APPLICATION NO:
F/2000/1054

LOCATION:
Lane End Hollycross, Crazies Hill Reading.

APPLICANT:
J N Ward

PROPOSAL:
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Nicola Lake**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J N Ward
Lane End
Hollycross
Crazies Hill
Reading
RG10 8QB

Application Number: F/2000/1054

Parish: **WARGRAVE**

Location: **Lane End, Hollycross, Crazies Hill, Reading.**

Proposal: **Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.**

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

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

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

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

Condition
4. The first floor bathroom window in the south west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 19/07/2000

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

70. APPLICATION NO 2000/1054, PROPOSED REPLACEMENT OF EXISITING FLAT ROOF WITH PITCHED ROOF INCLUDING ADDITIONAL ROOMS IN THE LOFT, PLUS A CONSERVATORY, LANES END HOLLY, CROSS CRAZIES HILL, WARGRAVE, FOR MR. J N WARD.

The Committee considered a report about this application set out on Agenda pages 588 to 597.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 23rd May 2000, to allow Members to carry out a site visit.

In explaining the report the Head of Planning and Transportation informed Members that, an additional letter of objection had been received.

Simon Etheridge, a local Member attended the meeting and spoke in support of the application, stating that if the Committee was minded to grant planning permission, an additional condition should be included that the bathroom window of the property be obscure glazed.

During the debate on the application members raised concerns about the size and height of the initial proposal, but expressed the view that the current proposal was of a better design.

RESOLVED: 1) That Application No 2000/1054 be approved subject to conditions relating to the following:-

1) Standard five year condition

2) That materials be subject to approval

3) That the bathroom window of the proposal be obscure glazed

4) Retention of car parking spaces.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1054	NL
BUILDING CONTROL NUMBER	FP 2000/1131	Andy
APPLICANT/AGENT	B. K. Desquis	
ADDRESS OF SITE	Lane End Holly Cross, Crajies WARGRAVE	Hill
DESCRIPTION OF PROPOSED WORK	replace flat roof with pitched (additional rooms in loft plus conservatory Dc only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	99.4.12 rec-d 18/9/00	2976/8/02
FLOOR PLANS	- ~	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/10/00.	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1054

Applicant : J N Ward .

Location : Lane End, Hollycross, Crazies Hill, Reading.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 Apr 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1054

Appraisal :

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

Committee Decision for approval with the Following Conditions

Application Number : F/2000/1054

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	SC33	SR06	Parking + Garaging
4	SC20	SC24	First Floor Bathroom window in the South West elevation

RECORD OF SITE VISIT

SITE ADDRESS: Lane End Hollycross Crazies Hill Reading.

APPLICATION NUMBER: F/2000/1054

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on post on side of road.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Semi detached

4. RELATIONSHIP TO ADJOINING PROPERTIES

(See previous notes on two previous site visits)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1054	S J Peterson 3 Hollycross Crazies Hill Wargrave Berks RG10 8QB

App. Approved,
Letter sent 24/07/00

Application No	Received	Wargrave	Listed by
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: Mr J N Ward.
Location : Lanes End, Holly Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus a conservatory.

1. This application was deferred at the Development Control Committee of the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000. The application re-attended the Development Control Committee of the 7 June 2000, when the application was again deferred to allow officer's to carry out further negotiations to bring about an amended scheme.

   Revised plans were submitted to the department on the 16 June 2000.

2. **Proposal** – The proposed revised development is again for a first floor extension, above the existing ground floor, flat roofed extension. However the proposed development has been turned trough 90° so that the gable end will now be facing in a north-east and south-westerly direction, instead of the previously proposed north-west and south-easterly position.

3. **Consultations** -
   - No further responses have been received.

4. **Appraisal** – The proposed revised extension would have one side facing, first floor window. The window would be for a bathroom and as such, could be obscure glazed to prevent overlooking.

   There would be no reduction in the proposed percentage increase in floorspace, resulting from the extension, which would remain at a cumulative level of 71% increase over the original dwelling. Officers retain their opinion that this cumulative increase in the floorspace of a dwelling within the Green Belt would result in an unacceptable change in the scale of development upon the site, to the determent of the open character and amenity of the Green Belt.

   While the proposed development would have an increase in the height of the highest point of the extension of 0.5m, the overall proposed massing, especially when viewed from the north-east would be considerably reduced from that of the previous proposal. However, the overall increase in bulk and massing at the first floor level would still have a significant detrimental impact upon the open character and amenity of the Green Belt.

5. **Conclusion** – This issue is now finely balanced. Members may consider that the amendments to the proposal, in reducing the bulk and impact of the development, overcome their previous concerns. It is officers opinion that the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

In the circumstances refusal remains the recommendation, but Members may consider that the improvement to the design and appearance of the property render the proposal acceptable.

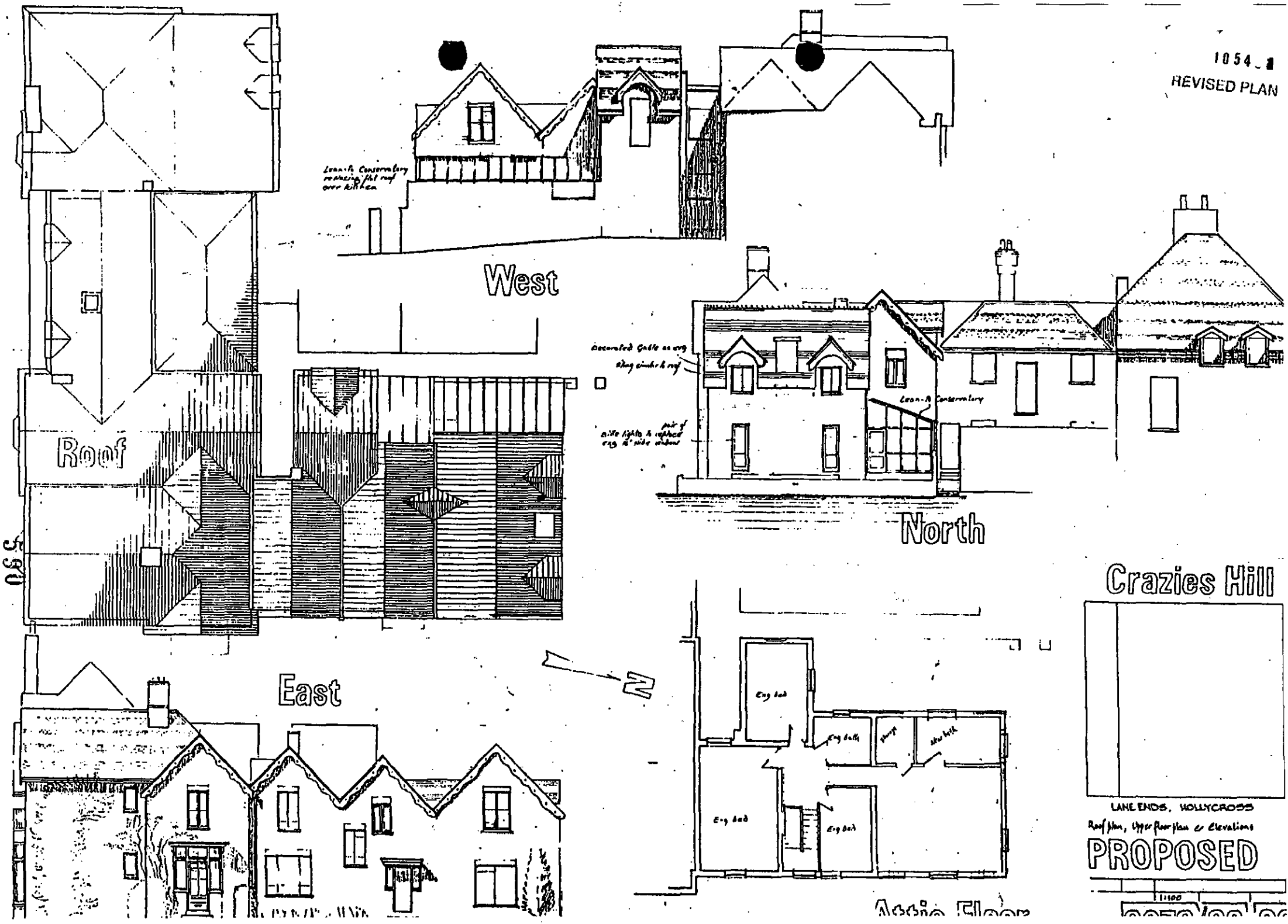
6. **Recommendation** – To REFUSE planning permission on the following reasons:

1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.

1054_1

REVISED PLAN



Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr. Etheridge.

Applicant: Mr J N Ward.
Location : Lands End, Holy Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. **Planning History** – The site is located off Hatchgate Lane, within Crazies Hill. This area is within the Metropolitan Green Belt and is an area of special landscape importance. The existing dwelling is one of five properties, which originally made up one single dwelling, known as 'Holly Cross'. The dwelling was sub-divided into the separate units in 1949. Number 5 Holly Cross was separated off from the rest of the dwelling, at the time of the subdivision, leaving the remaining properties to form the four separate dwellings which are now on the site.

   The property has been the subject of a number of applications, since the subdivision. A detached garage was erected on the site in 1951, which was then later extended to from double garage in 1960. This garage was later replaced in 1970 with a new pitched roof double garage. Then in 1973, a single storey, flat roofed, ground floor extension was approved. They have since, submitted two applications for a first floor extension above the existing ground floor structure. Both of these applications have been refused under delegated powers, due to their detrimental impact upon the open character and amenity of the Green Belt.

2. **Proposal** – The proposed development is for a replacement pitched roof with additional accommodation within the roof space. This application is a copy of the most recently refused, first floor accommodation application. No alterations have been made to the proposal since its last refusal.

   This application has been listed for determination by the Development Control Sub-Committee by Cllr Etheridge, who is concerned about the planning gain to the site.

3. **Consultations** -
   - ***Wargrave Parish Council:*** "No objection. The Parish Council consider that the roofline would be an improvement over the existing flat roof and have no objection to the utilisation of the roof space."
   - ***Landscaping:*** No objections.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** one letter of objection was received stating the grounds of objection as being, loss of view; overbearing impact upon their property; and that the proposal is out of keeping with the existing property.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan.)

B. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.
C. Concerns of local Residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a first floor extension above an existing ground floor, flat roofed extension. There are high level, side facing velux windows, proposed for the south-west facing slope of the proposed roof. These windows are for a bathroom and bedroom. Due to the angle of the roof and the high level nature of the window, there will be no overlooking of the adjacent dwelling.

Number 3 Holly Cross, has a large flat roofed, garage structure along the boundary of its front garden, with Lands End. Therefore, the area of number 3's amenity space most affected by the proposed extension has already been developed upon.

As such, the proposal will not overlook, overbear or overshadow. The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings.

B. Impact upon the open character and amenity of the Green Belt.
The proposed development would project out, from the existing two storey building line of dwelling, by 5.8m and would have a width of 7m. This would result in a cumulative increase of 71% over the original floorspace of the dwelling, since it was sub-divided from the original Holly Cross House. This in itself would result in an unacceptable change in the scale of development upon the site.

The proposed extension's height measures 7.4m from the ridge of the extension down to the ground level. The existing extension is currently built on a raised patio/platform, which has a height of 0.5m. As stated above the proposed extension would project out from the existing first floor building line by 5.8m. However, as the extension would adjoin the dwelling at a hipped roof, the extension would project out from the existing ridge line by 8.4m. The proposed height of the extension, when considered together with the increase in roof level massing, would have a significant detrimental impact upon the open character of the Green belt.

The existing ground floor extension, does have a flat roof, which is not visually in character with the design or appearance of the existing dwelling. However, the existing flat roof, has a height of 3.3m (to the Patio) and is largely screened by the landscaping along the north-east boundary of the site. However, if the proposed extension were to be allowed, the first floor massing would be clearly visible above the landscaping from outside the site and would form an obtrusive feature.

As such, the proposed extension would result in an unacceptable cumulative alteration in the scale of development upon the site. The increase in massing at first floor/roof level would have a significant detrimental impact upon the open character and amenity of the Green Belt. Therefore, the proposed development is contrary to the policies of the District's local plans.

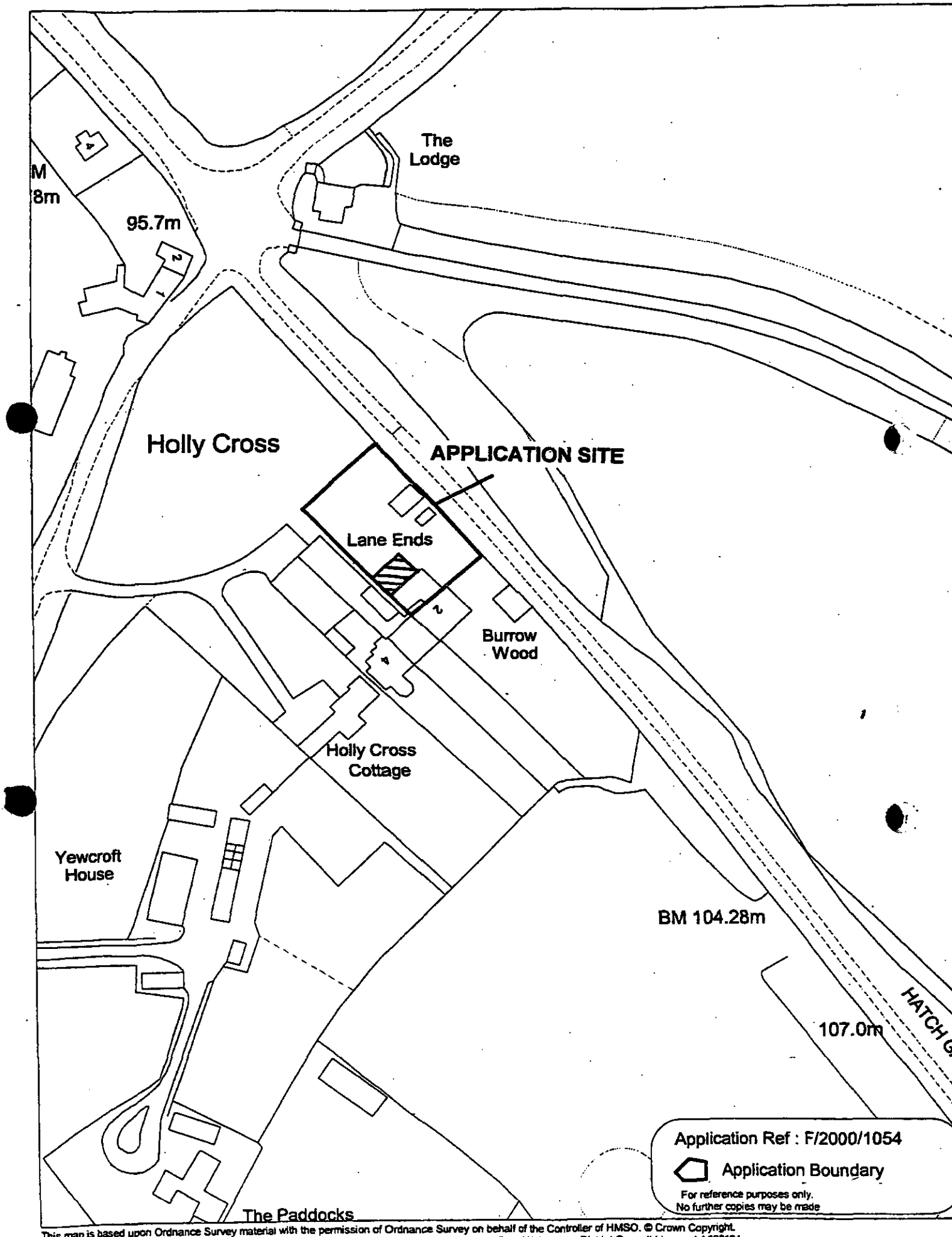
C. Concerns of local residents.
One letter of objection has been received from an adjacent dwelling. Their concerns have been noted and considered in the above appraisal.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

6. **Recommendation** – To REFUSE planning permission on the following reason:

1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.



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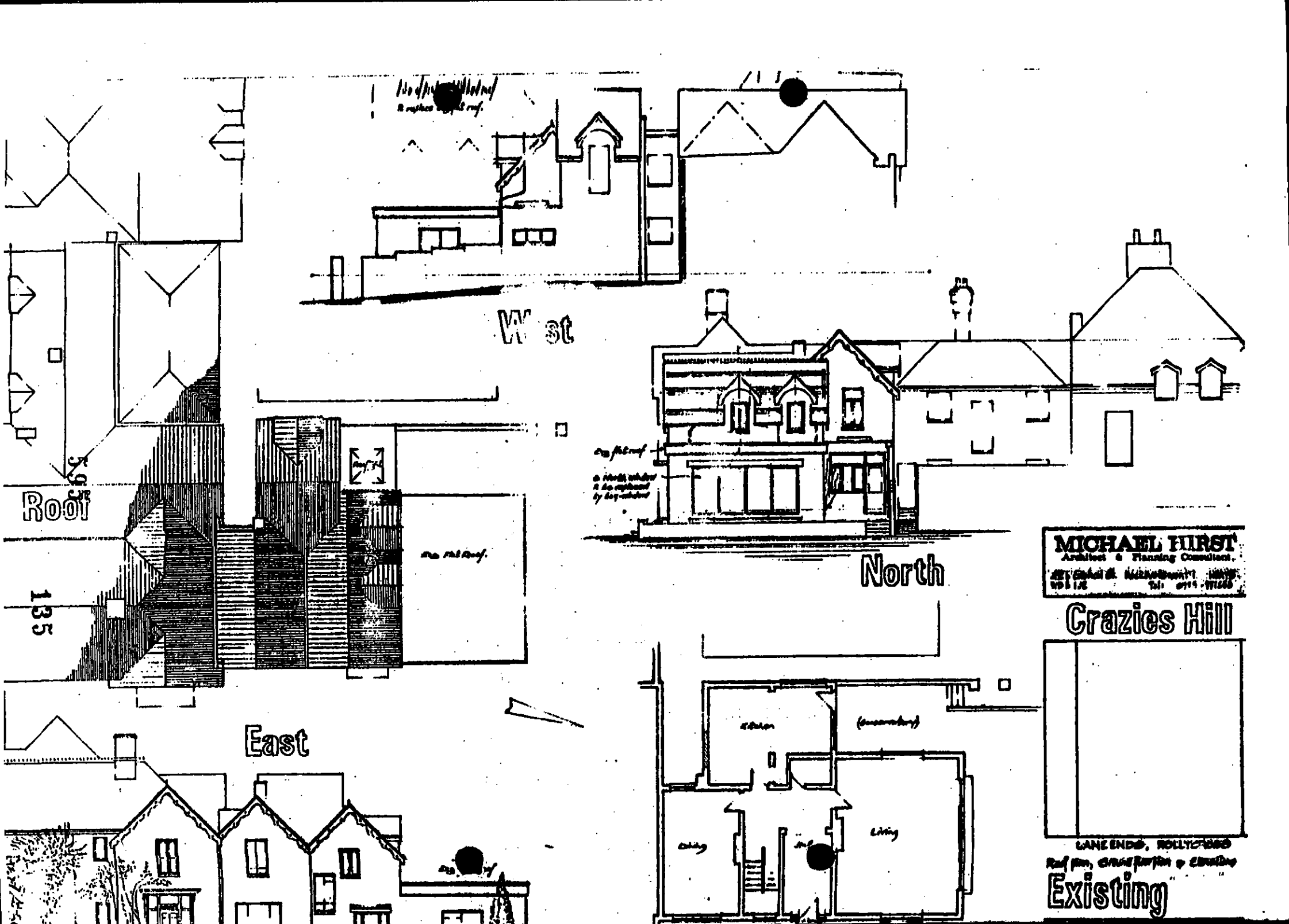
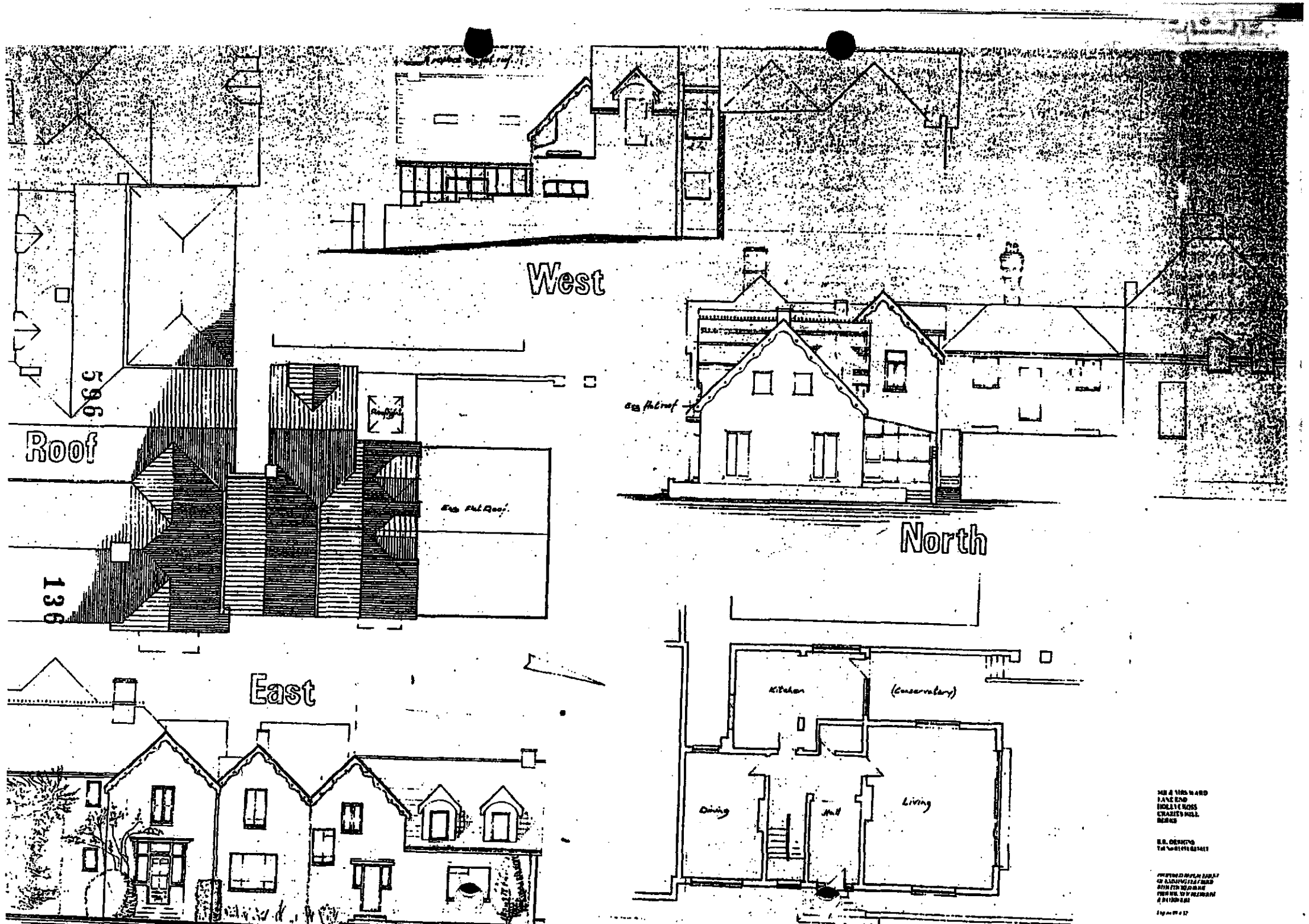
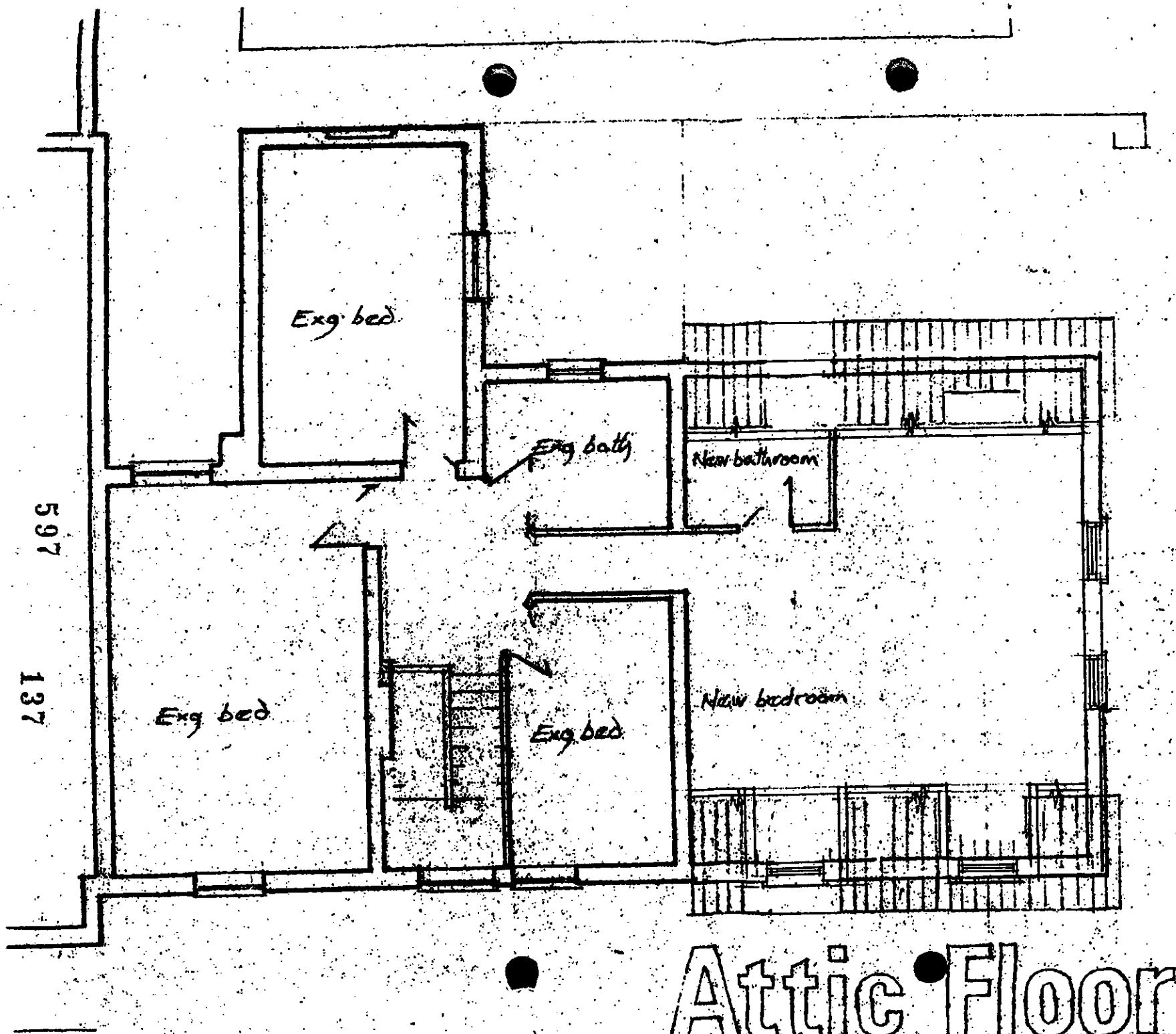
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250


West
North
Roof
East
MICHAEL HIRST
Architect & Planning Consultant
Crazies Hill
Existing


West
Roof
North
East
Kitchen
(Conservatory)
Dining
Hall
Living


Exg bed
Exg bath
New bathroom
Exg bed
Exg bed
New bedroom
597
137

Attic Floor

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

29. APPLICATION NO.2000/1054 PROPOSED REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF INCLUDING ADDITIONAL ROOMS IN THE LOFT, PLUS CONSERVATORY, LANE ENDS, HOLLY CROSS, CRAZIES HILL, WARGRAVE FOR MR J N WARD

The Committee considered a report about this application set out on Agenda pages 247 to 254.

