Whiteway Construction & Development Consultant
The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

Wokingham District Council,
Shute End,
Wokingham

Planning & Transport.

8.01.03

13 JAN 2003

For the Attention of plan Registration.

Dear Ms,

Planning application for revisions and house/garage at Hillcrest, Knowl Hill.

Prior to Christmas you phoned my office regarding clarification of the rear elevation and first floor plan additionally the planning fee was £10.00 short. Please find the attached revised plans together with a cheque for £10.00. I apologise for any inconvenience this may have caused you.

Yours sincerely,

Michael Whiteway.

13.JAN.2003 8163

Michael Whiteway Construction & Development Consultant

The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

Wokingham District Council.
Shute End,
Wokingham
Berkshire.
RG40 1WR

8163

09 DEC 2002

8.12.2002

For The attention of Mrs Odell.

Dear Mrs Odell,

Re: Hillcrest, Sandhills, Knowl Hill. Planning approval No 99/70504/F..

Further to our phone conversation and your site visit I have been instructed by Mr Craig the owner, to proceed this matter on the lines that you and I broadly discussed.

You will recall that the consented building differs from the approved plan by virtue of an additional window at ground floor level on the west elevation, with the affect that the house does not benefit from a planning approval. Additionally a conservatory has been built on the rear elevation, that, with the proviso of occupation having been met before the conservatory was started, the addition would have been within permitted development rights of the applicant.

What is now proposed is the submission of a planning application for the house in its modified form together with a double garage and small wash room/utility room at the rear. This structure is compliant with the conditions contained in the GDO in respect of permitted development.

If your Authority are minded to approve the application, my client would accept a condition removing his permitted development rights.

In the event that your Authority are unable to approve this application, the applicant will be obliged to remove the offending window and attempt to ward off your control mechanism, creating a protracted procedure that will finally end in an appeal.

As previously discussed this matter should be dealt with on the basis of reason, where the applicant achieves a reasonable level of development on the site and the Authority have full control over further development.

If you have any queries arising from this matter please speak with me and I apologise for any inconvenience that this matter may cause

Yours sincerely,

Michael Whiteway.

M Whiteway

13.JAN.2003 8163

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Castlethrone Ltd
C/O Stephen Williams Partnership
P O Box 817
SLOUGH
Berkshire
SL3 6JY

Application No : 99/70504/F

Parish : WARGRAVE PARISH

Proposal : PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING (RENEWAL OF CONSENT 43575)

Location : HILLCREST SANDHILLS, BATH ROAD, WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
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.

03
The existing dwelling shall be demolished and removed from the site prior to the erection of the approved dwelling.

04
Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto, shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose.

05
Details of the treatment of the eastern boundary shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of development and shall be carried out in complete accordance with the approved details prior to the first occupation of the dwelling hereby approved.

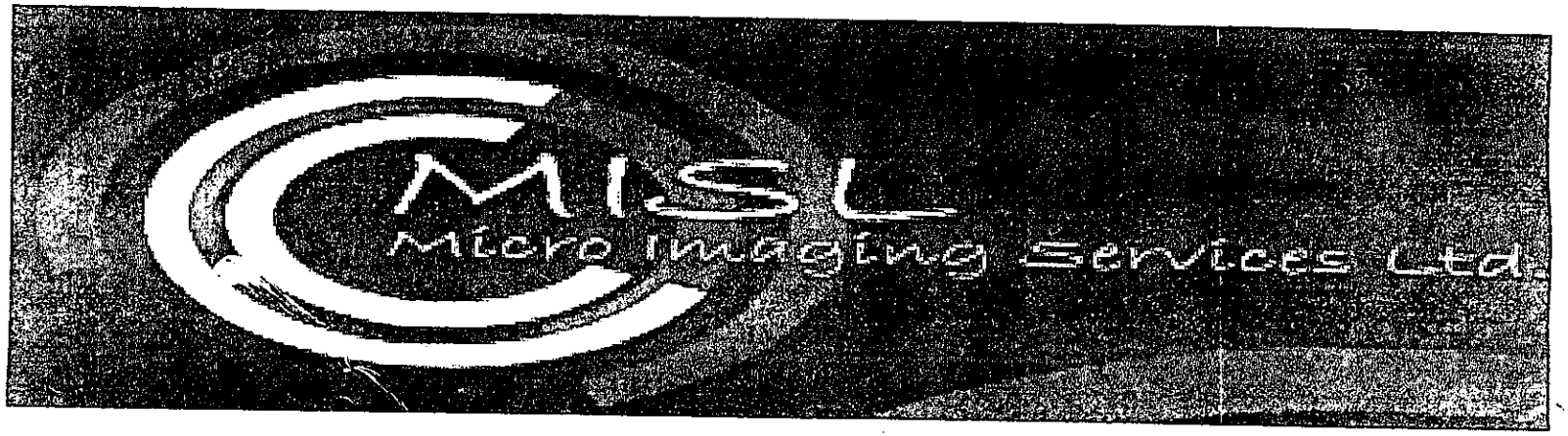
REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Renewal.

13.JAN.2003 8163

PRE-APPLICATION ENQUIRY

SITE ADDRESS Hillcrest, Sandhills, Knowl Hill Berkshire.	REF. NO 43575

NAME, ADDRESS, TEL NO. OF ENQUIRER Mr C. R. KEELEY
Little Oaks Sandhills.
Knowl Hill
Berkshire.