Members noted a revised report, which had been circulated prior to the meeting, which made it clear that the recommendation was one of refusal, rather than conditional approval as indicated in the Agenda.

Mr J N Ward, the applicant, attended the meeting and spoke in support of the application.

Simon Etheridge, a local Member, attended the meeting and spoke in support of the application.

Whilst a number of Members commented that the proposed development would improve the street scene, other Members indicated their concerns about its' size and the fact that allowing such development would be contrary to Green Belt policies. In the circumstances it was

RESOLVED: That consideration of Application No.2000/1054 be deferred to enable negotiations to take place with a view to securing a reduction in the bulk of the proposed development.

1054

Tel. 0118 9746051 (Direct Line)
Fax. 0118 9746057
Email. andrew.lowther@wokingham.gov.uk
Date. June 2, 2000
My ref. ADL
Your ref.

PLANNING SERVICES	HPT
POL	TLS
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Committee & Member Services Section
Chief Executive's Office
P.O. Box 150
Shute End, Wokingham
Berkshire RG40 1WQ
Fax: (0118) 974 6057
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

To The Members of the Development Control Committee

Dear Member,

DEVELOPMENT CONTROL COMMITTEE

I refer to the Agenda for the meeting of the Committee to be held on 7 June and enclose a revised page 247 which contains a different recommendation from the one in the Agenda.

I should be pleased if you could substitute this revised page for the one in your copy of the Agenda.

Yours sincerely,

Andrew Lowther

Andrew Lowther
Principal Committee Officer

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: **Mr J N Ward.**
Location : **Lands End, Holly Cross, Crazies Hill, Wargrave.**
Proposal : **Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.**

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To REFUSE planning permission on the grounds stated on the attached report.

Nicola Lake.

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: Mr J N Ward.
Location : Lands End, Holly Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To GRANT planning permission subject to the conditions stated on the attached report.

Nicola Lake.

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr. Etheridge.

Applicant: Mr J N Ward.
Location : Lands End, Holy Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. Planning History – The site is located off Hatchgate Lane, within Crazies Hill. This area is within the Metropolitan Green Belt and is an area of special landscape importance. The existing dwelling is one of five properties, which originally made up one single dwelling, known as 'Holly Cross'. The dwelling was sub-divided into the separate units in 1949. Number 5 Holly Cross was separated off from the rest of the dwelling, at the time of the subdivision, leaving the remaining properties to form the four separate dwellings which are now on the site.

   The property has been the subject of a number of applications, since the subdivision. A detached garage was erected on the site in 1951, which was then later extended to from double garage in 1960. This garage was later replaced in 1970 with a new pitched roof double garage. Then in 1973, a single storey, flat roofed, ground floor extension was approved. They have since, submitted two applications for a first floor extension above the existing ground floor structure. Both of these applications have been refused under delegated powers, due to their detrimental impact upon the open character and amenity of the Green Belt.

2. Proposal – The proposed development is for a replacement pitched roof with additional accommodation within the roof space. This application is a copy of the most recently refused, first floor accommodation application. No alterations have been made to the proposal since its last refusal.

   This application has been listed for determination by the Development Control Sub-Committee by Cllr Etheridge, who is concerned about the planning gain to the site.

3. Consultations -
   - ***Wargrave Parish Council:*** "No objection. The Parish Council consider that the roofline would be an improvement over the existing flat roof and have no objection to the utilisation of the roof space."
   - ***Landscaping:*** No objections.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** one letter of objection was received stating the grounds of objection as being, loss of view; overbearing impact upon their property; and that the proposal is out of keeping with the existing property.

4. Appraisal – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan.)

B. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.
C. Concerns of local Residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a first floor extension above an existing ground floor, flat roofed extension. There are high level, side facing velux windows, proposed for the south-west facing slope of the proposed roof. These windows are for a bathroom and bedroom. Due to the angle of the roof and the high level nature of the window, there will be no overlooking of the adjacent dwelling.

Number 3 Holly Cross, has a large flat roofed, garage structure alo[illegible] the boundary of its front garden, with Lands End. Therefore, the area of number 3's amenity space most affected by the proposed extension has already been developed upon.

As such, the proposal will not overlook, overbear or overshadow. The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings.

B. Impact upon the open character and amenity of the Green Belt.
The proposed development would project out, from the existing two storey building line of dwelling, by 5.8m and would have a width of 7m. This would result in a cumulative increase of 71% over the original floorspace of the dwelling, since it was sub-divided from the original Holly Cross House. This in itself would result in an unacceptable change in the scale of development upon the site.

The proposed extension's height measures 7.4m from the ridge [illegible] the extension down to the ground level. The existing extension is currently built on a raised patio/platform, which has a height of 0.5m. As stated above the proposed extension would project out from the existing first floor building line by 5.8m. However, as the extension would adjoin the dwelling at a hipped roof, the extension would project out from the existing ridge line by 8.4m. The proposed height of the extension, when considered together with the increase in roof level massing, would have a significant detrimental impact upon the open character of the Green belt.

The existing ground floor extension, does have a flat roof, which is not visually in character with the design or appearance of the existing dwelling. However, the existing flat roof, has a height of 3.3m (to the Patio) and is largely screened by the landscaping along the north-east boundary of the site. However, if the proposed extension were to be allowed, the first floor massing would be clearly visible above the landscaping from outside the site and would form an obtrusive feature.

As such, the proposed extension would result in an unacceptable cumulative alteration in the scale of development upon the site. The increase in massing at first floor/roof level would have a significant detrimental impact upon the

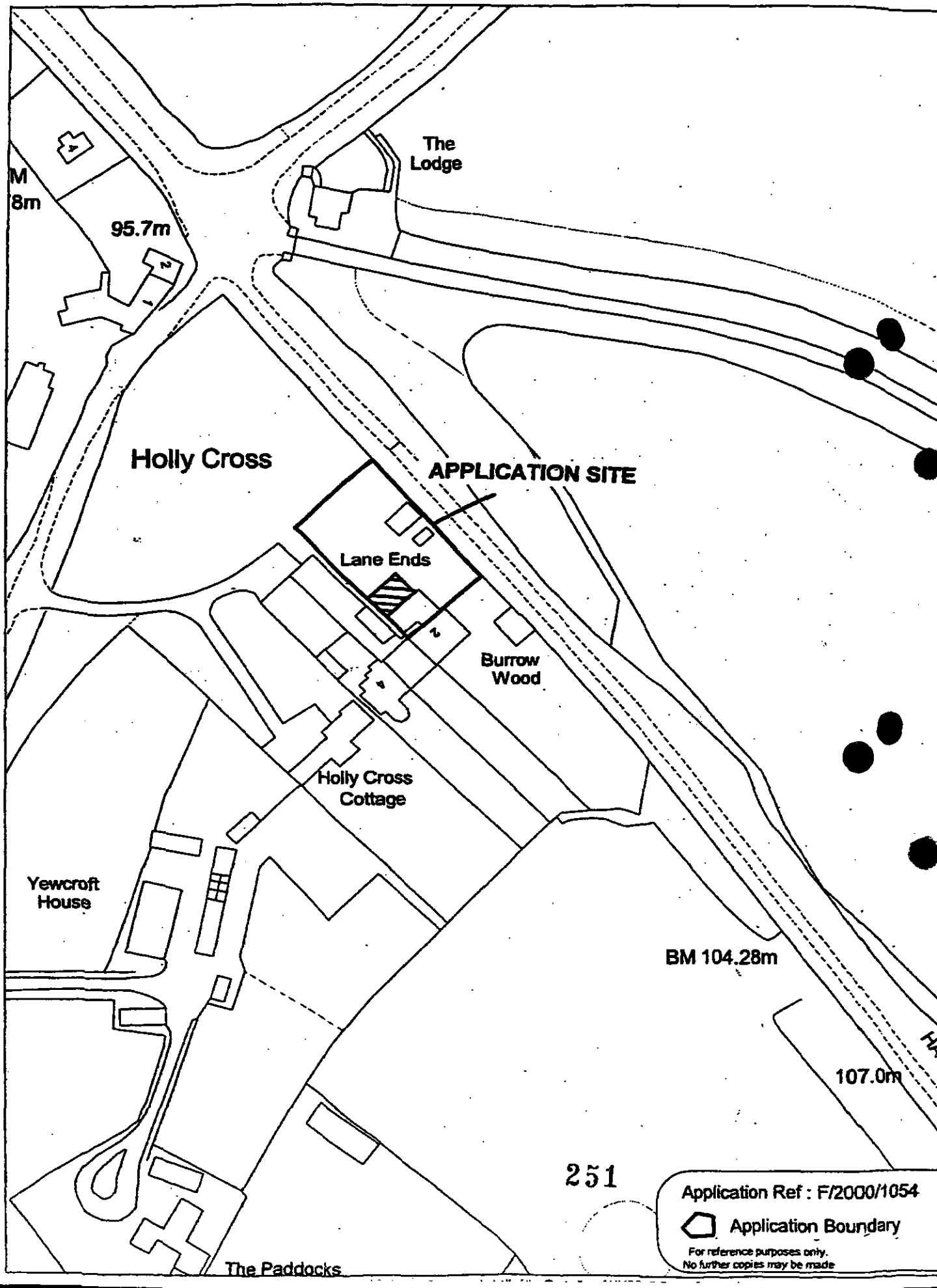
C. Concerns of local residents.
One letter of objection has been received from an adjacent dwelling. Their concerns have been noted and considered in the above appraisal.

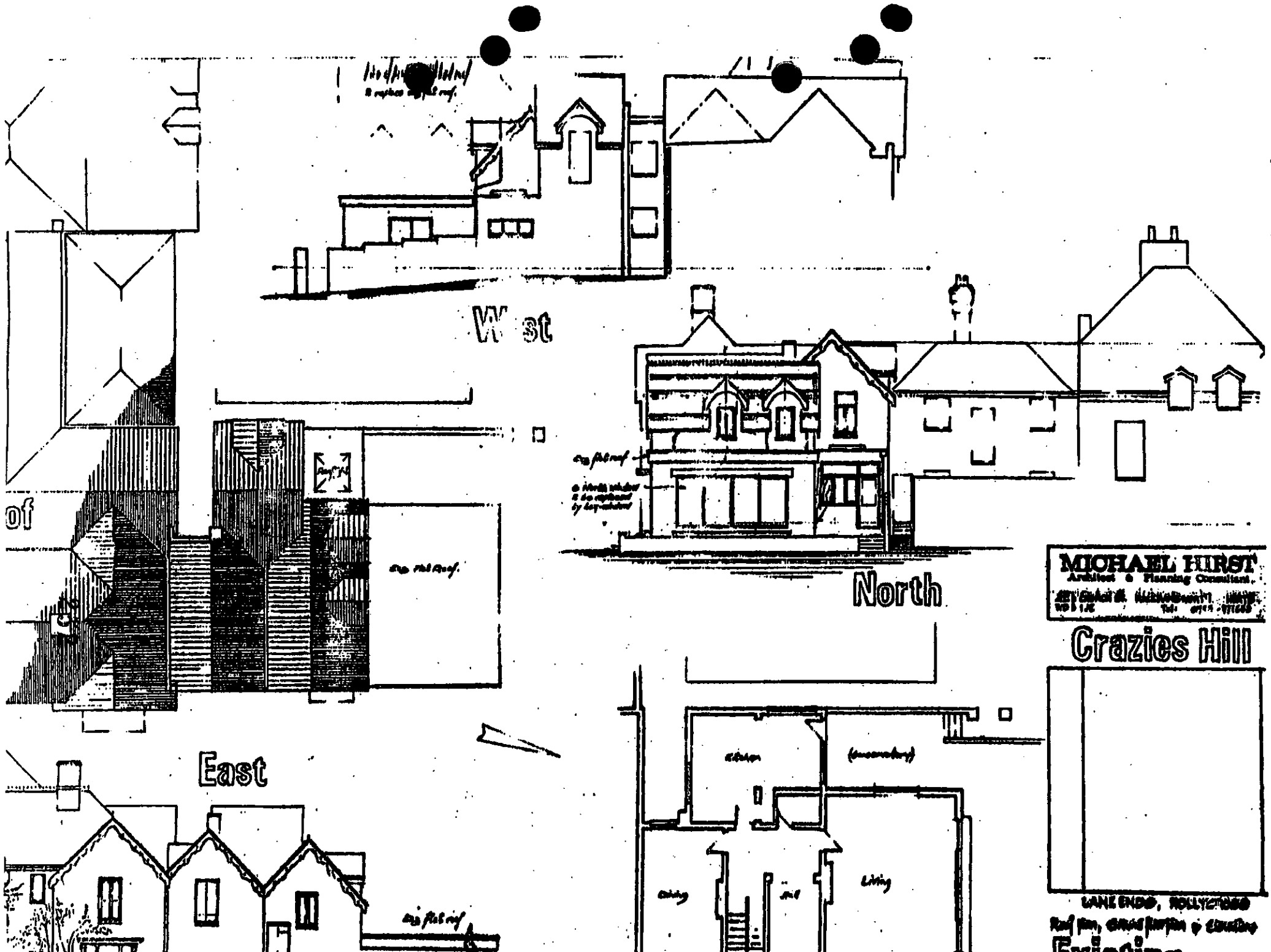
5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

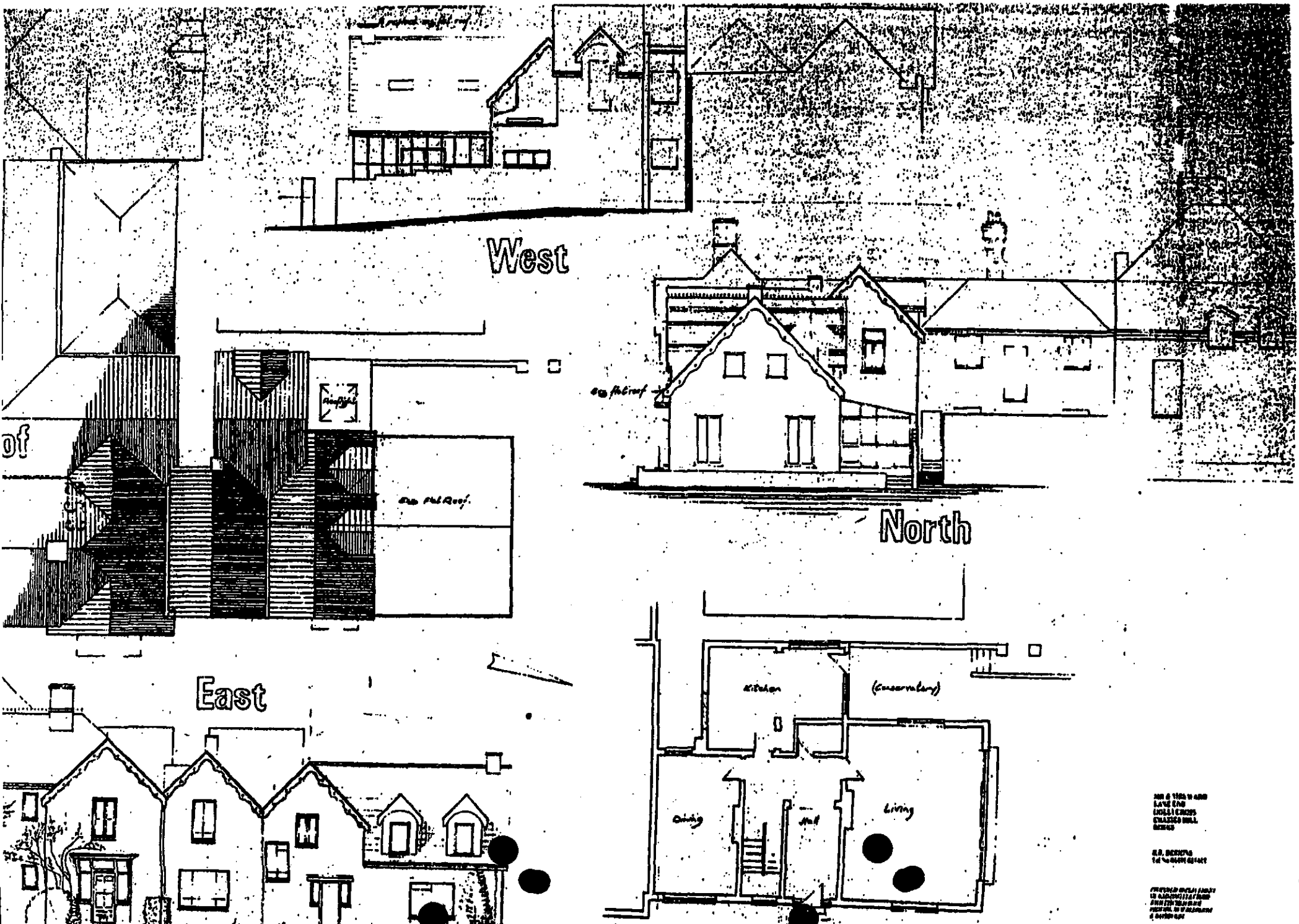
6. **Recommendation** – To REFUSE planning permission on the following reason:

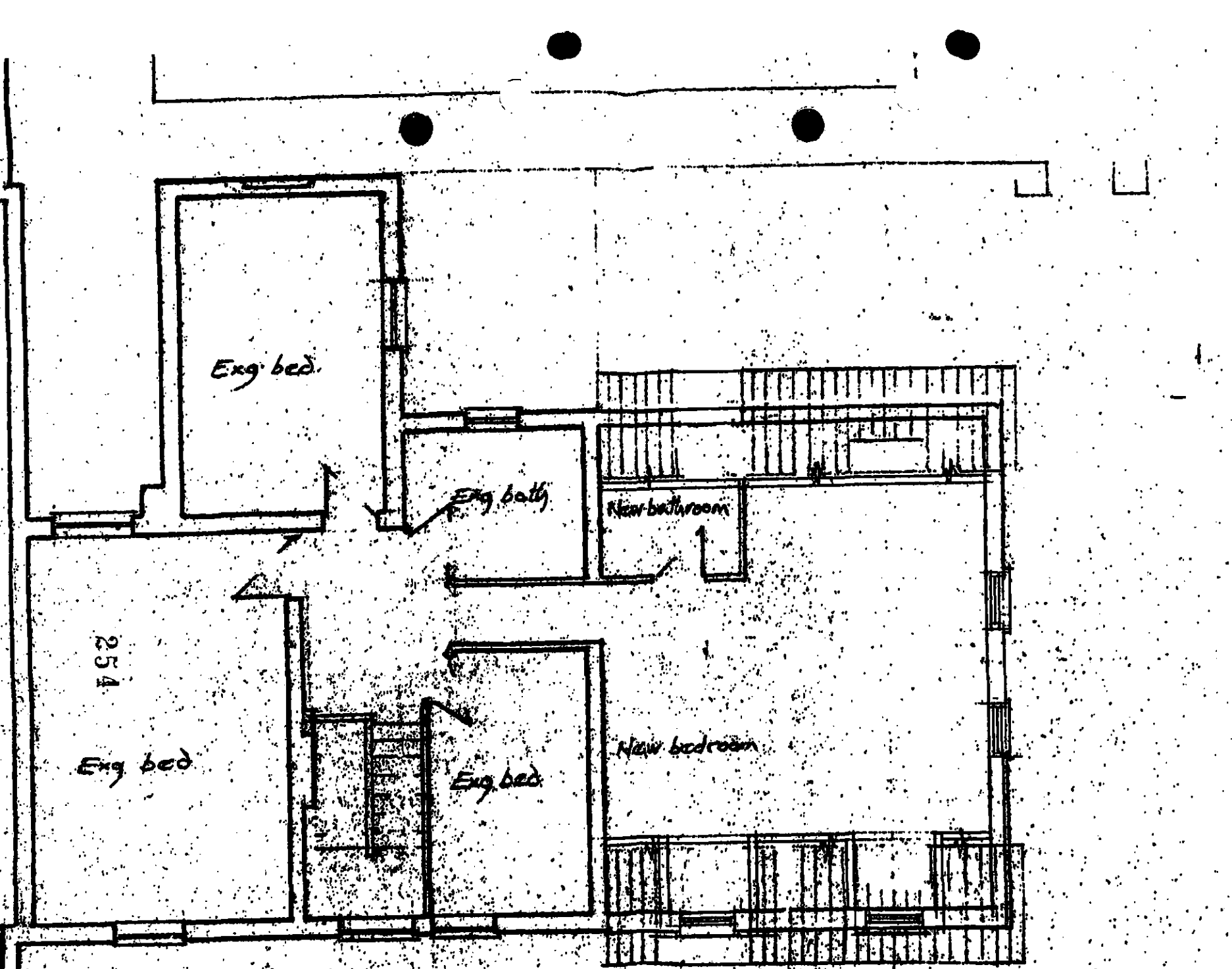
1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.


The Lodge
M
8m
95.7m
Holly Cross
APPLICATION SITE
Lane Ends
Burrow Wood
Holly Cross Cottage
Yewcroft House
BM 104.28m
107.0m
The Paddocks
251
Application Ref : F/2000/1054
Application Boundary
For reference purposes only.
No further copies may be made


West
North
East
MICHAEL HIRST
Architect & Planning Consultant
Crazies Hill


West
North
East
Kitchen
(Conservatory)
Dining
Hall
Living



Attic Floor

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

14. APPLICATION NO.2000/1054 PROPOSED REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF INCLUDING ADDITIONAL ROOMS IN THE LOFT, PLUS CONSERVATORY, LANE END, HOLLY CROSS, CRAZIES HILL, WARGRAVE FOR MR. J.N.WARD.

The Committee considered a report about this application set out on Agenda pages 131 to 137.

Mr.N.Ward, the applicant attended the meeting and spoke in support of the application.

Simon Etheridge, a local Member, attended the meeting and spoke in support of the application.

RESOLVED: That consideration of this application be deferred to enable a site visit to be undertaken to assess the likely impact of the proposed development on the area.

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr. Etheridge.

Applicant: Mr J N Ward.
Location : Lands End, Holy Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. **Planning History** – The site is located off Hatchgate Lane, within Crazies Hill. This area is within the Metropolitan Green Belt and is an area of special landscape importance. The existing dwelling is one of five properties, which originally made up one single dwelling, known as 'Holly Cross'. The dwelling was sub-divided into the separate units in 1949. Number 5 Holly Cross was separated off from the rest of the dwelling, at the time of the subdivision, leaving the remaining properties to form the four separate dwellings which are now on the site.

   The property has been the subject of a number of applications, since the subdivision. A detached garage was erected on the site in 1951, which was then later extended to from double garage in 1960. This garage was later replaced in 1970 with a new pitched roof double garage. Then in 1973, a single storey, flat roofed, ground floor extension was approved. They have since, submitted two applications for a first floor extension above the existing ground floor structure. Both of these applications have been refused under delegated powers, due to their detrimental impact upon the open character and amenity of the Green Belt.

2. **Proposal** – The proposed development is for a replacement pitched roof with additional accommodation within the roof space. This application is a copy of the most recently refused, first floor accommodation application. No alterations have been made to the proposal since its last refusal.

   This application has been listed for determination by the Development Control Sub-Committee by Cllr Etheridge, who is concerned about the planning gain to the site.

3. **Consultations** -
   - ***Wargrave Parish Council:*** "No objection. The Parish Council consider that the roofline would be an improvement over the existing flat roof and have no objection to the utilisation of the roof space."
   - ***Landscaping:*** No objections.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** one letter of objection was received stating the grounds of objection as being, loss of view; overbearing impact upon their property; and that the proposal is out of keeping with the existing property.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan.)

B. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.
C. Concerns of local Residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a first floor extension above an existing ground floor, flat roofed extension. There are high level, side facing velux windows, proposed for the south-west facing slope of the proposed roof. These windows are for a bathroom and bedroom. Due to the angle of the roof and the high level nature of the window, there will be no overlooking of the adjacent dwelling.

Number 3 Holly Cross, has a large flat roofed, garage structure along the boundary of its front garden, with Lands End. Therefore, the area of number 3's amenity space most affected by the proposed extension has already been developed upon.

As such, the proposal will not overlook, overbear or overshadow. The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings.

B. Impact upon the open character and amenity of the Green Belt.
The proposed development would project out, from the existing two storey building line of dwelling, by 5.8m and would have a width of 7m. This would result in a cumulative increase of 71% over the original floorspace of the dwelling, since it was sub-divided from the original Holly Cross House. This in itself would result in an unacceptable change in the scale of development upon the site.

The proposed extension's height measures 7.4m from the ridge of the extension down to the ground level. The existing extension is currently built on a raised patio/platform, which has a height of 0.5m. As stated above the proposed extension would project out from the existing first floor building line by 5.8m. However, as the extension would adjoin the dwelling at a hipped roof, the extension would project out from the existing ridge line by 8.4m. The proposed height of the extension, when considered together with the increase in roof level massing, would have a significant detrimental impact upon the open character of the Green belt.

The existing ground floor extension, does have a flat roof, which is not visually in character with the design or appearance of the existing dwelling. However, the existing flat roof, has a height of 3.3m (to the Patio) and is largely screened by the landscaping along the north-east boundary of the site. However, if the proposed extension were to be allowed, the first floor massing would be clearly visible above the landscaping from outside the site and would form an obtrusive feature.

As such, the proposed extension would result in an unacceptable cumulative alteration in the scale of development upon the site. The increase in massing at first floor/roof level would have a significant detrimental impact upon the open character and amenity of the Green Belt. Therefore, the proposed development is contrary to the policies of the District's local plans.

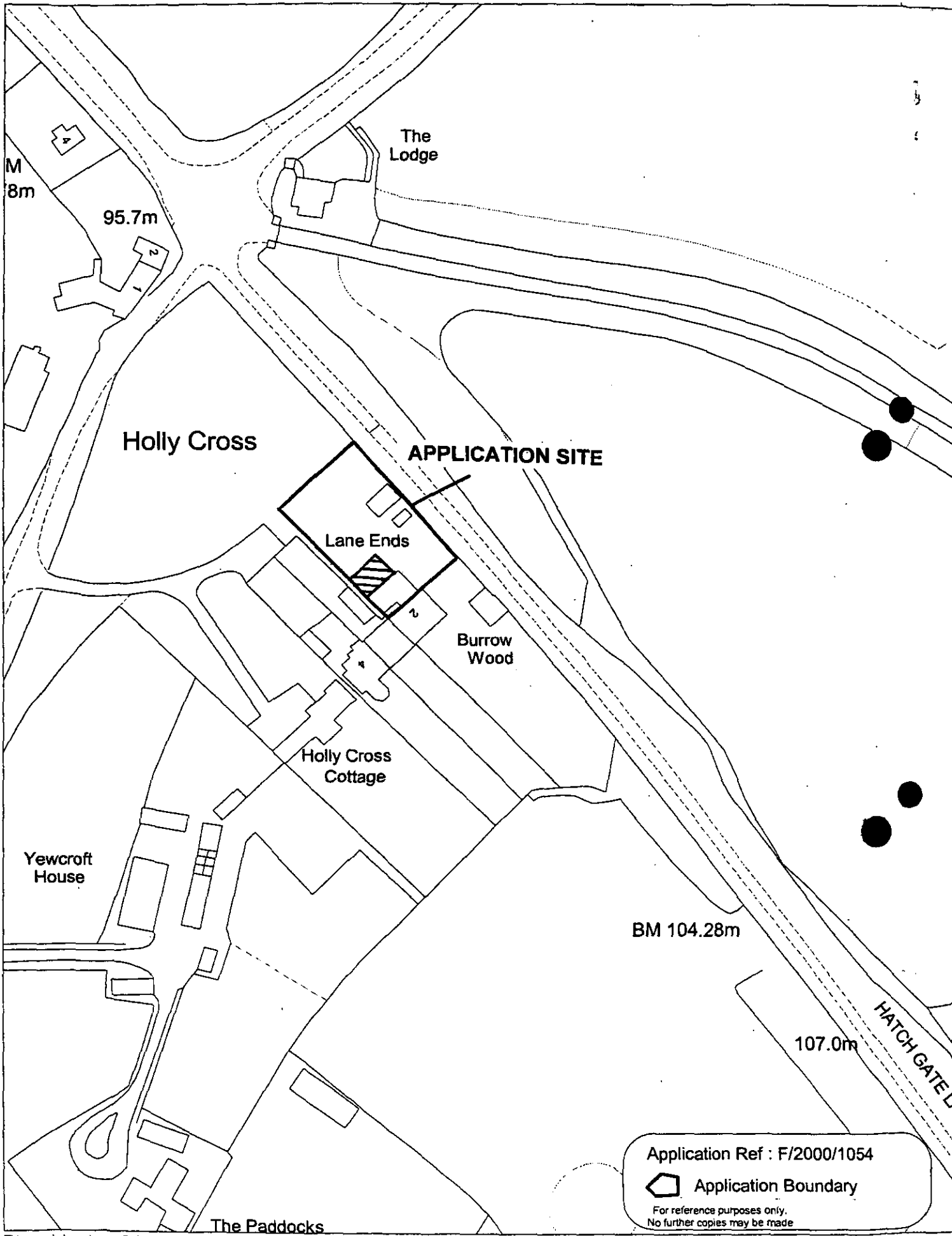
C. Concerns of local residents.
One letter of objection has been received from an adjacent dwelling. Their concerns have been noted and considered in the above appraisal.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

6. **Recommendation** – To REFUSE planning permission on the following reason:

1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2000

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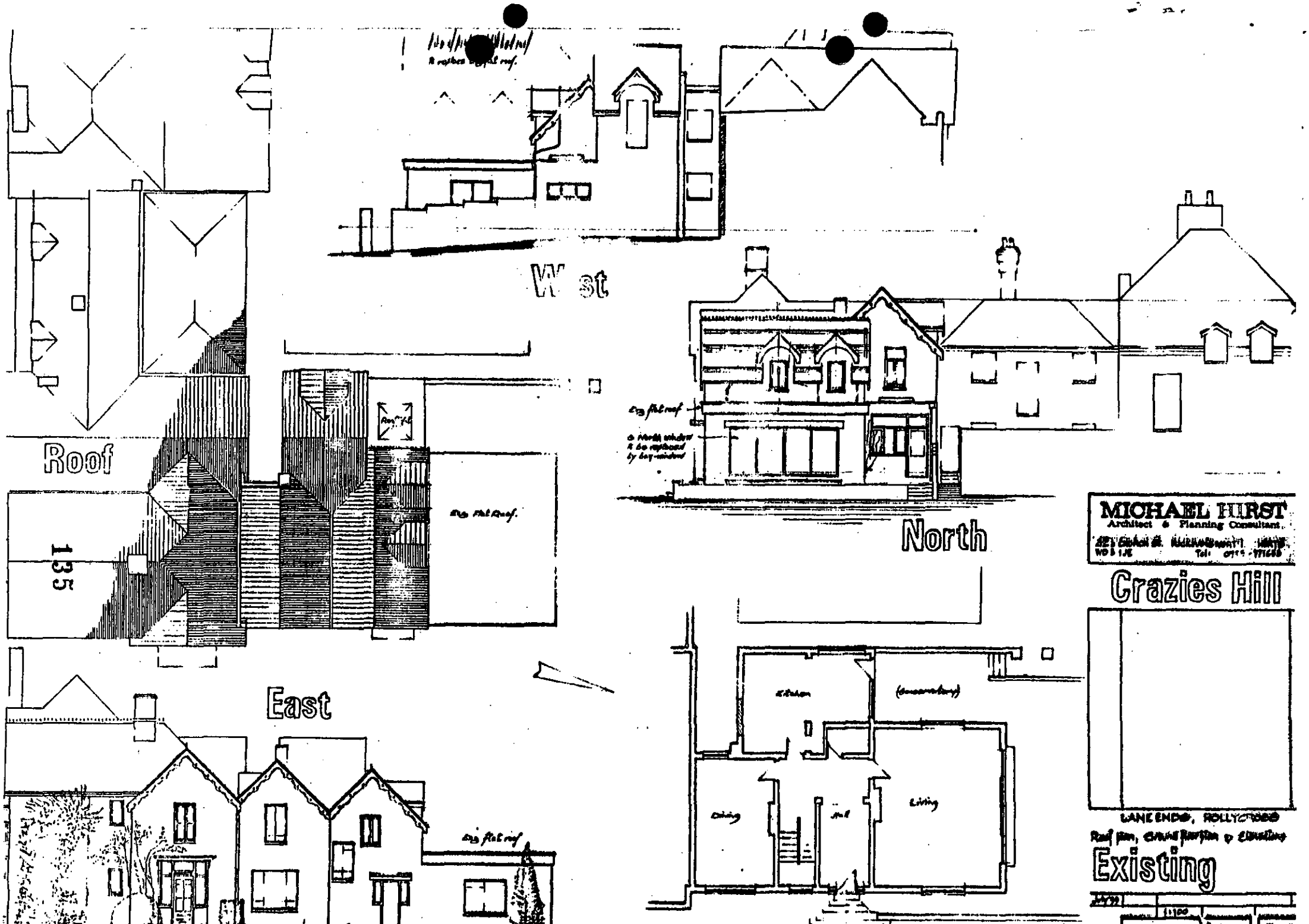
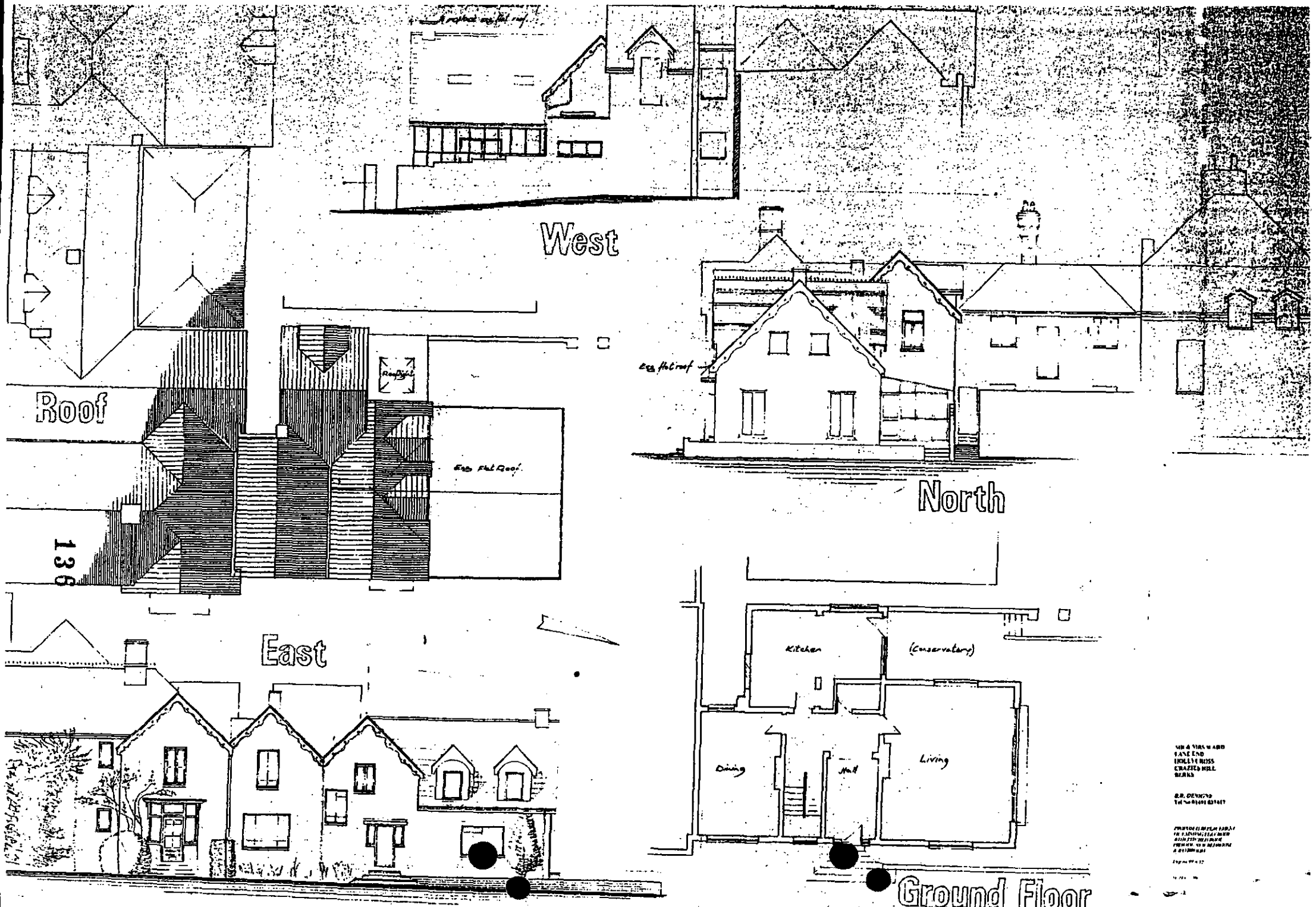
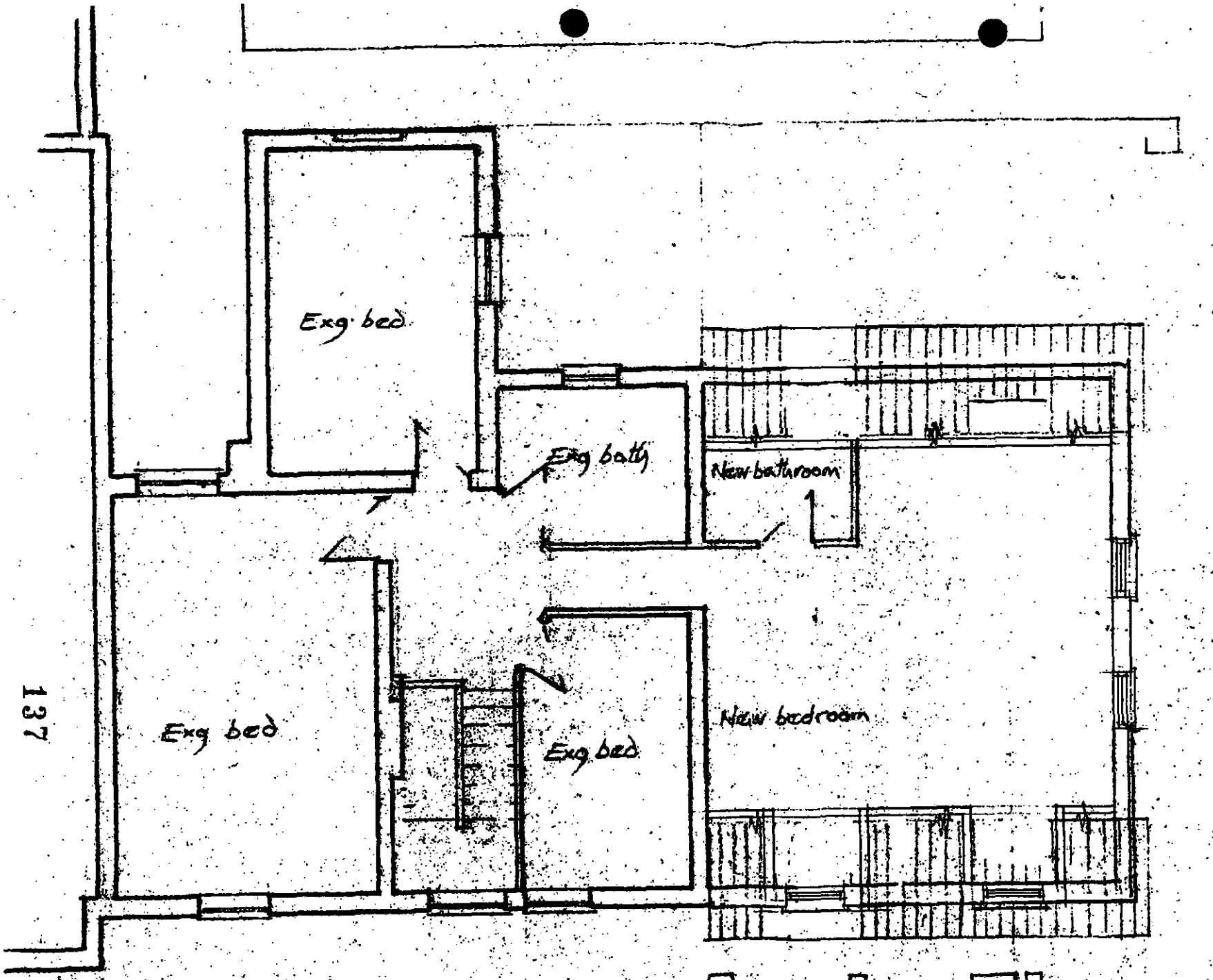


Roof
West
North
East
Existing
Kitchen
Living
Living
MICHAEL HIRST
Architect & Planning Consultant
Crazies Hill
LANE ENDS, ROLLYCROSS

135


West
Roof
North
136
East
Kitchen
(conservatory)
Dining
Hall
Living
Ground Floor



137

Attic Floor

Application No	Received	Wargrave	Listed by
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: Mr J N Ward.
Location : Lanes End, Holly Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus a conservatory.

1. This application was deferred at the Development Control Committee of the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000. The application re-attended the Development Control Committee of the 7 June 2000, when the application was again deferred to allow officer's to carry out further negotiations to bring about an amended scheme.

   Revised plans were submitted to the department on the 16 June 2000.

2. **Proposal** – The proposed revised development is again for a first floor extension, above the existing ground floor, flat roofed extension. However the proposed development has been turned trough 90° so that the gable end will now be facing in a north-east and south-westerly direction, instead of the previously proposed north-west and south-easterly position.

3. **Consultations** -
   - No further responses have been received.

4. **Appraisal** – The proposed revised extension would have one side facing, first floor window. The window would be for a bathroom and as such, could be obscure glazed to prevent overlooking.

   There would be no reduction in the proposed percentage increase in floorspace, resulting from the extension, which would remain at a cumulative level of 71% increase over the original dwelling. This level cumulative increase in the floorspace of a dwelling within the Green Belt would result in an unacceptable change in the scale of development upon the site, to the determent of the open character and amenity of the Green Belt.

   While the proposed development would have an increase in the height of the highest point of the extension of 0.5m, the overall proposed massing, especially when viewed from the north-east would be considerable reduced from that of the previous proposal. However, the overall increase in bulk and massing at the first floor level would still have a significant detrimental impact upon the open character and amenity of the Green Belt.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

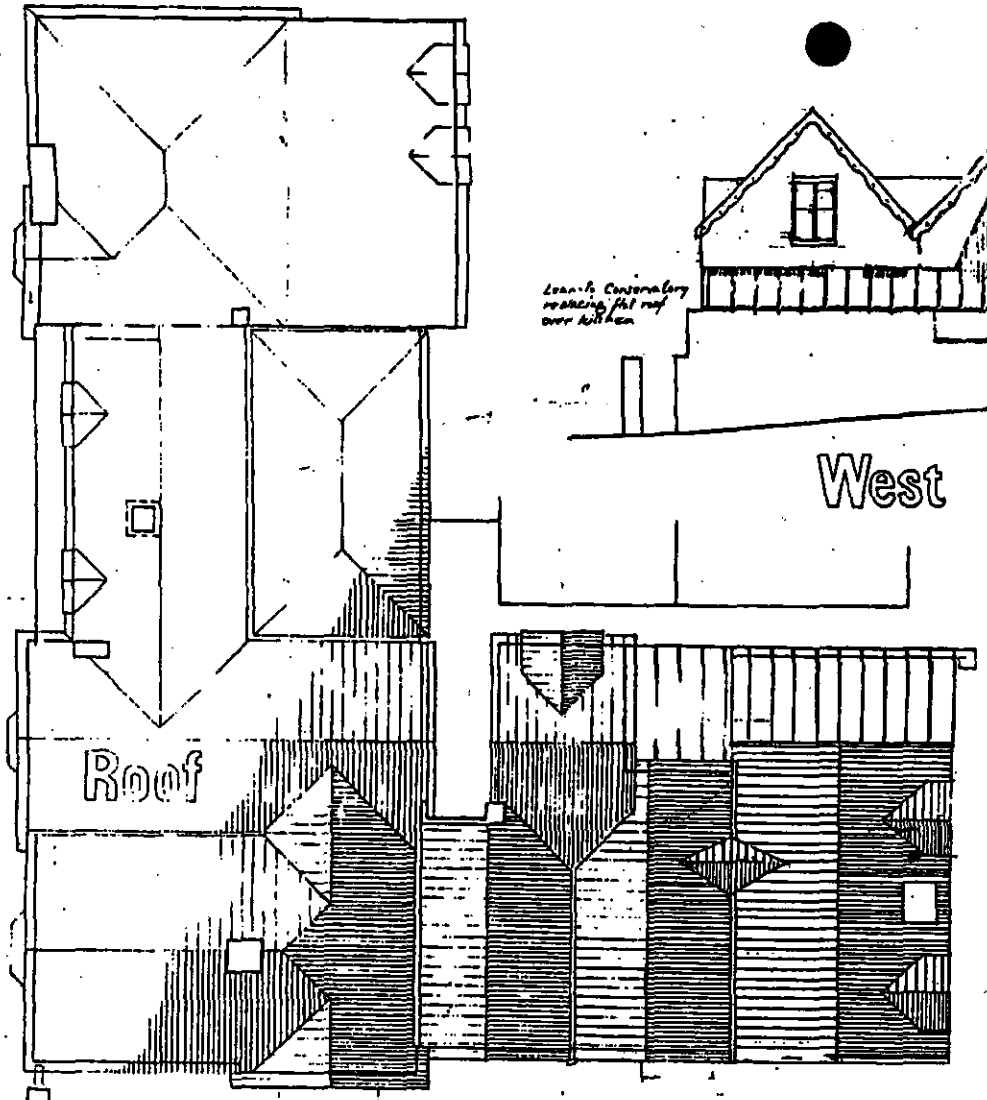
6. **Recommendation** – To REFUSE planning permission on the following reasons:

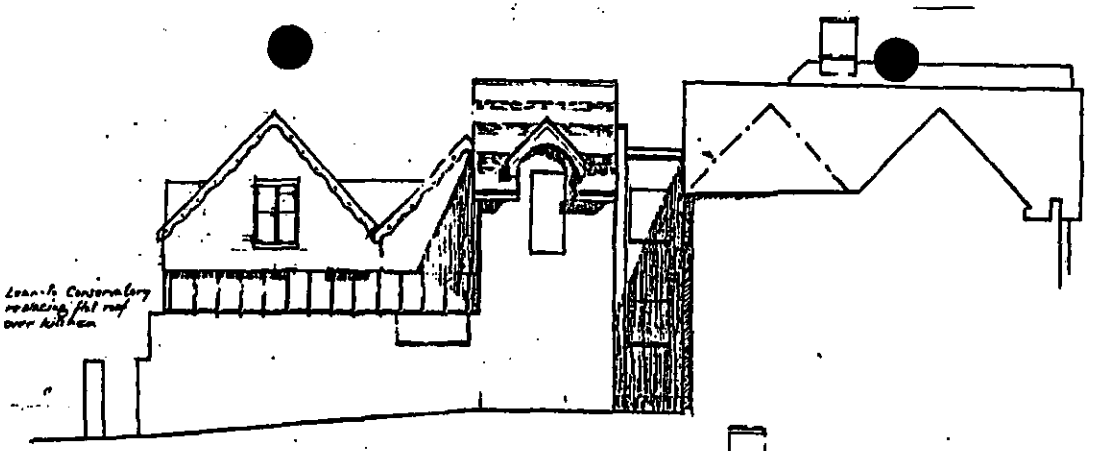
1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.

1054_1

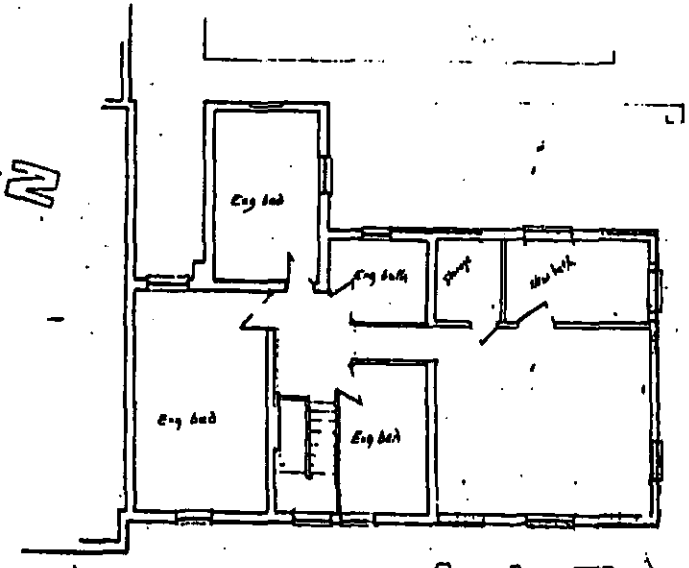
REVISED PLAN











Crazies Hill

LANE ENDS, HOLLYCROSS

Roof Plan, Upper Floor Plan & Elevations

PROPOSED

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: Mr J N Ward.
Location : Lands End, Holly Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To GRANT planning permission subject to the condition stated on the attached report.

Nicola Lake.

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr. Etheridge.

Applicant: Mr J N Ward.
Location : Lands End, Holy Cross, Crazies Hill, Wargrave.
Proposal : Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.

1. **Planning History** – The site is located off Hatchgate Lane, within Crazies Hill. This area is within the Metropolitan Green Belt and is an area of special landscape importance. The existing dwelling is one of five properties, which originally made up one single dwelling, known as 'Holly Cross'. The dwelling was sub-divided into the separate units in 1949. Number 5 Holly Cross was separated off from the rest of the dwelling, at the time of the subdivision, leaving the remaining properties to form the four separate dwellings which are now on the site.

   The property has been the subject of a number of applications, since the subdivision. A detached garage was erected on the site in 1951, which was then later extended to from double garage in 1960. This garage was later replaced in 1970 with a new pitched roof double garage. Then in 1973, a single storey, flat roofed, ground floor extension was approved. They have since, submitted two applications for a first floor extension above the existing ground floor structure. Both of these applications have been refused under delegated powers, due to their detrimental impact upon the open character and amenity of the Green Belt.

2. **Proposal** – The proposed development is for a replacement pitched roof with additional accommodation within the roof space. This application is a copy of the most recently refused, first floor accommodation application. No alterations have been made to the proposal since its last refusal.

   This application has been listed for determination by the Development Control Sub-Committee by Cllr Etheridge, who is concerned about the planning gain to the site.

3. **Consultations** -
   - ***Wargrave Parish Council:*** "No objection. The Parish Council consider that the roofline would be an improvement over the existing flat roof and have no objection to the utilisation of the roof space."
   - ***Landscaping:*** No objections.
   - ***Highways:*** No objection subject to condition.
   - ***Letters:*** one letter of objection was received stating the grounds of objection as being, loss of view; overbearing impact upon their property; and that the proposal is out of keeping with the existing property.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of the neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan.)

B. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.
C. Concerns of local Residents.

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed development is for a first floor extension above an existing ground floor, flat roofed extension. There are high level, side facing velux windows, proposed for the south-west facing slope of the proposed roof. These windows are for a bathroom and bedroom. Due to the angle of the roof and the high level nature of the window, there will be no overlooking of the adjacent dwelling.

Number 3 Holly Cross, has a large flat roofed, garage structure along the boundary of its front garden, with Lands End. Therefore, the area of number 3's amenity space most affected by the proposed extension has already been developed upon.

As such, the proposal will not overlook, overbear or overshadow. The proposed development will have no detrimental impact upon the residential amenity of the neighbouring dwellings.

B. Impact upon the open character and amenity of the Green Belt.
The proposed development would project out, from the existing two storey building line of dwelling, by 5.8m and would have a width of 7m. This would result in a cumulative increase of 71% over the original floorspace of the dwelling, since it was sub-divided from the original Holly Cross House. This in itself would result in an unacceptable change in the scale of development upon the site.

The proposed extension's height measures 7.4m from the ridge of the extension down to the ground level. The existing extension is currently built on a raised patio/platform, which has a height of 0.5m. As stated above the proposed extension would project out from the existing first floor building line by 5.8m. However, as the extension would adjoin the dwelling at a hipped roof, the extension would project out from the existing ridge line by 8.4m. The proposed height of the extension, when considered together with the increase in roof level massing, would have a significant detrimental impact upon the open character of the Green belt.