PROPOSAL/ENQUIRY Change of house type from that approved by 35045 renewed 43575.
Increase size of dwelling.

Dimensions

a) external length ..... change
b) external width ..... that
c) height to eaves .....
d) height to ridge ..... at
e) distance to nearest boundary ..... None
f) position of any highway or public footpaths .....

ADVICE GIVEN Advised of Green Belt restraint on size.
Checked conditions on approval 43575. No restriction on P.D. excluded. ∴ agreed that house approved plus 70 m³ should be a guide to the size of any alternative with P.D. rights then removed.
A detached garage would be treated on its merits.

Comments overleaf if necessary

OFFICE USE ONLY Conservation Area : YES/NO Listed Building : YES/NO	INITIAL AND DATE

1789/a

SECTION 66 CERTIFICATE

Application No.

09 DEC 2002

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

13.JAN.2003 6165

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

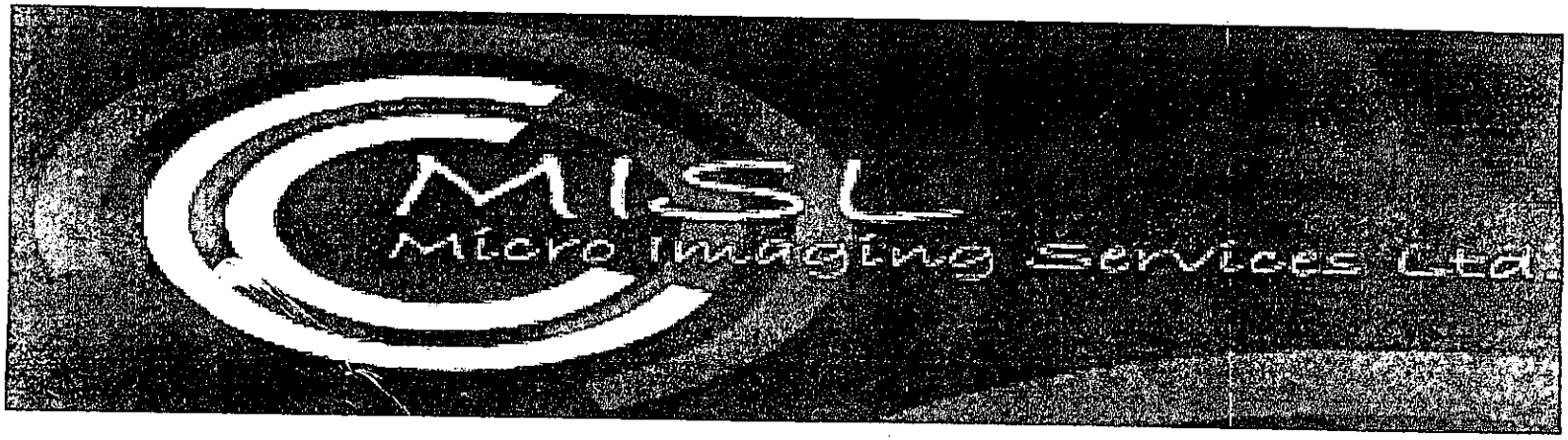
Signed . . . . . .

On behalf of . . M.R. G. C. Craig . . . . . .

Date . . 8th Dec. 2002 . . . . . .

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS HILL CREST off BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8179 No. 18

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
264/49	Mr A P Pella	Bungalow Erection	13.7.49	APP APP
190/51	Miss L A Ford	Garage	8.5.51	APP RD
24348	Mrs A Trim O/L	Bungalow Ads.	9.10.65	APP REF
33[illegible]8	Castlethorpe Ltd.	Repl. Building	7.9.89	REF
35045	"	" - House	14.2.90	CA
43575	" RENEWAL	35045 "	12.12.94	CA
99/70504/F	Castlethorpe Ltd	Dem. dwelling & erect new	8.12.99	C/A
		(Renewal of Con. 43575)		
F/2000/2072	Mr Craig	Dem of exist dwell & erect of dwell & Gar	26.09.00	RE
F/2000/2075	"	Dem of exist dwell, & erect of dwell, Gar & conser	26.09.00	RE
F/2002/8163	"	Erect replacement dwelling & garage Amend. to 70504		

DATE OF COMPLETION

MINISTRY DECISION 24348 - APPEAL DISMISSED - 26.6.86 2072 & 2075 - APPEALS DISMISSED 5/3/01

SPECIAL ORDERS

DRAINAGE

091074

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 15 JAN 2003 8165
09 DEC 2002

1.	APPLICANT'S NAME	MR G CRAIG
	ADDRESS	South Africa see agents
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	M. J. Whiteway
	ADDRESS	The Walled Garden, Newbone Hill, Tilehurst, Reading RG30 4JJ
	POST CODE	RG30 4JJ PHONE 01189 417347
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	HILLCREST, Sandhills, Knowl Hill
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.		The resubmission of a new house & Garage.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.108 ha.
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	

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 ?

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

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. — Residential

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. — Brick & Render To Walls
Plain Tiles to Roof

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. — Existing hedges & Fence

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 (complies with building Regulations -

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 / *	5 / *	/ *
BUNGALOW	/ *	3 / *	1 / *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? — * STATE No. OF HABITABLE ROOMS
~~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.

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 Mr C. Craig DATE 8th Dec 2002

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".