The existing ground floor extension, does have a flat roof, which is not visually in character with the design or appearance of the existing dwelling. However, the existing flat roof, has a height of 3.3m (to the Patio) and is largely screened by the landscaping along the north-east boundary of the site. However, if the proposed extension were to be allowed, the first floor massing would be clearly visible above the landscaping from outside the site and would form an obtrusive feature.

As such, the proposed extension would result in an unacceptable cumulative alteration in the scale of development upon the site. The increase in massing at first floor/roof level would have a significant detrimental impact upon the open character and amenity of the Green Belt. Therefore, the proposed development is contrary to the policies of the District's local plans.

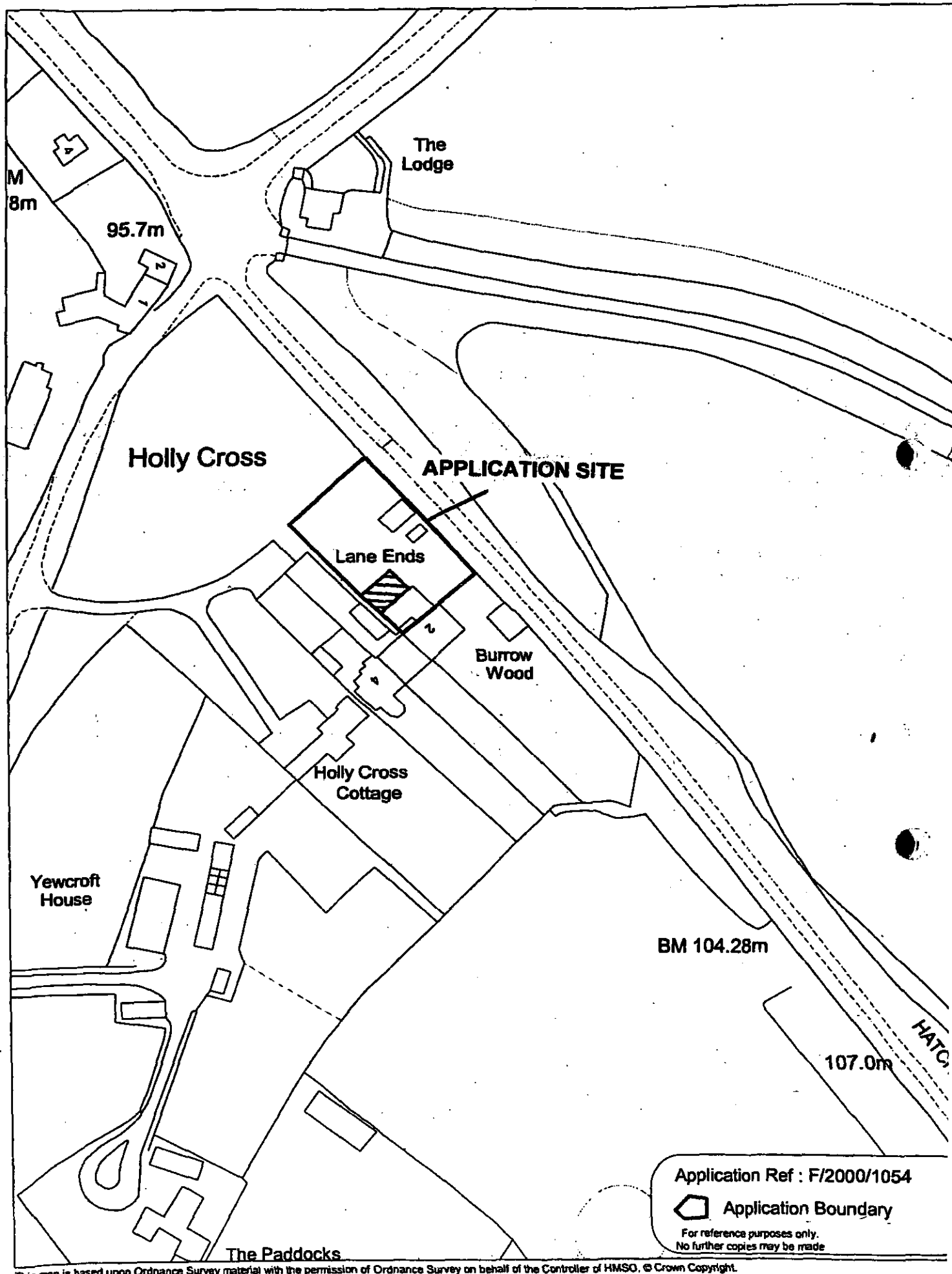
C. Concerns of local residents.
One letter of objection has been received from an adjacent dwelling. Their concerns have been noted and considered in the above appraisal.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings, but would have a significant detrimental impact upon the open character and amenity of the Green Belt.

6. **Recommendation** – To REFUSE planning permission on the following reason:

1. The proposed development by reason of its location, bulk and scale would result cumulatively in an unacceptable change in the scale of development on the site and would reduce the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS3, WGB1 and WGB3 of the Wokingham District Local Plan.

Nicola Lake.



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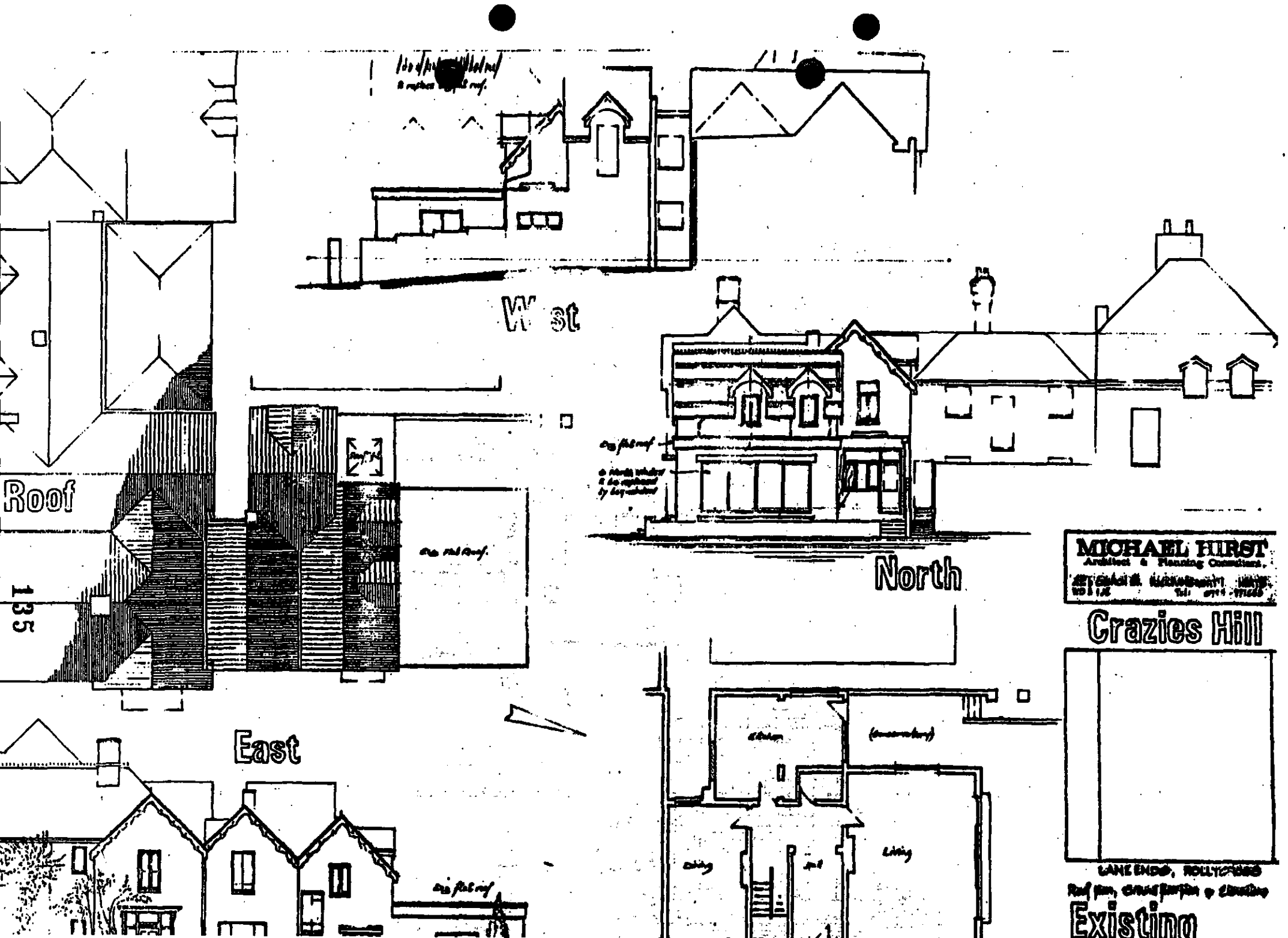
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250


West
Roof
135
East
North
MICHAEL HIRST
Architect & Planning Consultant
Crazies Hill
Existing

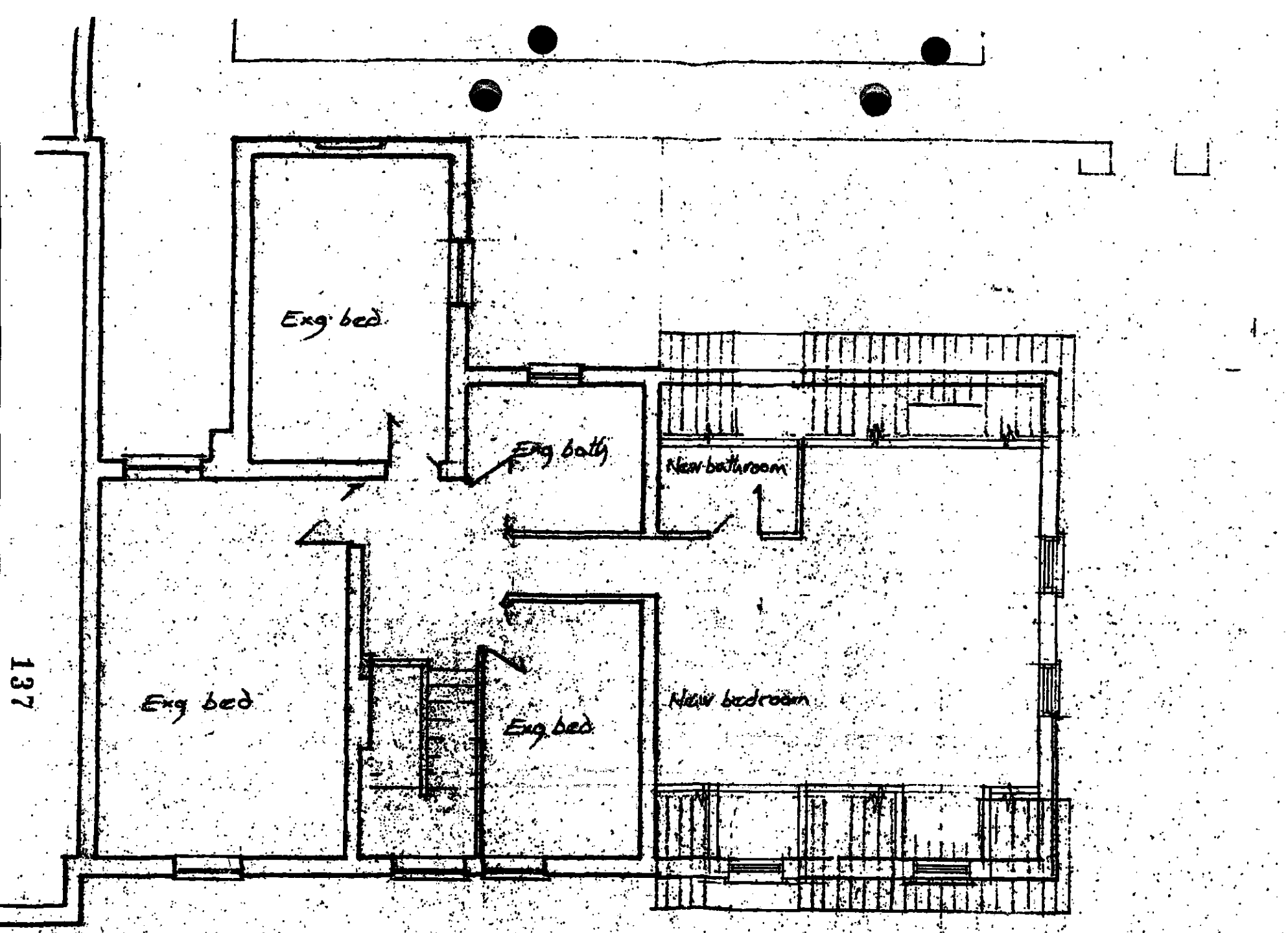
North

West

East

Roof

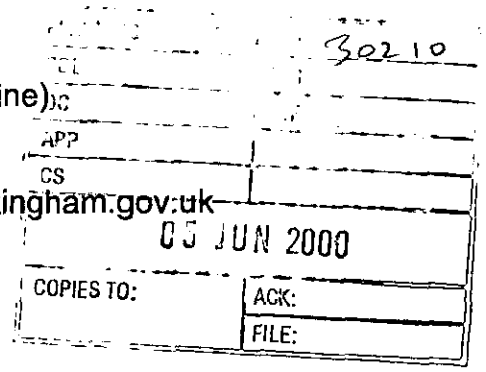
136


Exg bed
Exg batty
New bathroom
Exg bed
Exg bed
New bedroom
137

Attic Floor

Heather Mayon

Tel. 0118 9746051 (Direct Line)
Fax. 0118 9746057
Email. andrew.lowther@wokingham.gov.uk
Date. June 2, 2000
My ref. ADL
Your ref.





Committee & Member Services Section
Chief Executive's Office
P.O. Box 150
Shute End, Wokingham
Berkshire RG40 1WQ
Fax: (0118) 974 6057
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

To The Members of the Development Control Committee

Dear Member,

DEVELOPMENT CONTROL COMMITTEE

I refer to the Agenda for the meeting of the Committee to be held on 7 June and enclose a revised page 247 which contains a different recommendation from the one in the Agenda.

I should be pleased if you could substitute this revised page for the one in your copy of the Agenda.

Yours sincerely,

Andrew Lowther

Andrew Lowther
Principal Committee Officer

Application No	Received	Wargrave	Listed By
F/2000/1054	23.03.00		Cllr Etheridge

Applicant: **Mr J N Ward.**
Location : **Lands End, Holly Cross, Crazies Hill, Wargrave.**
Proposal : **Proposed replacement of existing flat roof with pitched roof including additional rooms in the loft, plus conservatory.**

1. This application was deferred at the Development Control Committee on the 23 May 2000, to allow Members to carry out a site visit. The site visit took place on the 31 May 2000.

2. **Recommendation** – To REFUSE planning permission on the grounds stated on the attached report.

Nicola Lake.

Phone: (0118) 974 6428

Date: 2 June, 2000

Your Ref: .

My Ref: Ian Jordan – F/2000/1054

Sally Peterson
3 Hollycross
Crazies Hill
Wargrave
Berks
RG10 8QB

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 Mrs Peterson

Re: Planning Application F/2000/1054 – Replacement of flat with pitched roof, additional rooms in loft and erection of conservatory at Lands End, Hollycross, Crazies Hill, Wargrave.

I understand that you telephone the Planning Services Section on 2nd June, 2000 having received a letter from us recently regarding the above mentioned application.

This letter incorrectly stated that the application had been recommended for approval when it is actually recommended for refusal and will be determined at the Development Control Sub-Committee on 7th June, 2000.

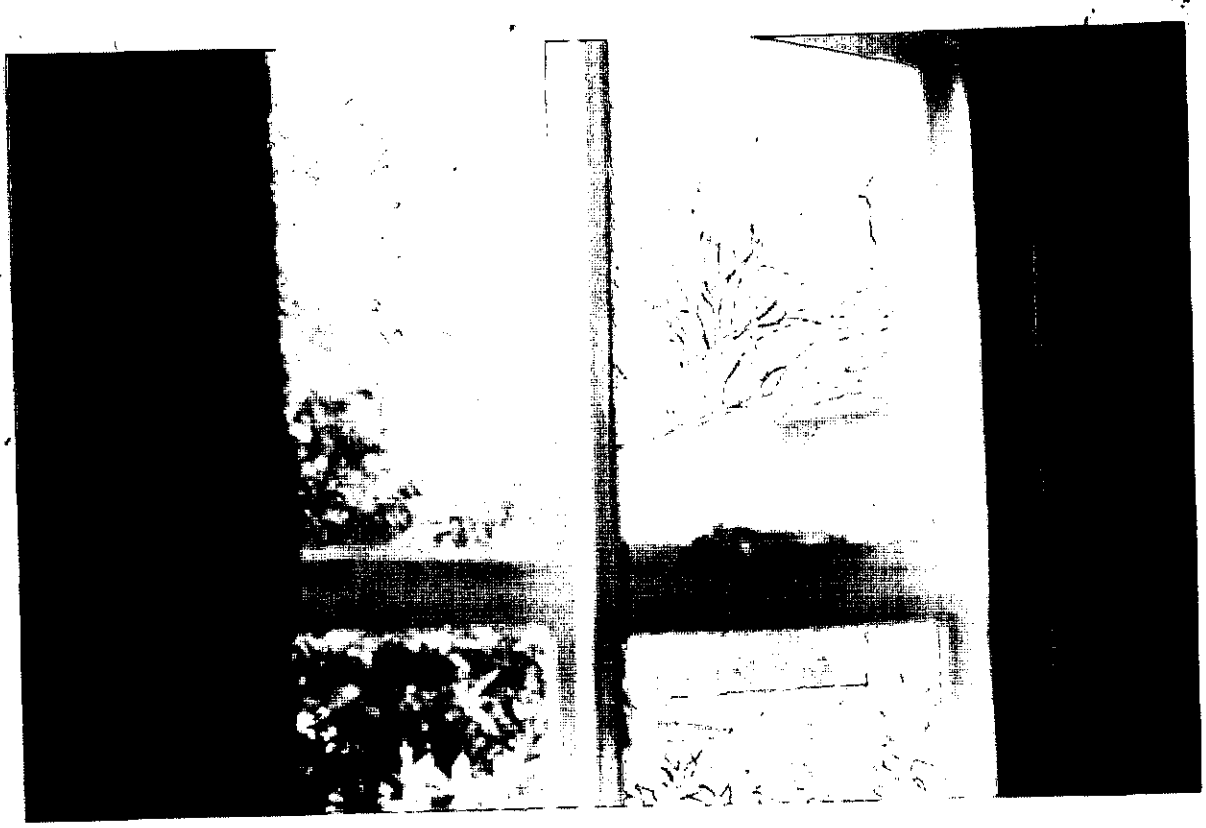
Please accept my apologies for the inconvenience this error has caused.

Yours Sincerely,

Mr I Jordan
Team Leader – Planning Support Services



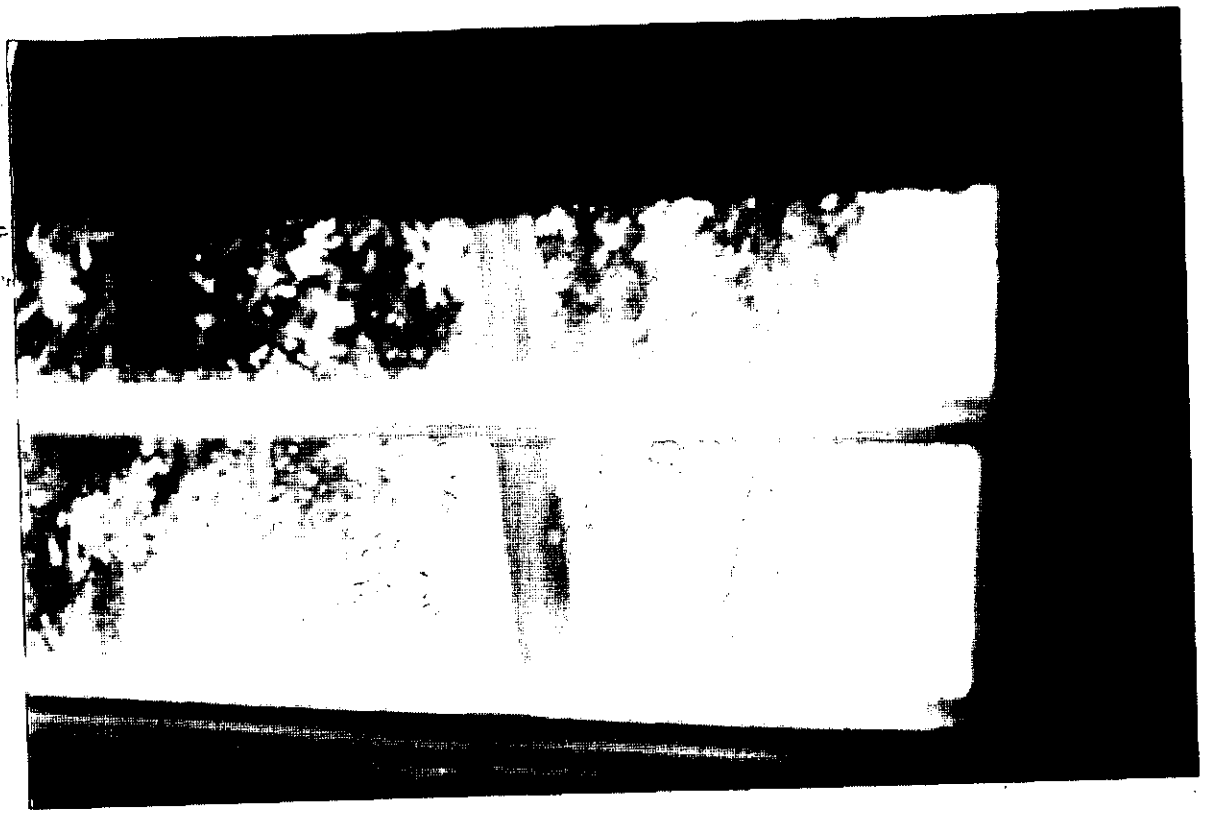


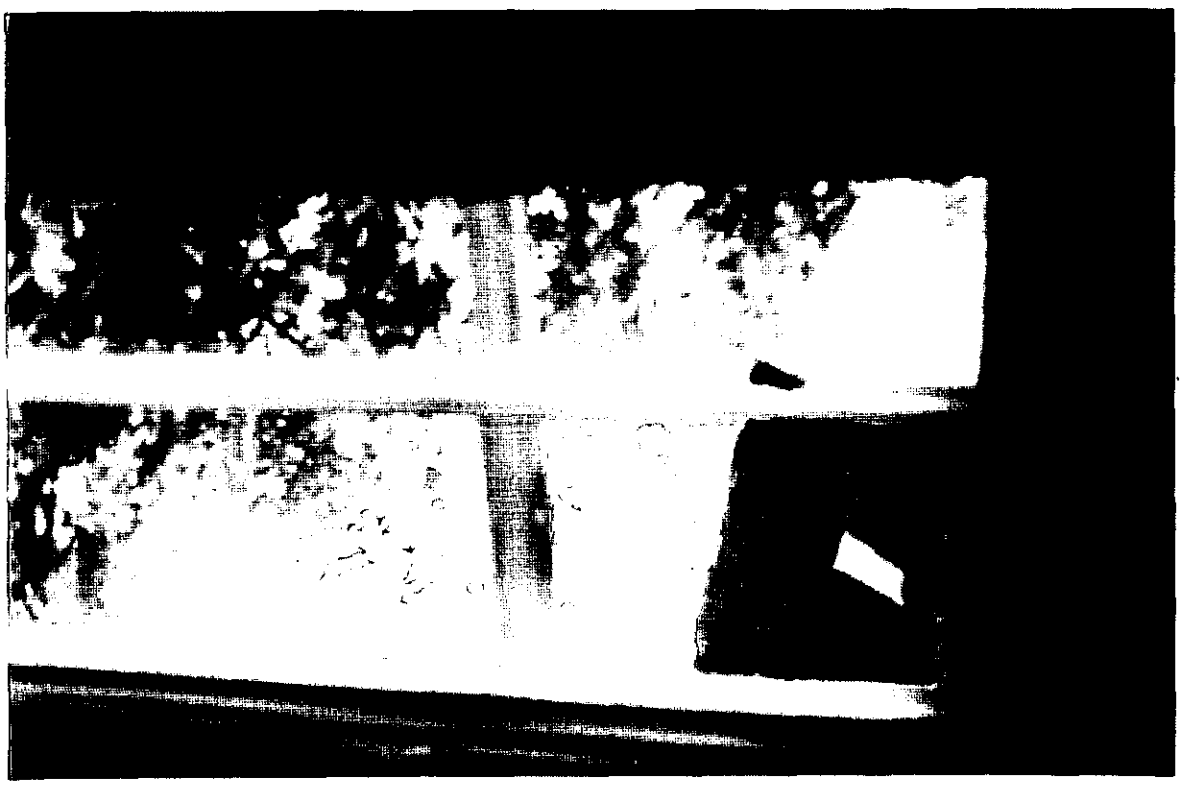


















3 Hollycross
Crazies Hill
Wargrave
Berkshire
RG10 8QB

Miss Nicola Lake
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Lake

RE: Planning Application Number F/2000/1054

Further to our recent conversation regarding the above application which is this time going to committee, I would like to register my comments as being the same as my original two letters.

We are really the only property at Hollycross which will be affected by the proposed plan as we are the smallest section in the middle with only three windows to the front, one of which will look directly onto the proposed new roof, (see photo2). Our view of skyline and trees will be severely cut down – (see photo 4).

Hollycross, as you know, was originally a large house which was divided into five residences in the fifties. Since that time various extensions have taken place including in the 60's the building of the existing flat roof extension at Lane End. The foundations for this are at a considerably higher level than our garage and patio which means the roof is already at a higher level. With the proposed pitched roof and creation of additional rooms the height will be very oppressive to our front patio/garden. We only have a very limited garden at the back (approximately 17 foot) and the front patio and driveway garden is our main outside space. We feel that the proposed extension will considerably alter the shape of the original Hollycross and severely affect our view of skyline and trees as well as creating a very boxed-in feeling to our property, that of being totally closed in to the right. I believe it will also detrimentally affect the value of our property.

As I have also mentioned previously, our only large window to the front is the one on the stairs and as we have only two bedrooms and one bathroom, it is necessary to cross the landing everytime one goes from the bedroom to the bathroom. I have enclosed a picture (photo 6) which shows this view and how our view of sky will be altered..

In previous letters I have said that I can completely understand the desire to build on the flat roof at Lane Ends but, why so high? The height of the existing dorma window on the

side of the house would be the highest that we feel would be acceptable to us in view of the affect on our home. I have suggested a double pitched roof or even taking the pitch the other way as a double pitched roof. Alternatively would there be a way of lowering the ground level of the existing extension which at present is built on quite a high patio? I have no desire for any conflict with my neighbours but do feel compelled to protect our view and skyline. We moved here from London because of the semi-rural position and the wonderful trees, not to look out on a jumble of roofs. The proposed plan does consist of a very large expanse of roof, not necessarily in the style of the original property.

I enclose a selection of photographs showing the existing views and the proposed views from our property No.3.

Yours sincerely,

S.J. Peterson

3 HOLLYCROSS
CRAZIES HILL

PLANNING SERVICES	HPT 29696
POL	TLS
DC ✓NL	ENF
APP	
CS	
23 MAY 2000	
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	FILE:

Nicky,
Photo's not with this letter ?!
Ian.
photos with copy

Dear Miss Lake,

Re. F/2000/1054.

I enclose the photos to go with my letter E-mailed a couple of weeks ago re the above application. These are for tomorrows meeting.

Photo 7 is my suggestion of a skyline which might be a compromise as I do realise that the existing flat roofs are not attractive either.

Yours sincerely,

Sally Peterson.

Copy

3 HOLLYCROSS
CRAZIES HILL

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25 MAR 2000
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Dear Miss Lake,

Re. F/2000/1054.

I enclose the photos to go with my letter E-mailed a couple of weeks ago re the above application. These are for tomorrows meeting.

Photo 7 is my suggestion of a skyline which might be a compromise as I do realise that the existing flat roofs are not attractive either.

Yours sincerely,

Sally Peterson.

Nicola Lake

From: Sally Peterson [sallyp@nascr.net]
Sent: 22 May 2000 17:22
To: nicola.lake@wokingham.gov.uk
Subject: Fw: Tomorrows meeting re Hollycross



3 Hollycross.doc

----- Original Message -----
From: Sally Peterson <mailto:sallyp@nascr.net>
To: nicola.lake@wokingham <mailto:nicola.lake@wokingham>
Sent: Monday, May 22, 2000 3:54 PM
Subject: Tomorrows meeting re Hollycross

Dear Miss Lake

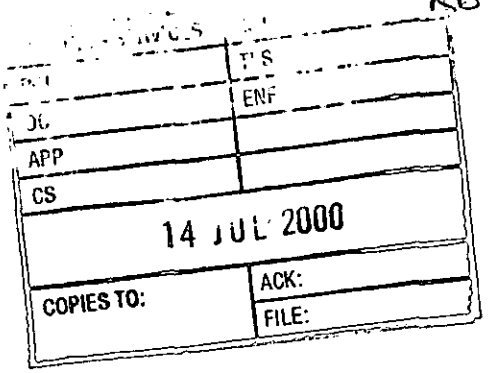
We have received a letter which explained that at tomorrows meeting the above application would be recommended for refusal and an invitation to attend. I would rather not attend as I do not wish to stir any hostilities with our neighbours but have sent some photographs by special delivery to you today. They should arrive tomorrow morning in time for the evening meeting. I also enclose the letter as an attachment which I sent to you previously but with the numbers of the photographs amended where I had put the wrong ones. Amongst these I have done a drawing on photo 7 of a possible compromise which might be acceptable to us depending on how it was done.
This also should be architecturally possible, whereas coming straight out from the height of the side window might not be.

With many thanks for your help

Yours sincerely,

Sally Peterson

RB



Date: 28 June 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1054

Location: Lane End, Hollycross, Crazies Hill, Reading.

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Applicant: J N Ward.

Case Officer: Nicola Lake

The new plans show the following: The Proposed extension being turned through 90° to have a gable facing north east and a roof slope facing north west. Drawing no 2976/09.02.

Comments are required by 08/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

The amendment is an aesthetical improvement

Clerk

10/7/2000

Nicola Lake

To: Sally Peterson
Subject: RE: Planning Application for Lane Ends Crazies Hill

Dear Mrs Peterson,

I would be unable to represent you at the committee, but would notify the Committee Members that we have receive another letter of objection from yourself about the revised plans and would very briefly outline your concerns. If you wished the Members to receive a more detailed explanation of your comments you would have to attend the committee and address the Members yourselves.

I hope this information is of help in deciding whether you will attend committee or not.

Yours sincerely

Nicola Lake
Planning Assistant.

-----Original Message-----
From: Sally Peterson [SMTP:sallyp@nascr.net]
Sent: 13 July 2000 11:31
To: Nicola Lake
Subject: Re: Planning Application for Lane Ends Crazies Hill

Dear Miss Lake

Thank you for this information. Could you tell me whether my previous objections and comments will be put to the meeting? We are going on holiday the next day and it will be difficult to attend the meeting. I also feel that it could create difficulties with the neighbours if I attend although I understand that this may be necessary. It would be preferable if I knew whether my objections will be voiced anyway.

Many thanks

Sally Peterson
----- Original Message -----
From: Nicola Lake <Nicola.Lake@wokingham.gov.uk>
To: 'Sally Peterson' <sallyp@nascr.net>
Sent: Wednesday, July 12, 2000 11:57 AM
Subject: RE: Planning Application for Lane Ends Crazies Hill

> Dear Mrs Peterson,
>
> The revised plans have been submitted to the department and the application
> will be returning to the Development Control Committee on Wednesday, 19
> July at 7.00pm, here at the Council officers in Wokingham. If you would
> like to attend the meeting and address the committee, you will need to
> register with Andrew Lowther of the Committee services section, by 5.00pm on
> the 18 July. His direct line number is 0118 974 6051.
>
> I hope this information is of asistance.
>
> Yours sincerley
>
> Nicola Lake.
> Planning Assistant
>
>
>
> > -----Original Message-----
> > From: Sally Peterson [SMTP:sallyp@nascr.net]

> > Sent: 12 July 2000 11:51
> > To: Nicola Lake
> > Subject: Re: Planning Application for Lane Ends Crazies Hill
> >
> > Dear Miss Lake
> >
> > I understand that they have submitted revised plans and although I have
> > not
> > seen them at Woodley town hall as we have been away, I know from talking
> > to
> > Mr. Ward that the proposed extension is still considerably than the
> > existing
> > part of the house that already faces us. In my suggested compromise
> > drawing
> > on a photograph I had drawn in something that is the same height as the
> > part
> > that exists. We have to continue objecting on the same grounds as
before.
> > We
> > will be completely surrounded if they are allowed to build something
this
> > high. In fact we have felt so disheartened over the whole thing that we
> > have had the house on the market but when any prospective buyers have
> > heard
> > of the plans it has put them off. How long will these applications be
> > submitted and re-submitted I wonder? Does this mean that every month we
> > will be having to object?
> >
> > With good wishes to you.
> > Yours sincerely,
> >
> > Sally Peterson
> > ----- Original Message -----
> > From: Nicola Lake <Nicola.Lake@wokingham.gov.uk>
> > To: 'Sally Peterson' <sallyp@nascr.net>
> > Sent: Monday, June 26, 2000 2:02 PM
> > Subject: RE: Planning Application for Lane Ends Crazies Hill
> >
> >
> > > Hello.
> > >
> > > The application was deferred at committee for further negotiations. I
> > > believe that your neighbours have met with the Development Control
> > Manager,
> > > and that they will be letting us know shortly what they intend doing.
> > If
> > > they choose to submit revised plans on this application you will be
> > notified
> > > in writing. I would suggest that it would be best to leave the
> > photographs
> > > with us for the moment until this application has been determined,
once
> > this
> > > has happened please fell free to contact me and we can discuss what
can
> > > happen with the photographs.
> > >
> > > I hope this information is of assistance to you.
> > >
> > > Your sincerely
> > >
> > > Nicola Lake.
> > >
> > > > -----Original Message-----
> > > > From: Sally Peterson [SMTP:sallyp@nascr.net]
> > > > Sent: 26 June 2000 09:58
> > > > To: Nicola Lake
> > > > Subject: Planning Application for Lane Ends Crazies Hill

> > > >
> > > >
> > > > Dear Nicola Lake
> > > >
> > > > I have not heard anything yet regarding the results of the recent
> > > > committee meeting concerning the Ward's application for Lane Ends,
> > > > attached to Hollycross, Crazies Hill. I met with my neighbours at
a
> > > > party this weekend and mentioned that I had drawn a picture of a
> > > > compromise on a photograph which I had sent to your office. I
wonder
> > if
> > > > you still have the photographs I sent to you. Did they ever get
> > shown
> > at
> > > > any meetings? Are they ever likely to be shown in the future? If
> > not,
> > > > I wonder if I could have them back.
> > > > *If they are likely to be used by your office in any further*
meetings
> > > > regarding the next application which will invevitably be submitted
> > then
> > it
> > > > would be better for you to hang on to them. If not they would be
> > useful
> > > > for me to show to Gerry.
> > > >
> > > > Many thanks
> > > >
> > > > Best wishes
> > > >
> > > >
> > > > Sally Peterson
> > > >
> > > > 3 Hollycross
> > > > Crazies Hill
> > > > Wargrave
> > > > Berks RG10 8QB
> > > >
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>

Nicola Lake

From: Wargrave Parish Council [wargraveparishcouncil@hotmail.com]
Sent: 10 July 2000 15:57
To: Nicola.Lake@wokingham.gov.uk
Subject: Fw: TP/2000/1424

Nicola,

I have copied below an email I sent to you a couple of weeks ago and was wondering if you have had chance to consider it yet.

Many thanks
Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ wargraveparishcouncil@hotmail.com <mailto:wargraveparishcouncil@hotmail.com>
Tel/Fax ~ 01628 788354

----- Original Message -----
From: Wargrave Parish Council <mailto:wargraveparishcouncil@hotmail.com>
To: Nicola.Lake@wokingham.gov.uk <mailto:Nicola.Lake@wokingham.gov.uk>
Sent: 23 June 2000 17:25
Subject: TP/2000/1424

Nicola,

You may recall I spoke to you about this application some time ago, when I asked you about the Use Class which appeared to be incorrectly submitted. You said you hadn't looked at the application at the time and were going to get back to me. I was just wondering if you have had chance to look at it and if you could tell me what the outcome was. The Parish Council deferred their observations pending clarification from you, and as we have a meeting Monday evening I would like to be prepared when the question arises.

Many thanks in advance.

Date: 28 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1054

Location: Lane End, Hollycross, Crazies Hill, Reading.

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Applicant: J N Ward.

Case Officer: Nicola Lake

The new plans show the following: The Proposed extension being turned through 90° to have a gable facing north east and a roof slope facing north west. Drawing no 2976/09.02.

Comments are required by 08/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/1054 (Ludhouse) Date Rec. 16-6-2000

Location: Lane End, Hollycross, Crazies Hill.

Parish Wargrave.

Applicant: J. N. Ward.

Description of attached plans showing the proposed extension being turned through 90° to have a Gable facing North East and a roof slope facing North west.

Drawing No's: 2976/09.02.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 3, Hollycross, Crazies Hill

Date for Responses 10 Days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 28.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

30686

PLANNING SERVICES	HPT
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DC NL	ENF
APP	
CS	
16 JUN 2030	
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	FILE:

Lane Ends
Dollycross
Cregrina Hill
Berks.

Rec'd.

REVISED PLAN

1054.0

Dear Mr Mitchell

Thank you for coming to visit us — yet again! I enclose 6 copies of the new drawings as discussed — I do hope that will be seen as a considerable improvement.

If you have any queries please do contact me —

Yours sincerely

Jeremy Ward

Nicola Lake

From: Sally Peterson [sallyp@nascr.net]
Sent: 06 June 2000 14:08
To: Nicola Lake
Subject: Re: planning application no F/2000/1054

Dear Nicola Lake

I received a letter last week regarding the above application and the recent meeting saying that it was going to another meeting tomorrow evening but that it had been recommended for refusal. I was invited to attend the meeting and speak if I wish. It will be very hard for me to be there as I am normally working late in London every Wednesday and I wonder if it is necessary for me to be there to state my case or whether my letters and photographs will be submitted to the meeting anyway. I will have nothing new to say that is not in my letters. Simply, that I understand why my neighbours should wish to build on their flat roof, but why does it have to be so high when the existing extension is already high for a single storey one. If they go ahead with their plans we will be very boxed in with our courtyard patio garden overshadowed by a very large roof with skylights which are not even in keeping with the existing buildings. In the photographs I sent to you I put in one suggesting a possible compromise which involves pitching the proposed roof on the extension in a different direction and taking the starting line of the roof from an existing dorma window height.

The original plan they submitted which was rejected was more attractive and in keeping with the architecture, but far too high. The existing plan just appears to be one long and large roof.

Could you let me know if you think it is important that I should speak at the meeting or if my letters and photographs will be considered anyway.

Many thanks

Sally Peterson
----- Original Message -----
From: Nicola Lake <Nicola.Lake@wokingham.gov.uk>
To: 'Sally Peterson' <sallyp@nascr.net>
Sent: Monday, May 08, 2000 3:22 PM
Subject: RE: planning application no F/2000/1054

> Dear Mrs Peterson,
>
> Thank you for your letter i will report it to committee on the 23 May 2000
> at 7:00pm. If you have any further questions please do not hesitate to
> contact me.
>
> Yours sinceley,
>
> Nicola Lake.
>
> > -----Original Message-----
> > From: Sally Peterson [SMTP:sallyp@nascr.net]
> > Sent: 08 May 2000 14:57
> > To: nicola.lake@wokingham.gov.uk
> > Subject: planning application no F/2000/1054
> >
> > Dear Miss Lake
> >
> > I enclose a letter re the above as an attachment. The photographs
> > referred to are in the post to you today .
> >
> > Yours sincerely

> >
> >
> > Sally Peterson << File: 3 Hollycross.doc >>
> >
> >
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Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 26 October, 2000
My ref. BC/DC/2000/1054
Your ref.

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

Mr Ward
C/o B R Designs
5 Newnham Green
Crowmarsh Gifford
WALLINGFORD
Oxon OX10 8EW

Dear Sirs

PLANNING PERMISSION 2000/1054
SITE: HOLLYCROSS, LANE END, CRAZIES HILL

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 2000/1054 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.

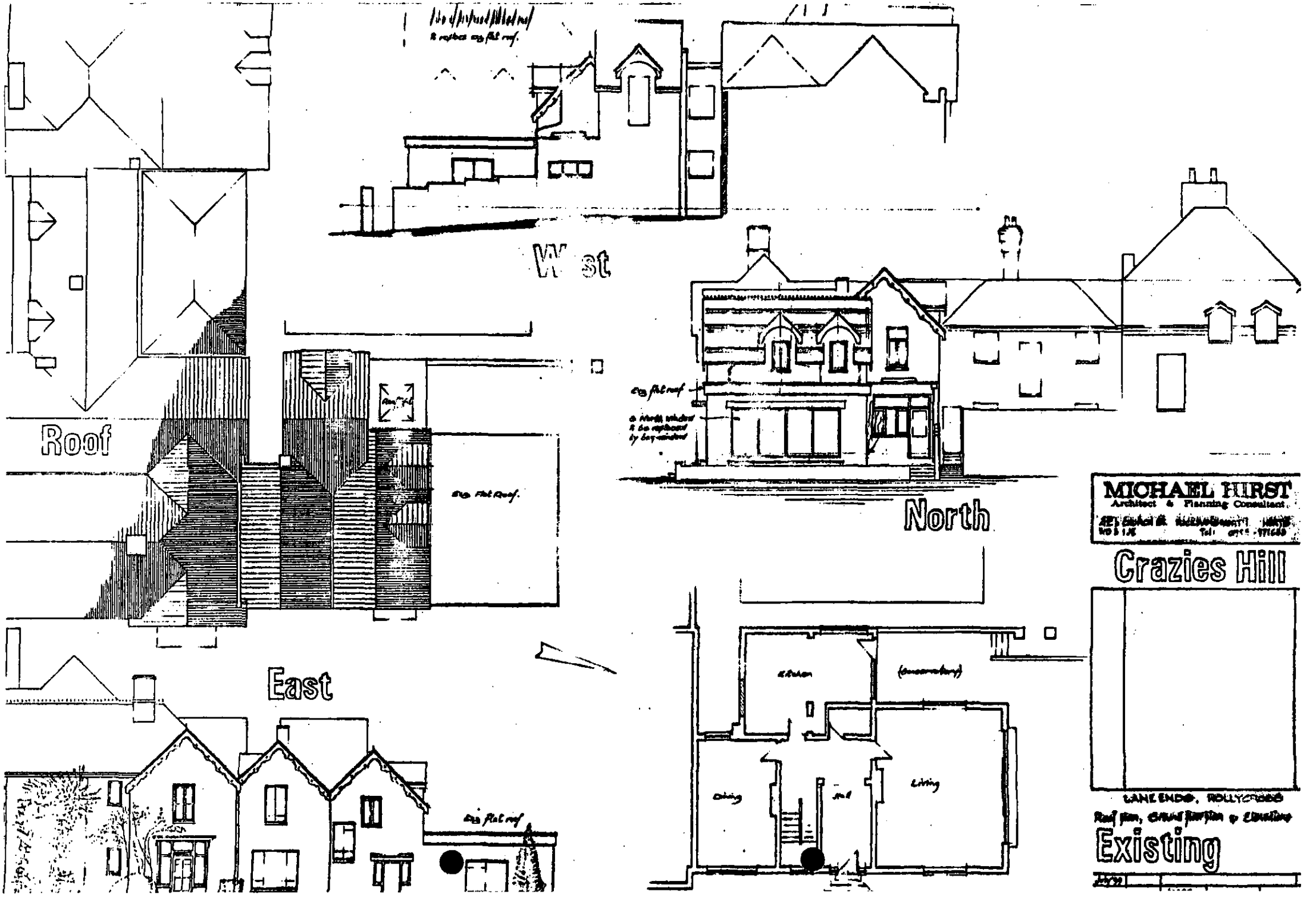
If you have already complied with these conditions, please disregard this letter.

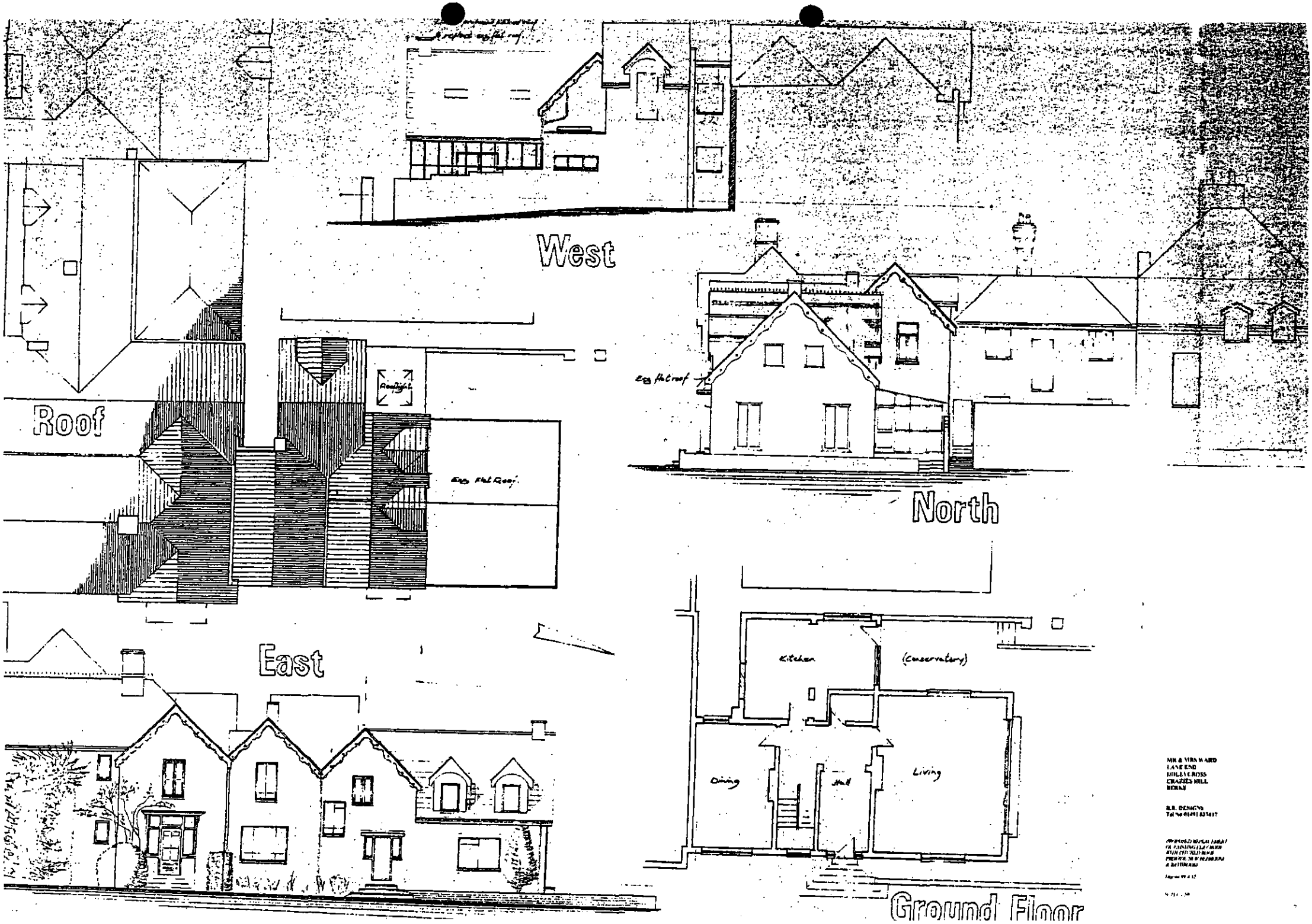
If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

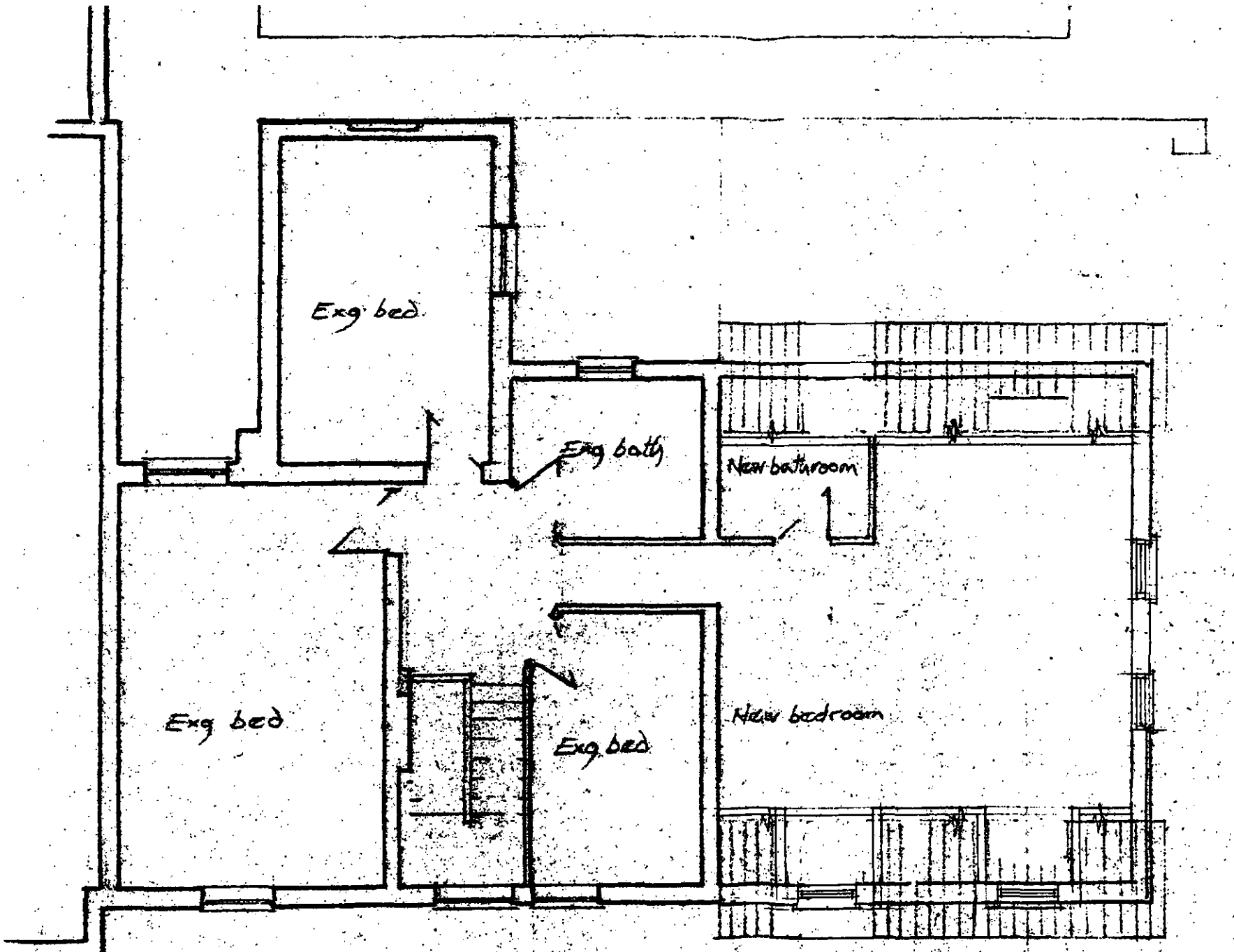
Yours faithfully

N Lake.

NICOLA LAKE
Senior Planning Officer

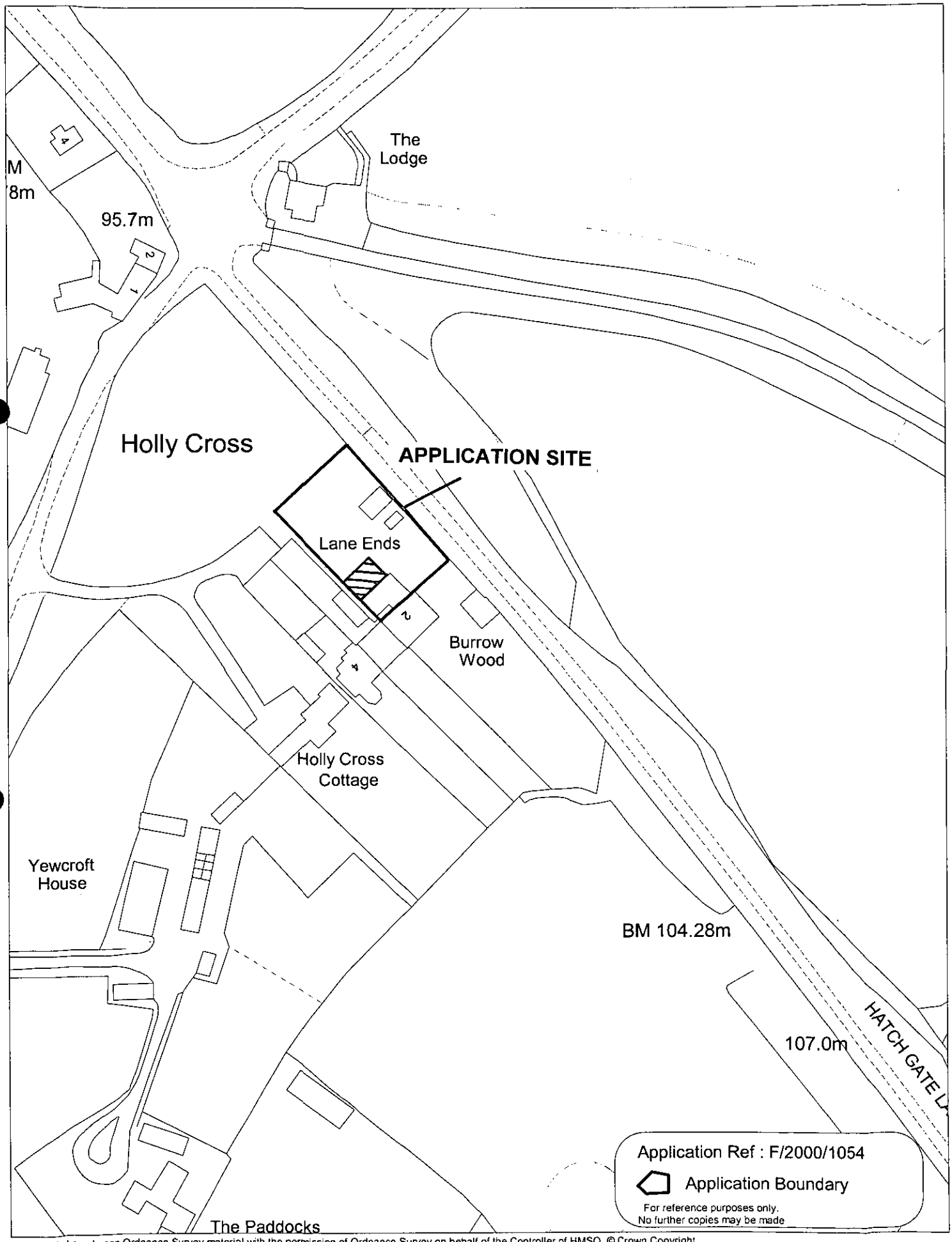

West
Roof
North
East
Living
MICHAEL HIRST
Architect & Planning Consultant
Crazies Hill
Existing


West
Roof
North
East
Kitchen
(conservatory)
Dining
Hall
Living
Ground Floor



Attic Floor

1 : 50



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2000

Scale: 1 : 1250

ADDRESS LANE ENDS HATCHGATE LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No SU 8080

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/419/69.	Mr. E. J. Hancock	Double garage	2.12.69.	APP C/A
R/611/70	" "	Retention of garage	5.1.71	C/A
310/73.	" "	Addition of living room	8.2.73.	- C/A
30453	"	1st floor ext.	10.6.88	C/A
99/70133/F	Mr & Mrs Ward.	Replacem. flat roof with pitched roof. F/fl + s/st/r extn → conservatory.	16/9/99.	REF
F/1999/0253	Mr & Mrs Ward	replacement flat roof with pitched, addit. rooms in roof	16.2.00	Ref.

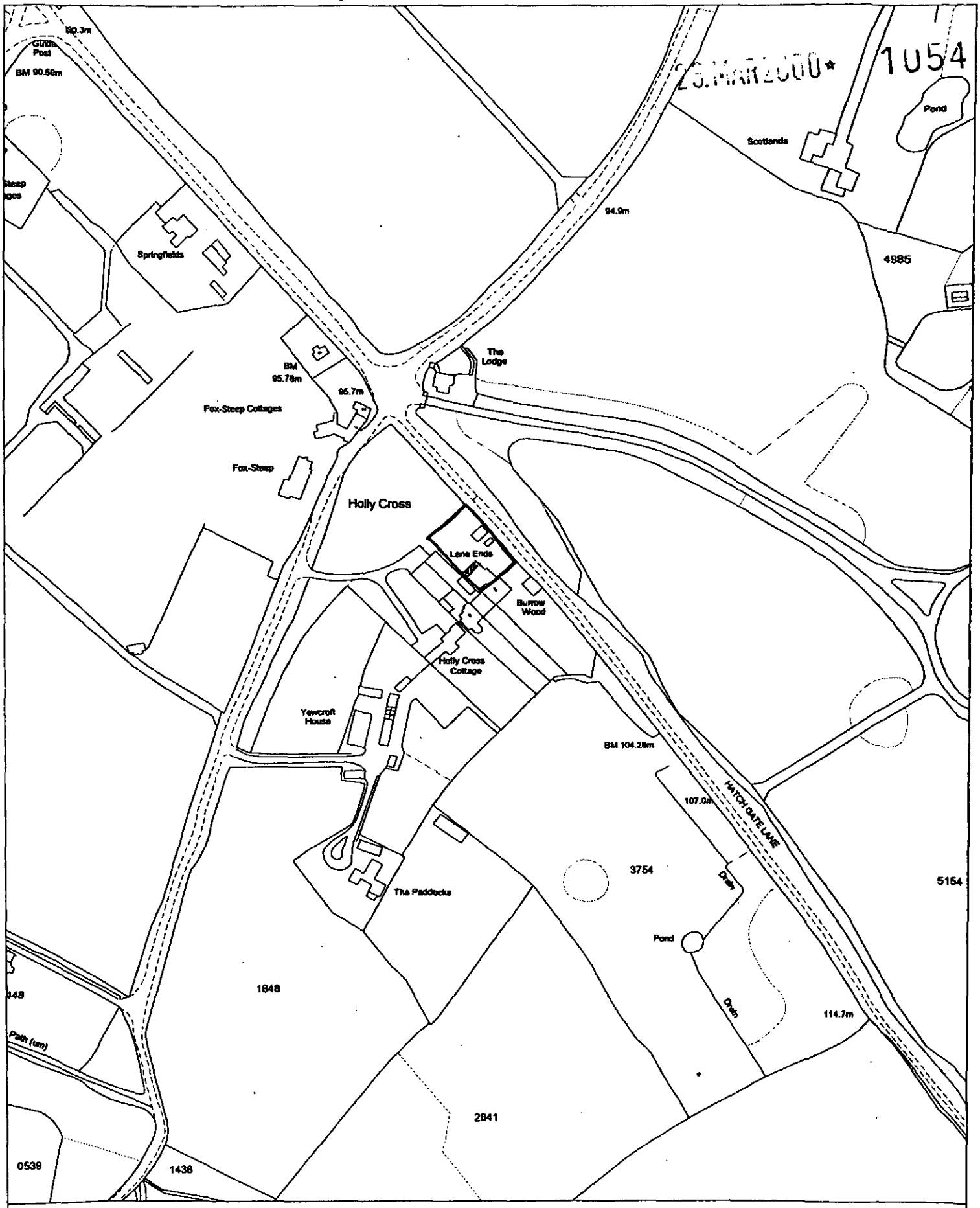
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - LETS. & CONSERVATORY - 25-11-98

DRAINAGE

091074



Site Plan, Scale: 1 to 2500

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Date: 20 March 2000

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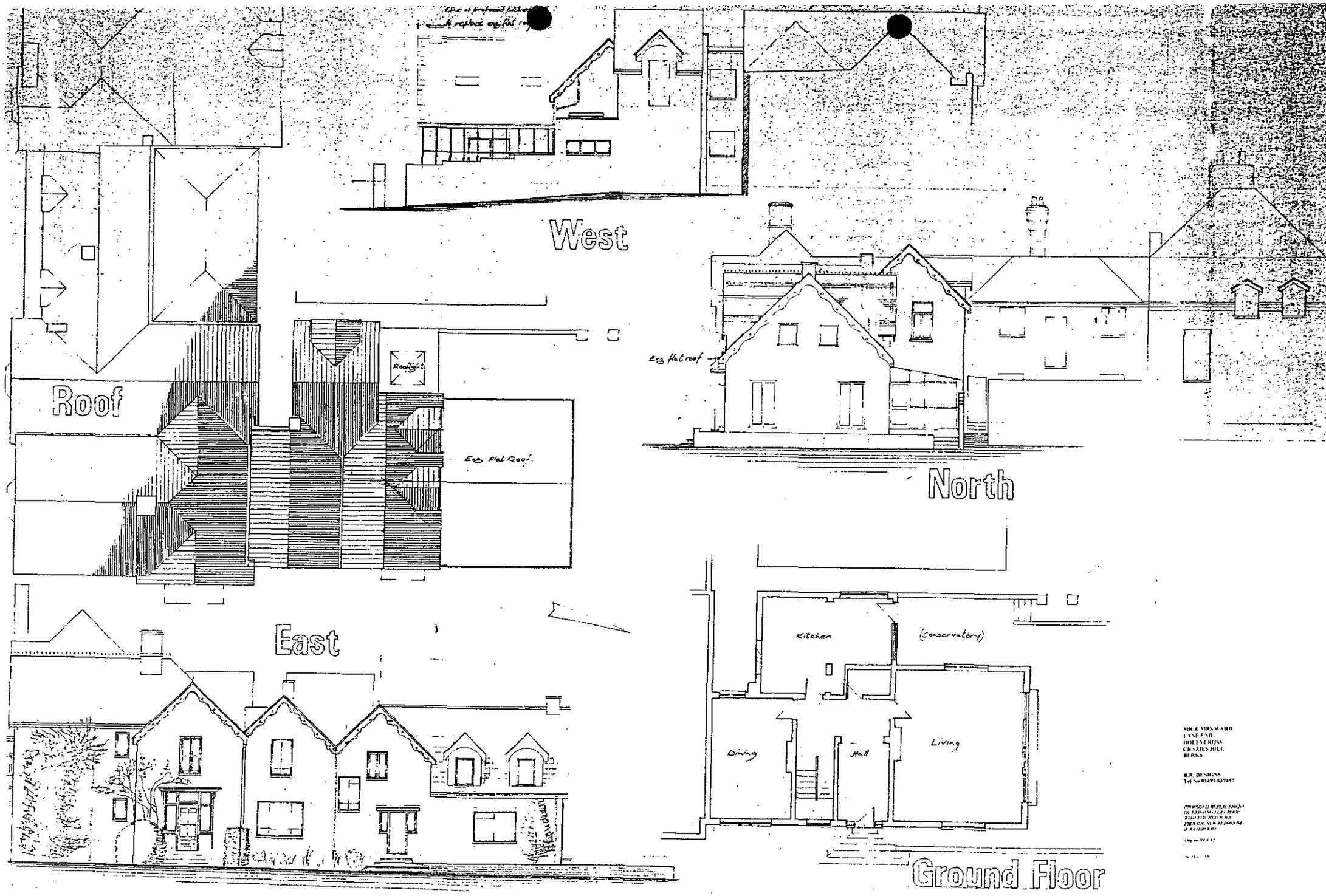
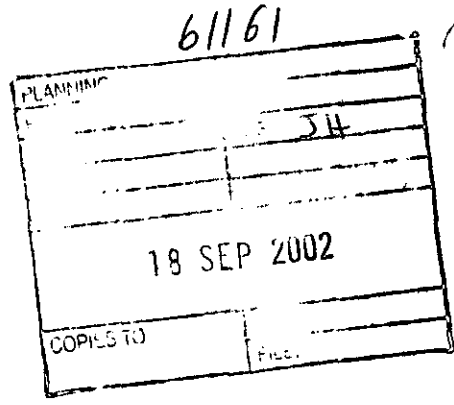


MR & MRS WARD
LANE END
HOLLY ROSS
CRAZIES HILL
BERKS

B.R. DESIGNS
Tel No 01491 837417

Lane End
Hollycross
Crazies Hill
Berks
RG10 8QB



14.Oct.02

61161

PLANNING
JH
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Dear Mr Hadley

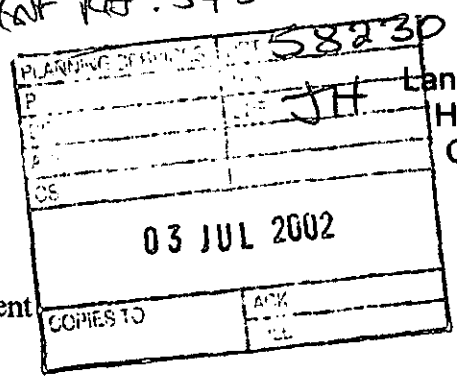
Pls find enclosed three sets of drawings for flank extension.

Yours sincerely

Jeremy Wong

New appln required — see overleaf.
MA 2/10/02

ENF REF: 5488



Lane Ends
Hollycross
Crazies Hill
Berkshire
RG10 8QB

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

02 July 2002

Re: Lane Ends, Hollycross, Crazies Hill.

I am writing, following a visit by two of your officers yesterday. As requested I enclose further drawings of the extension to the side of the building. I have put the building on hold and would be grateful to hear from you at your earliest convenience as to the way forward.

Please also find enclosed a copy of my letter to you of December 4th 2001.

Yours sincerely

Jeremy Ward

29/7/02

Spoke by phone to MR WARD. Advised him that if the paraapet is shown on the BC drawings they would be acceptable if the dimensions shown what is built. (After consultation with MJH.

3/9/02

Spoke to Mr WARD by phone. Chase up for new drawings. He stated he would contact his plan drawer again A.

Copy

Lane Ends
Hollycross
Crazies Hill
Berkshire
RG10 8QB

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
[illegible]	
CS	

03 JUL 2002

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

04 December 2001

Re: Lane Ends, Hollycross, Crazies Hill.

I am writing, following my visit to your offices last week and brief discussion with your duty planning officer, to request that the conservatory, to be built to the side of the house, can have the roof constructed of tiles, in keeping with the rest of the house, and Velux windows; instead of all glass. I can confirm that there will be no change to the size or shape of the conservatory.

Yours sincerely

Jeremy Ward

Tel: 0118 9403241
e-mail: jeremy@crazieshill.freeserve.co.uk

Tel: (0118) 974 6447(Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 08 July 2002
My ref: RFS/5488/02/JH

Mr J N Ward
Lane End
Hollycross
Crazies Hill
Reading
RG10 8QB

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 Ward,

CONSERVATORY AT LANE END, HOLLYCROSS, CRAZIES HILL. APPLICATION F/2000/1054

Following my site visit to the above stated address, it was established by measurement that the flank wall of the north elevation of the conservatory has been built higher than as per the approved drawing.

You are therefore requested to submit 3 copies of a new drawing showing the elevations of the building with the conservatory as it will be when finished.

On receipt, a decision will be made as to whether it can be dealt with as a minor amendment or whether a new 'as built' application will be required.

Any works carried out are done so at your own risk and expense.

Should you have any queries regarding the matter, please do not hesitate to contact me.

Yours sincerely,

Mr J Hedley
Planning Enforcement Officer

Tel: (0118) 974 6447(Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 04 October 2002
My ref: RFS/5488/02/JH

Mr J N Ward
Lane End
Hollycross
Crazies Hill
Reading
RG10 8QB

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 Ward,

CONSERVATORY AT LANE END, HOLLYCROSS, CRAZIES HILL. APPLICATION F/2000/1054

Thank you for your letter of the 14th September 2002 and the revised drawing you submitted.

Having consulted with the Senior Enforcement Officer, it is clear that the drawings you submitted indicate there has been a significant increase in volume of the conservatory. It will not be possible to deal with matter as a minor amendment.

You as therefore requested to submit a further, retrospective application showing the development as it is built, within 28 days of the date of this letter. Submission of an application does not necessarily mean permission will be granted. I have enclosed the relevant forms for your use.

Any works carried out are done so at your own risk and expense.

Should you have any queries regarding the matter, please do not hesitate to contact me.

Yours sincerely,

Mr J Hedley
Planning Enforcement Officer

RL

Lane Ends
Hollycross
62009 Crazies Hill
Berkshire
JH RG10 8QB

Mr J. Hedley
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8-Oct-02

Re: Lane Ends, Hollycross, Crazies Hill.

Dear Mr Hedley

Further to your letter of October 4th and my subsequent visit to your offices today I am very concerned.

To recap: I received a letter from you dated July 8th following your site visit on July 1st stating that the flank wall was higher than the drawing. Following a telephone conversation I sent you three new drawings as requested showing the completed work. I also stopped all building work and the making of the large French window with borrowed light.

Towards the end of July I rang again for an update and you said that you had spoken to the chief planning officer who had said that the changes could go through as a minor adjustment, and therefore we were free to continue with the building work, at the same time you requested a further set of drawings (you received these on Sept 18th).

I am not precisely clear what I need to get retrospective planning permission for. Unfortunately I am away until next week-end but I would be very grateful if we could meet at any time on Tuesday 15th October, on site, to go over all the above.

In thanking you for your patience

Yours sincerely

Jeremy Ward

Jeremy Ward

Reply Req

1054

PLANNING SERVICES	50670
POL	TLS
DC AT	ENF
APP	
CS NL	
0 6 DEC 2001	
COPIES TO:	ACK:
	FILE:

Lane Ends
Hollycross
Crazies Hill
Berkshire
RG10 8QB

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Amendment to Consent F/2001/1054

F/2000/1054

04 December 2001

Re: Lane Ends, Hollycross, Crazies Hill.

I am writing, following my visit to your offices last week and brief discussion with your duty planning officer, to request that the conservatory, to be built to the side of the house, can have the roof constructed of tiles, in keeping with the rest of the house, and Velux windows; instead of all glass. I can confirm that there will be no change to the size or shape of the conservatory.

No Application found so this is an Amendment to a consent

Yours sincerely

Jeremy Ward

Tel: 0118 9403241
e-mail: jeremy@crazieshill.freeserve.co.uk

To:
Harold Sanders
Urban Design And Conservation Officer

11 APR 2000

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1054

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory..

Site Address:
Lane End, Hollycross, Crazies Hill, Reading.

Applicant:
J N Ward .

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

PERHAPS I AM NOT LOOKING AT THE LATEST INFORMATION BUT THE PLANS NOW DEPOSITED IN THE PART ONE FILE APPEAR INADEQUATE WITH MANY INCONSISTANCIES AND LACK OF INFORMATION. I COULD NOT SUPPORT THIS PROPOSAL.
THE PRINCIPLE OF REMOVING THE FLAT ROOF WOULD ONLY BE ACCEPTABLE IF A SCHEME IS SUBMITTED WHICH ACKNOWLEDGES THE SENSITIVITY OF THE SITE AND BUILDING & MUST ENHANCE THE BUILDING. I DO NOT CONSIDER THIS DOES.

1 IS THERE A GROUND FLOOR PLAN - PROPOSED?

2. CHIMNEY APPEARS ON ELEVATIONS, BUT NOT PLANS.

3 SECTION MUST BE SUBMITTED TO SHOW STOREY HEIGHTS + DORMER RELATIONSHIP TO FLOOR.

4 EXISTING BATHROOM WINDOW - NOT ON WEST ELEVATION.

5. ROOFLIGHTS TO WEST ELEVATION - WHY? OVERLOOKING?

6. NORTH ELEVATION - COMPARE GABLE SCALE TO EAST ELEVATION GABLES. WINDOWS AT HIGH LEVEL + GLAZED DOORS REQUIRE RECONSIDERATION

Harold Sanders Conservation + Design

Environmental Services

For office use only.
Application number:

Householder planning application form

23.MAR2000 WOKINGHAM DISTRICT COUNCIL 1054

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	JEREMY N. WARD
	Address and postcode	LANE ENDS, HOLLYCROSS, CRAZIES HILL, BERKS RG10 8QB
	Phone number	0118 9403241
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, *with the site outlined in red. You can buy these* maps from the Environmental Services reception or order them by phoning 0118 974 6485.	LANE ENDS, HOLLYCROSS
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF INC ADDITIONAL ROOMS IN LOFT + CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK (PAINTED) ROOF TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

		Existing:	Proposed:
9	How many bedrooms does the property have?	3	4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	re-submission		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

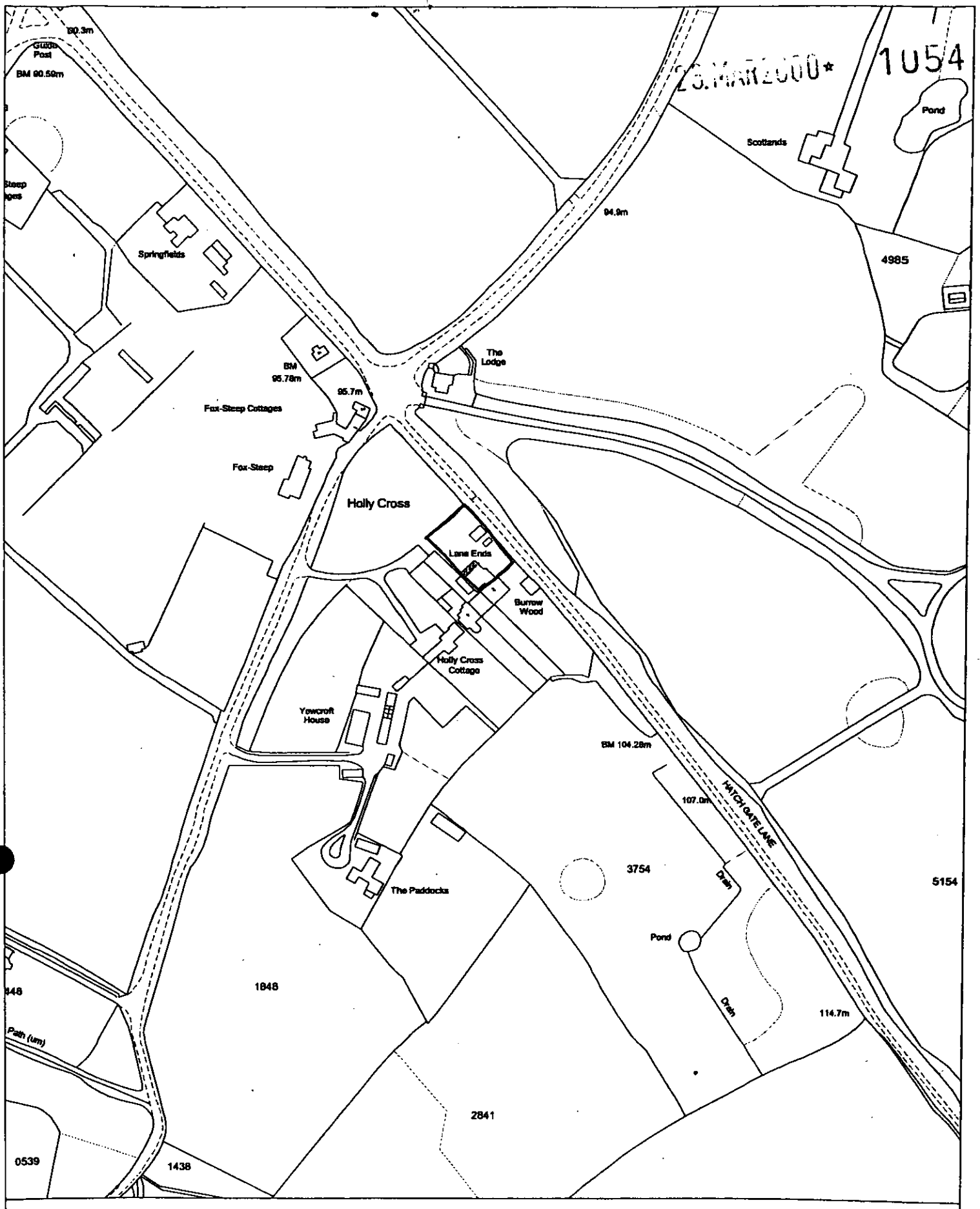
None of the land forms part of an agricultural holding.

Your signature: Jeremy Dent

on behalf of J

Date 17.3.00

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



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 20 March 2000

N
W E
S

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Nicola Lake - F/2000/1054**

J N Ward
Lane End, Hollycross
Crazies Hill
Reading
RG108QB

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 Sir/Madam

Application Number: F/2000/1054

Site Address: Lane End, Hollycross, Crazies Hill, Reading.

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be refused .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

3 Hollycross
Crazies Hill
Wargrave
Berkshire
RG10 8QB

805

Miss Nicola Lake
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Lake

RE: Planning Application Number F/2000/1054

Further to our recent conversation regarding the above application which is this time going to committee, I would like to register my comments as being the same as my original two letters.

We are really the only property at Hollycross which will be affected by the proposed plan as we are the smallest section in the middle with only three windows to the front, one of which will look directly onto the proposed new roof, (see photo 3). Our view of skyline and trees will be severely cut down – (see photo 4).

Hollycross, as you know, was originally a large house which was divided into five residences in the fifties. Since that time various extensions have taken place including in the 60's the building of the existing flat roof extension at Lane End. The foundations for this are at a considerably higher level than our garage and patio which means the roof is already at a higher level. With the proposed pitched roof and creation of additional rooms the height will be very oppressive to our front patio/garden. We only have a very limited garden at the back (approximately 17 foot) and the front patio and driveway garden is our main outside space. We feel that the proposed extension will considerably alter the shape of the original Hollycross and severely affect our view of skyline and trees as well as creating a very boxed-in feeling to our property, that of being totally closed in to the right. I believe it will also detrimentally affect the value of our property.

As I have also mentioned previously, our only large window to the front is the one on the stairs and as we have only two bedrooms and one bathroom, it is necessary to cross the landing everytime one goes from the bedroom to the bathroom. I have enclosed a picture (photo 4) which shows this view and how our view of sky will be altered..

In previous letters I have said that I can completely understand the desire to build on the flat roof at Lane Ends but, why so high? The height of the existing dorma window on the

side of the house would be the highest that we feel would be acceptable to us in view of the affect on our home. I have suggested a double pitched roof or even taking the pitch the other way as a double pitched roof. Alternatively would there be a way of lowering the ground level of the existing extension which at present is built on quite a high patio? I have no desire for any conflict with my neighbours but do feel compelled to protect our view and skyline. We moved here from London because of the semi-rural position and the wonderful trees, not to look out on a jumble of roofs. The proposed plan does consist of a very large expanse of roof, not necessarily in the style of the original property.

I enclose a selection of photographs showing the existing views and the proposed views from our property No.3.

Yours sincerely,

S.J. Peterson

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1054

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/1054
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof *including additional rooms in loft plus conservatory.*

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1054**
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1054

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/1054
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1054**
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1054

Proposal:
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Location:
Lane End, Hollycross, Crazies 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1054

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

Site Address:
Lane End, Hollycross, Crazies Hill, Reading.

Applicant:
J N Ward .

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY.

SPACES TO BE 2.4 x 4.8m.

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

18-4-00

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 25 April 2000

Location:	Lane End, Hollycross, Hatchgate Lane, Wargrave
Proposal:	Proposed replacement of flat roof with pitched roof including additional rooms in loft plus conservatory
Application Number:	F/2000/1054

In response to your consultation dated 10 January 2000 for the above application, the landscape comments are as follows:

Although the site is located within the Green Belt and an Area of Special Landscape Importance, the proposals will have a limited impact on the surrounding landscape and the existing vegetation is shown to be retained. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F2000/1054
APPLICANT:	J N Ward
SITE:	Lane End, Hollycross, Crazies Hill, Reading.
PROPOSAL:	Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.
COMMENTS:	No objection. The Parish Council consider that the roofline would be an improvement over the existing flat roof and have no objection to the utilisation of the roof space.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**30/4/2000**
Fax to	*0118 974 6484*

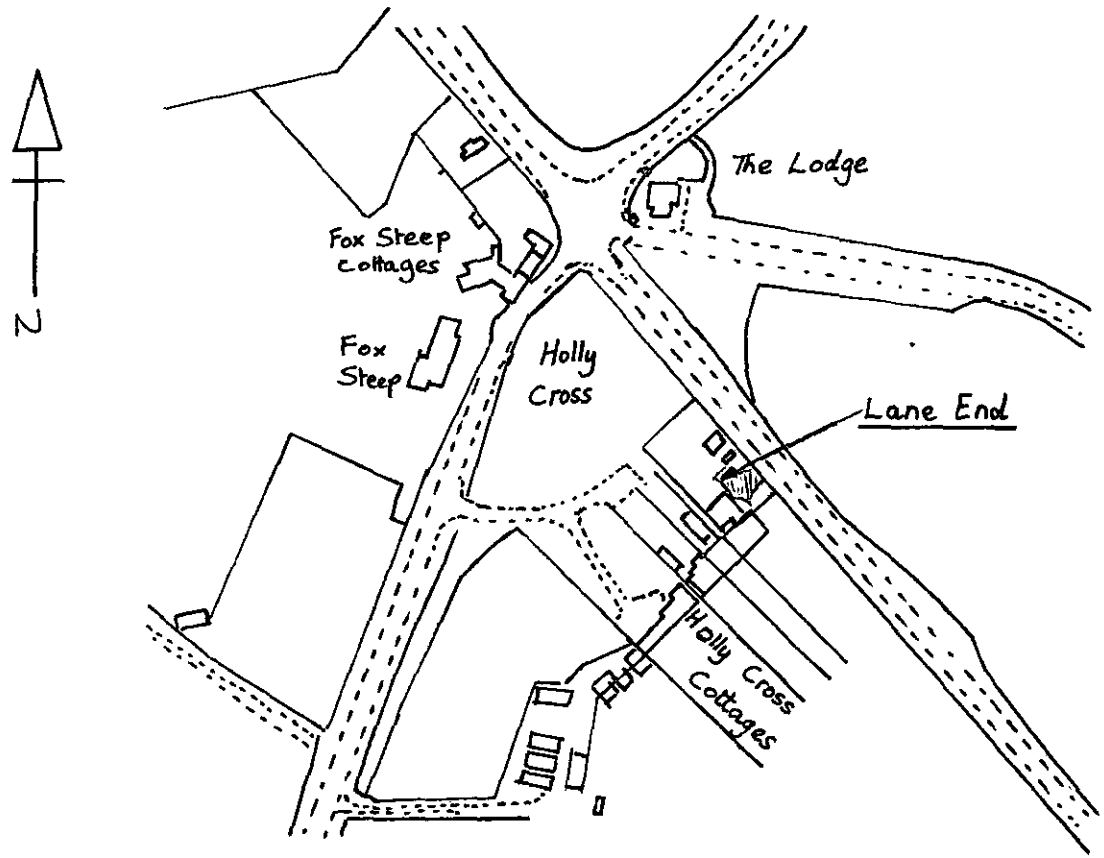
Lane End, Hollycross, Crazies Hill, Berkshire R[illegible] 8QB
Tel/Fax: 01189 403241 E-mail: jeremy@crazieshill.freeserve.co.uk

Nicola Lake

I enclose a plan showing the parking area, as requested.

PLANNING SERVICES	HPT 28418
POL	Yours sincerely
DC NL	ENF
APP	
CS	
17 APR 2000	
COPIES TO:	ACK:
	FILE:

Jeremy Ward.



LOCATION PLAN.

Ref. O.S. Sht. SU 8080.

Nicky.

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1054

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

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1054
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

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

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1054**
Lane End, Hollycross, Crazies Hill, Reading.
Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory.

I wish this application to be listed should the officers recommendation be for REFUSAL
and my reason(s) are BULKING, PLANTING GAIN

Signed: S.E. Etheridge
Councillor Etheridge

Date: 13/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 May 2000
Officer: NL	Application No. F/2000/1054

Map No. 15... Site ..0.08...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF INCLUDING ADDITIONAL ROOMS IN LOFT PLUS CONSERVATORY

Location: LANE ENDS Holly Cross Crazies Hill HATCH GATE LANE

Parish: WARGRAVE Ward: Wargrave 6.4.2000

Applicant: MR J WARD
re-submission 99/70133/F

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: ✓
(Landscape)	(NK:) Area of Special Landscape Importance
Trees	NK:
(Conservation Officer)	(NK:) Urban Design ✓
Environmental Health	NA:
Housing	NA:
Leisure & Cultural services	PA:
Public Rights of Way	PA:
Property	NG:
District Secretary (only if called in by SOS)	MA:
Policy & Plans	QA:
Strategic Planning (JSPU)	HA:
Minerals (BABTIE)	GA:
Archaeological Site (BABTIE)	:
Education	AP:
Social Services	BT:
(Highways)	(XA:) ✓

EXTERNAL CONSULTATIONS

Adjacent (D P A)	✓ Windsor & Maidenhead
Adjacent Parish	:
Southern Electricity Board	BN:
British Gas	BM:
PSA Oil Pipeline	BD:
Transco	:
Environment Agency	BP:
Rail Track	BI:
Police Arch. Liaison Officer	PC:

HERITAGE BODIES

The Georgian Group	KC:
Ancient Monuments Society	KA:
Council for British Arch.	KB:
RCHME	KF:
Telecommunications (NRPB)	:
Sport England	:

OTHERS:

No new pre-apps.

NEIGHBOURS:

SN+ 2, 3 & 4 Hollycross, Crazies Hill ✓

ADDRESS LANE ENDS HATCHGATE LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No SU 8080

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/H19/69.	Mr. E. J. Hancock	Double Garage	2.12.69.	APP C/A
R/611/70	" "	Retention of garage	5.1.71	C/A
30/73.	" "	Addition of Sunroom	8.2.73.	- C/A
30453	"	1st floor ext.	10.6.88	C/A
99/70133/F	Mr & Mrs Ward.	Replacem. flat roof with pitched roof. F/G + s/st/r extn → conservatory.	16/9/99.	REF
F/1999/0253	Mr & Mrs Ward	replacement flat roof with pitched, addit. rooms in roof	16.2.00	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Ltd - Lets & conservatory - 25-11-98

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
29.MAR2000* 1054

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	JEREMY N. WARD
	Address and postcode	LANE ENDS, HOLLYCROSS CRAZIES HILL BERKSHIRE RG10 8QB
	Phone number	0118 9403 241
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	LANE ENDS, HOLLYCROSS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF INC ADDITIONAL ROOMS IN LOFT + CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK (PAINTED) ROOF TILES.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	Resubmission		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Jeremy Wood on behalf of J. N. WARD

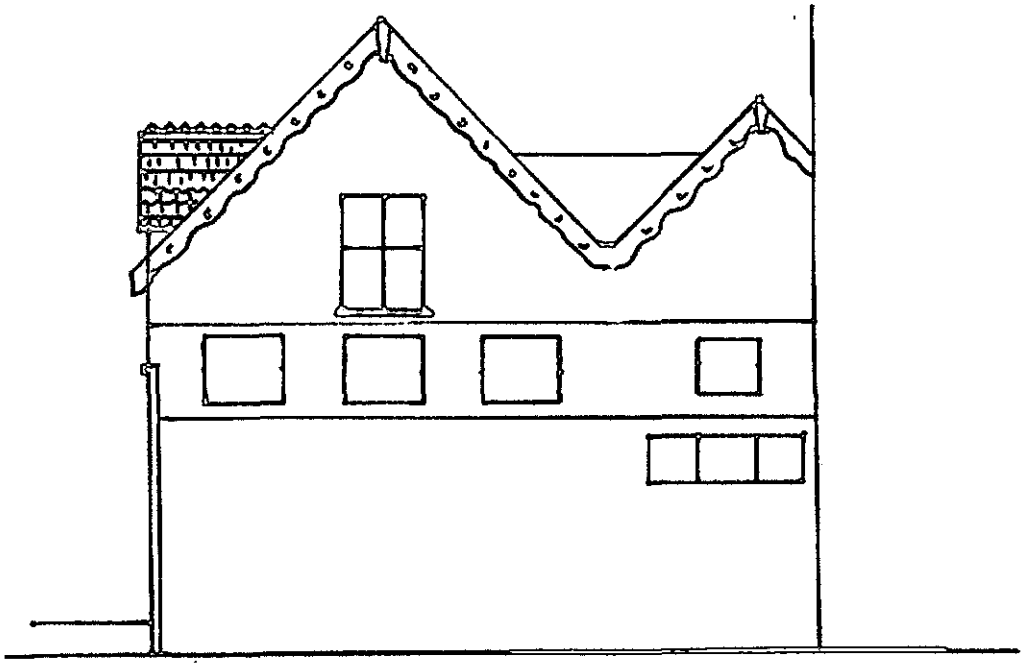
Date 17.3.00

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

16 JUL 2002

Mr and Mrs Ward
Lane End
Hollycross
Crazies Hill
RG10 8QB



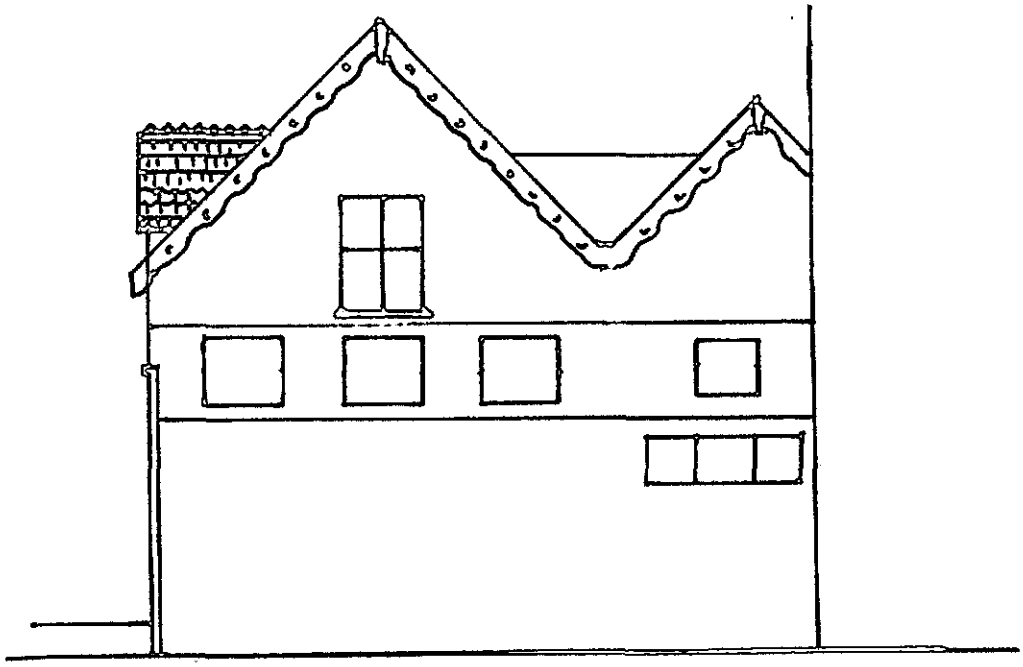


scale: 1:100

PLANNING SERVICES | HPT
POL | TPO
DC | ENF
APP |
CS |
18 JUL 2002
COPIES TO |

Mr and Mrs Ward
Lane End
Hollycross
Crazies Hill
RG10 8QB





scale: 1:100

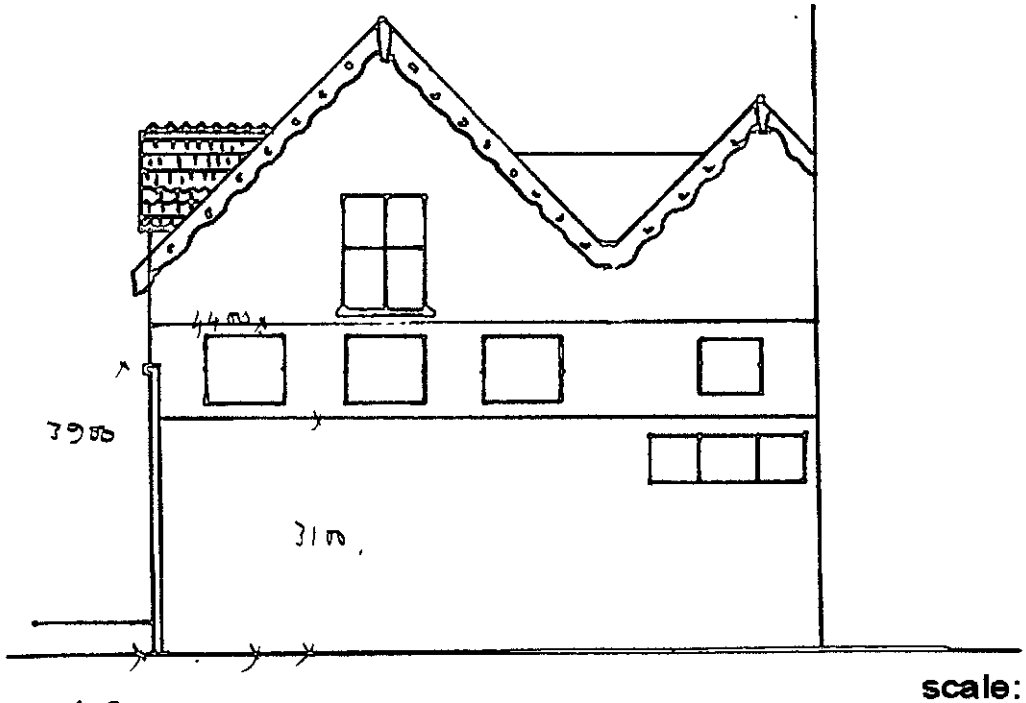
PLANNING SERVICES	DPT
PCL	TCS
DC	ESF
APP	
CS	

18 JUL 2002

COPIES TO	ACK
	FILE



Mr and Mrs Ward
Lane End
Hollycross
Crazies Hill
RG10 8QB



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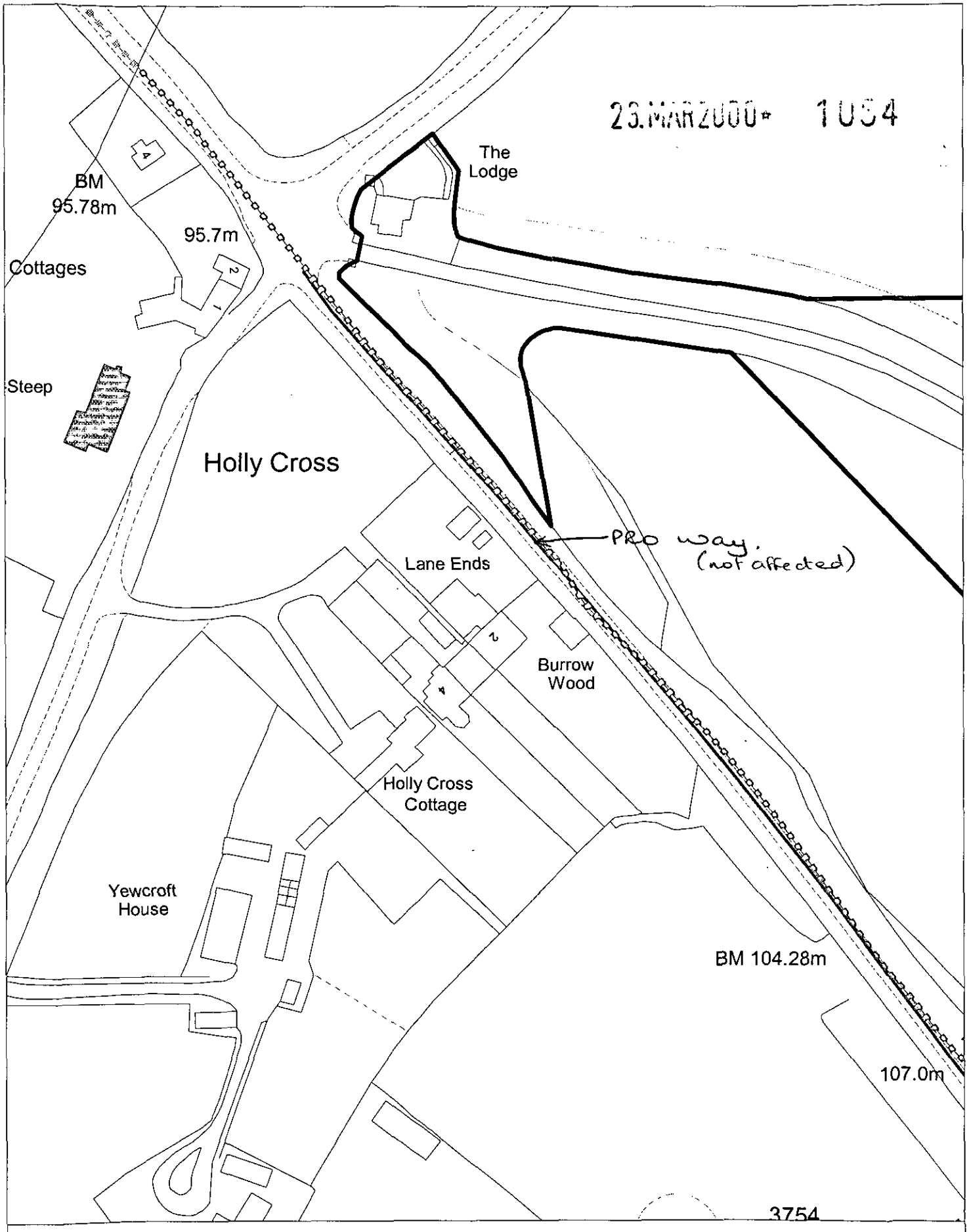
Eaves / Parapet.

Drainage.



Site Plan, Scale: 1 to 1250

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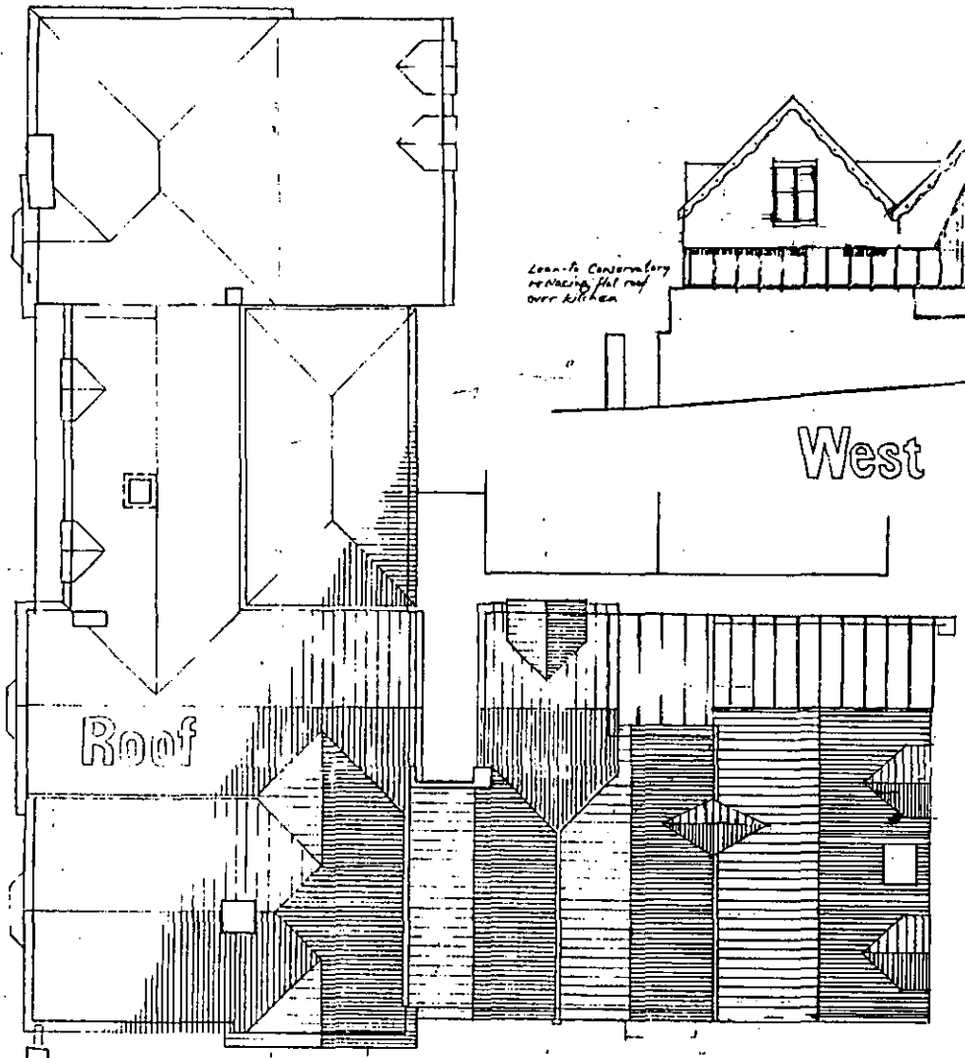
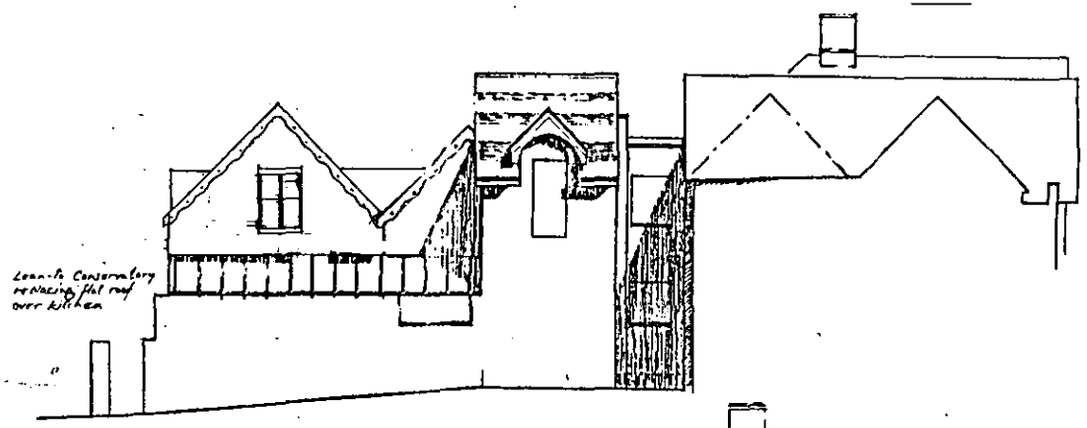
Date: 30 March 2000

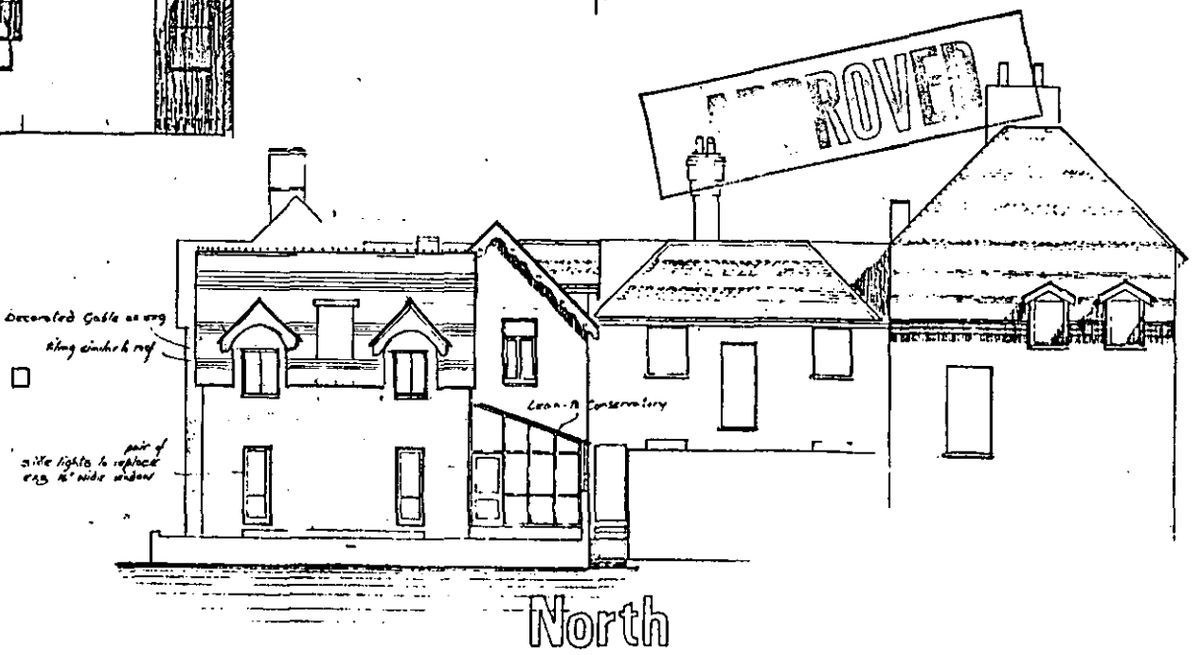
N W E S

1054_A

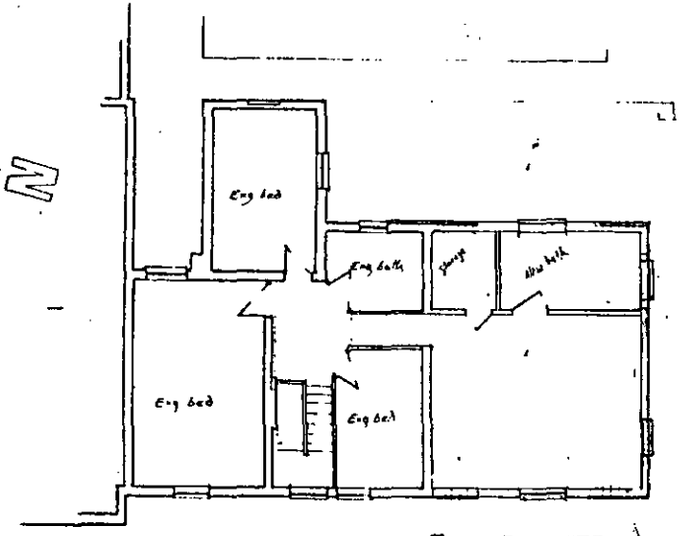
REVISED PLAN



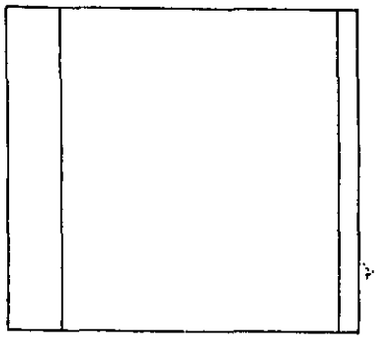








Crazies Hill



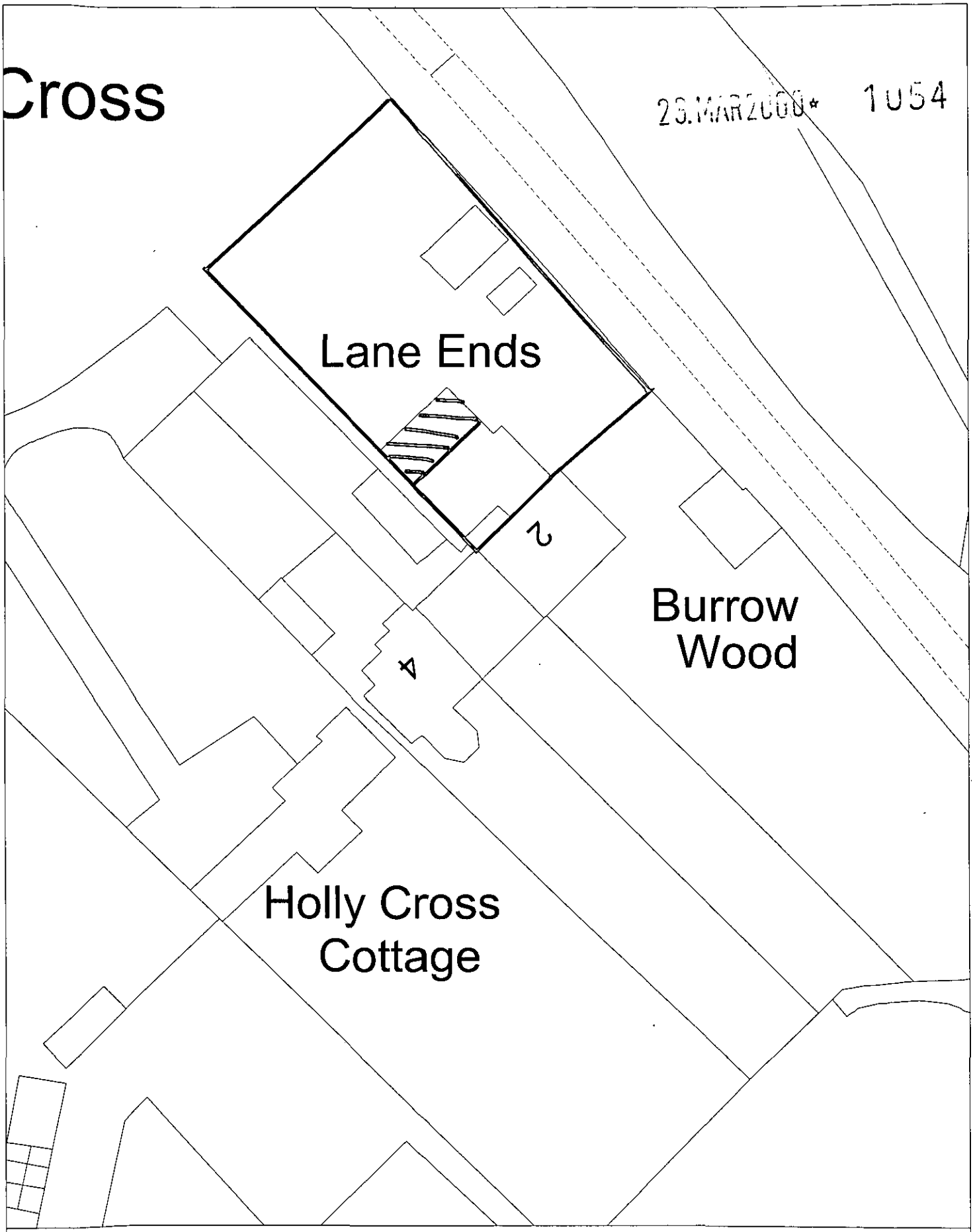
LANE ENDS, HOLLYCROSS

Roof plan, Upper floor plan & Elevations

PROPOSED

1:100

2976/09/02



Site Plan, Scale: 1 to 500

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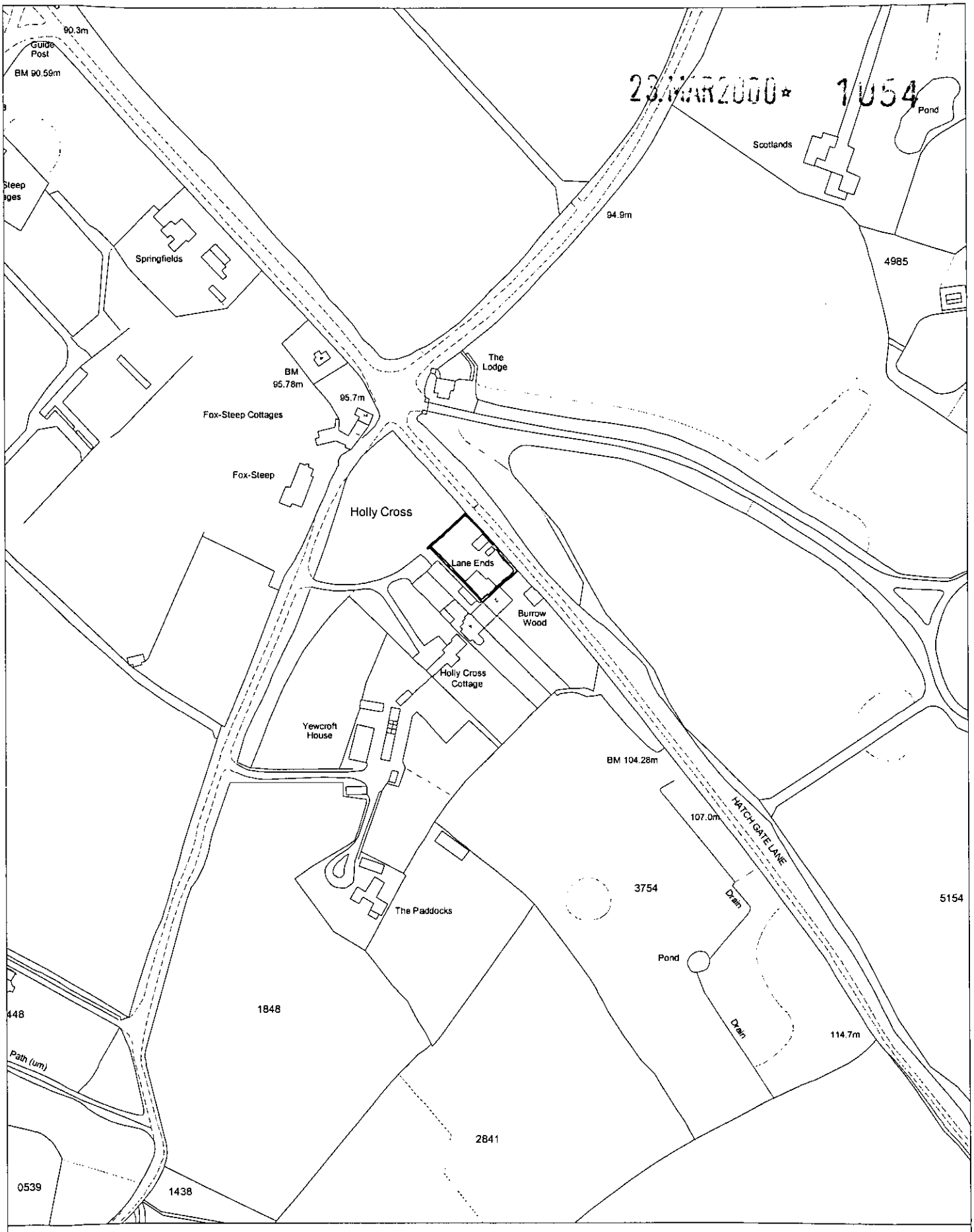
Date: 20 March 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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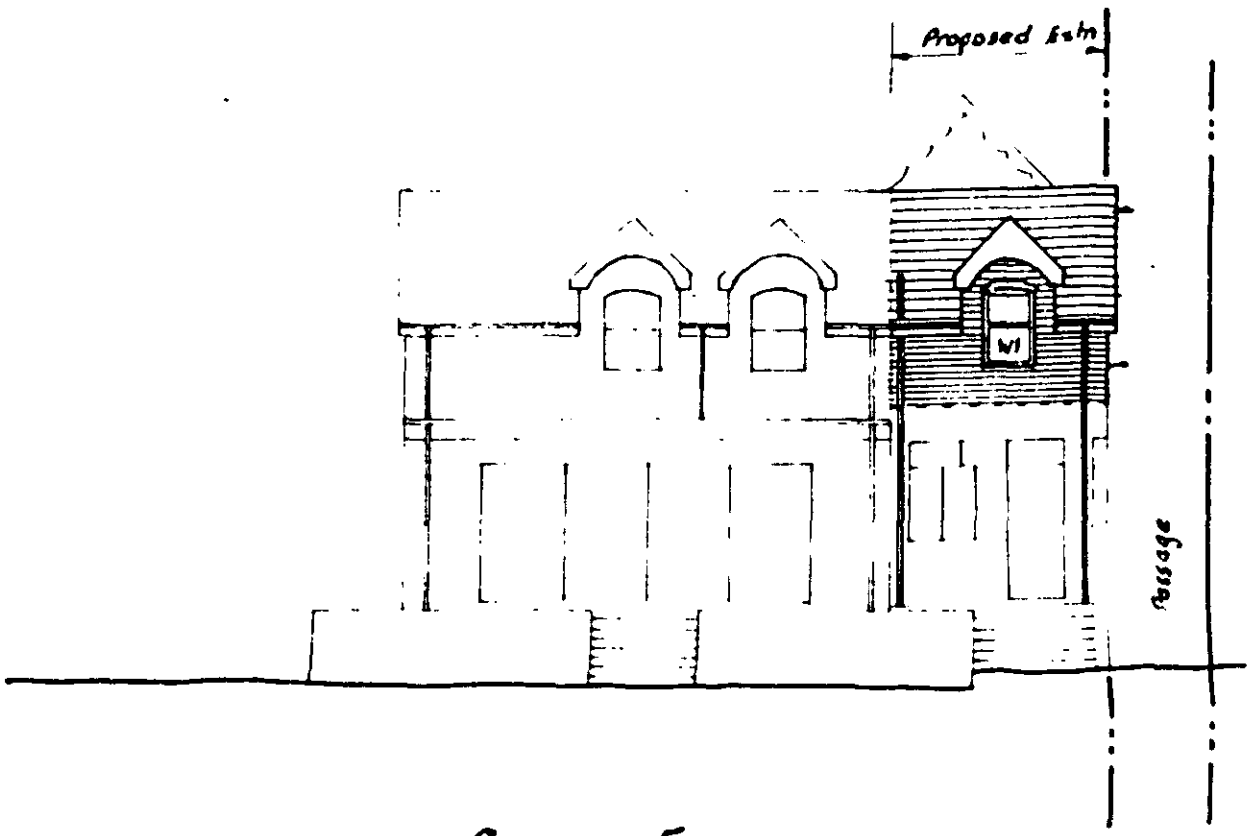
Date: 20 March 2000

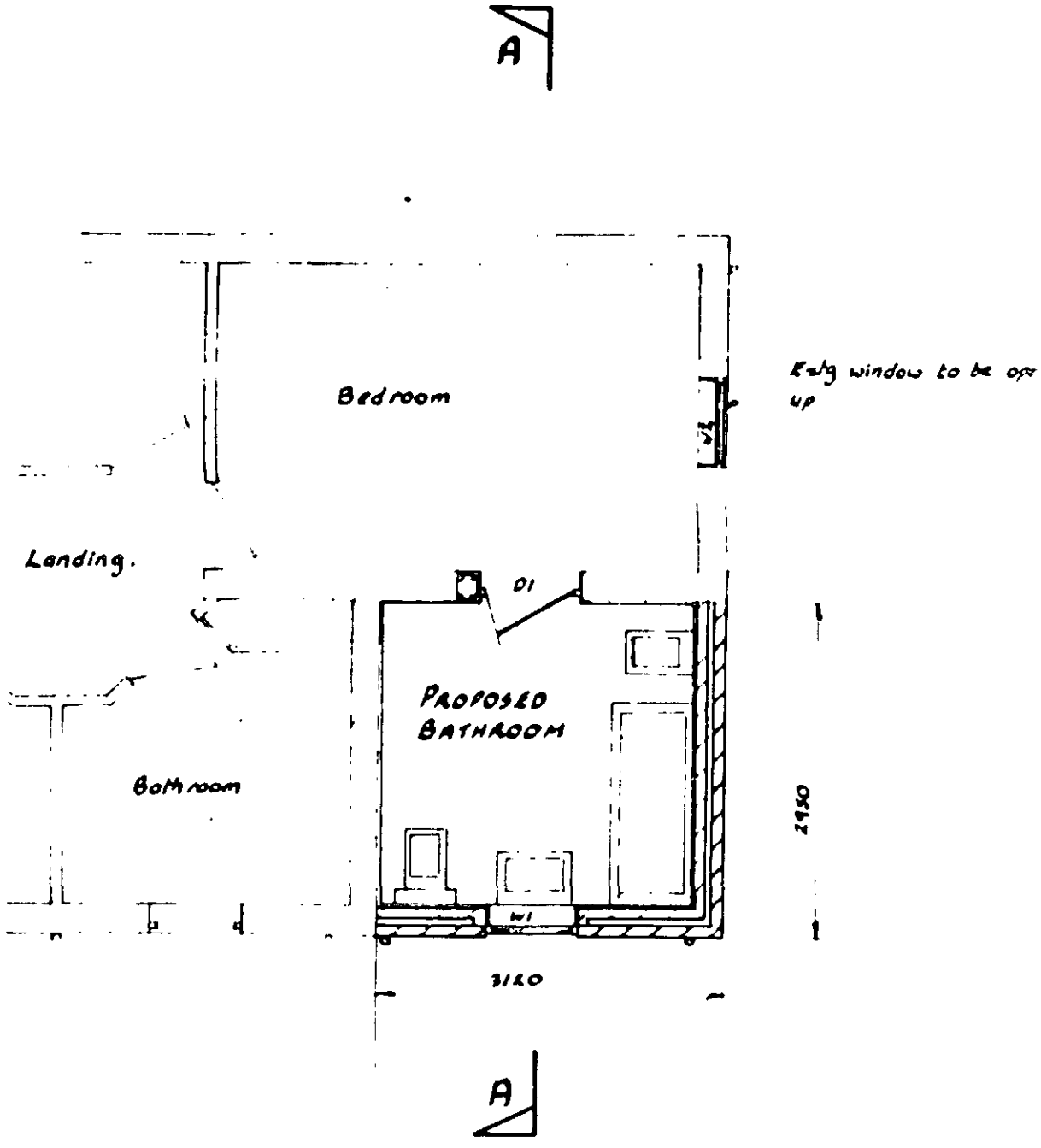
N
W E
S



SIDE ELEVATION

A

SIDE ELEVATION



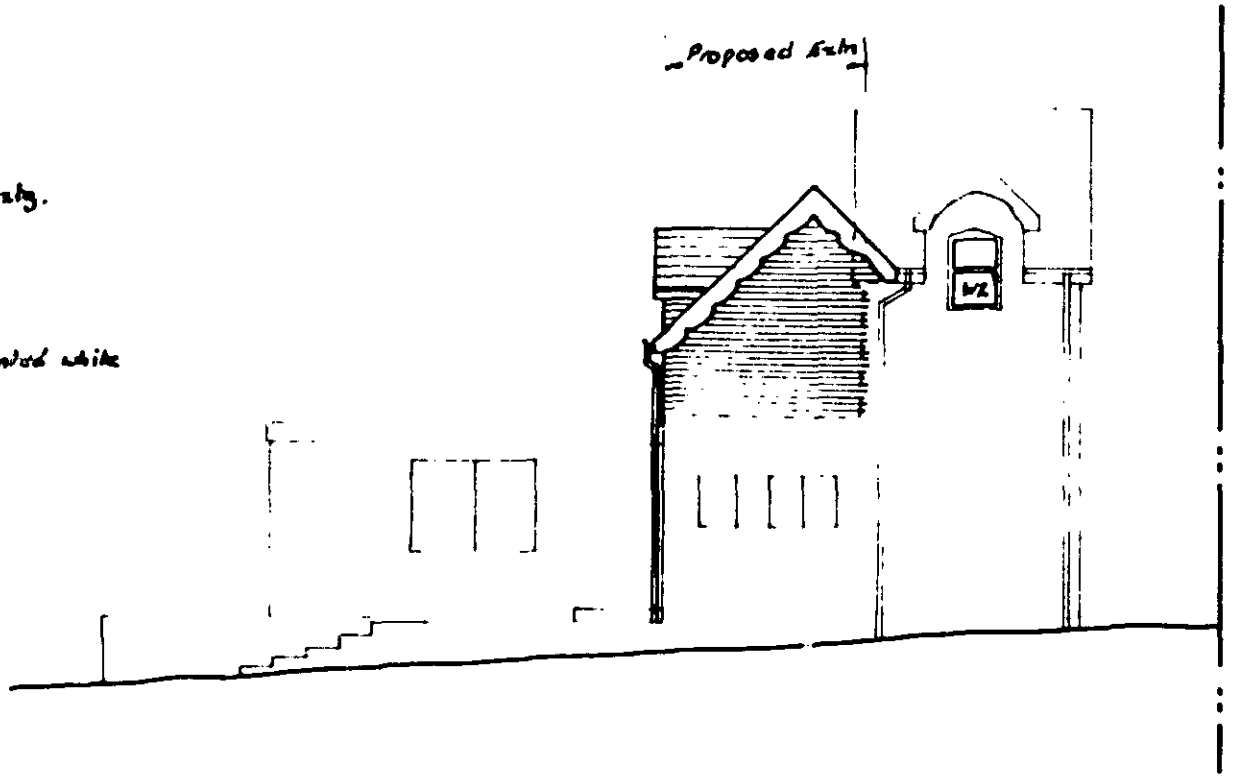
Existing window to be opened up

1ST FLOOR PLAN

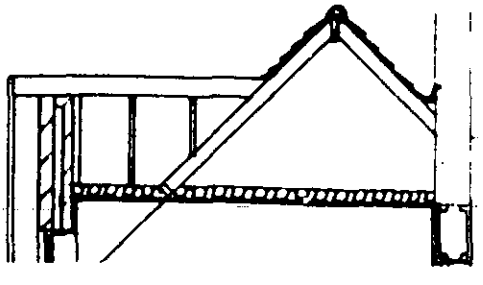
Proposed Extn

stch extg.

be painted white



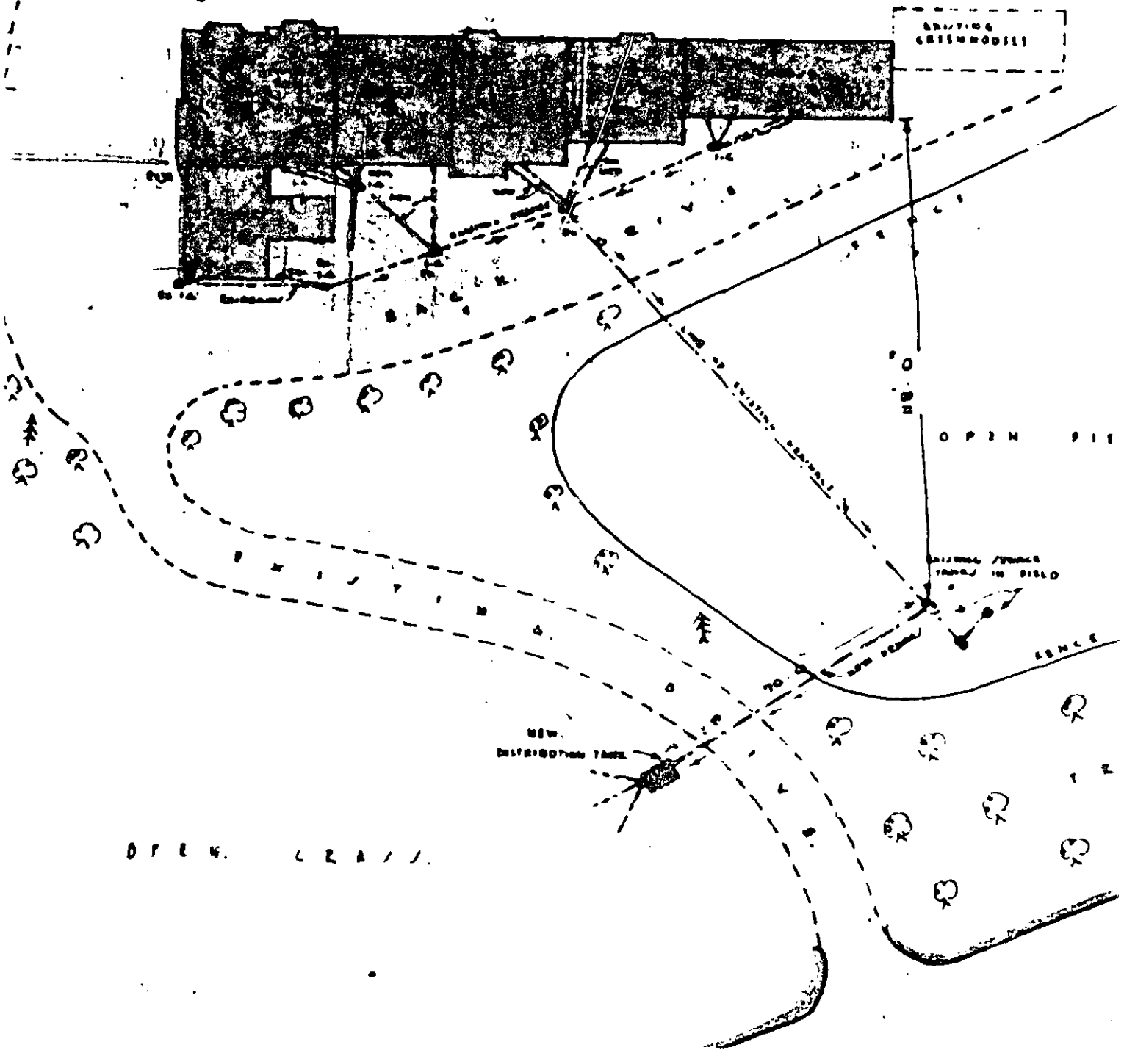
REAR ELEVATION

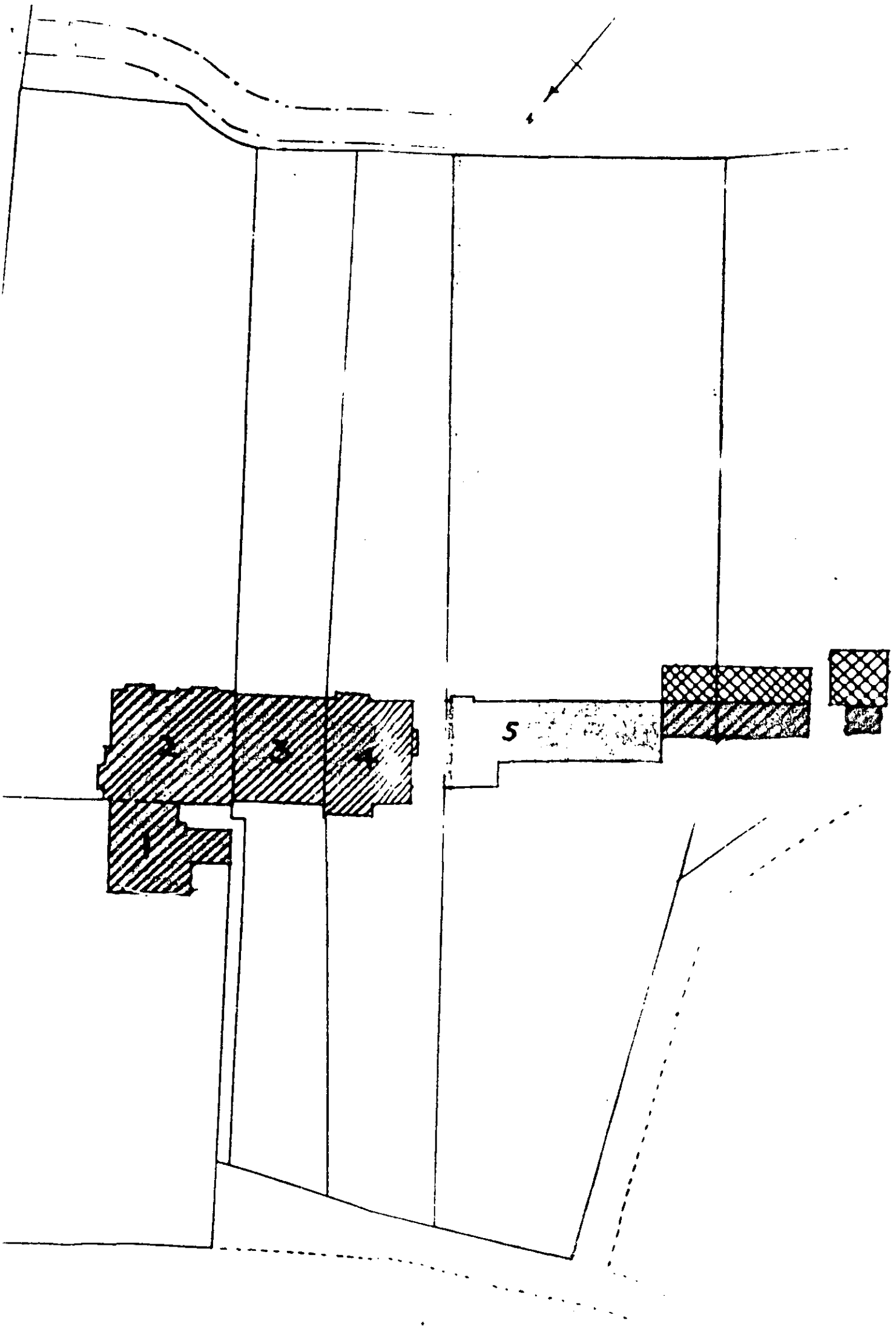


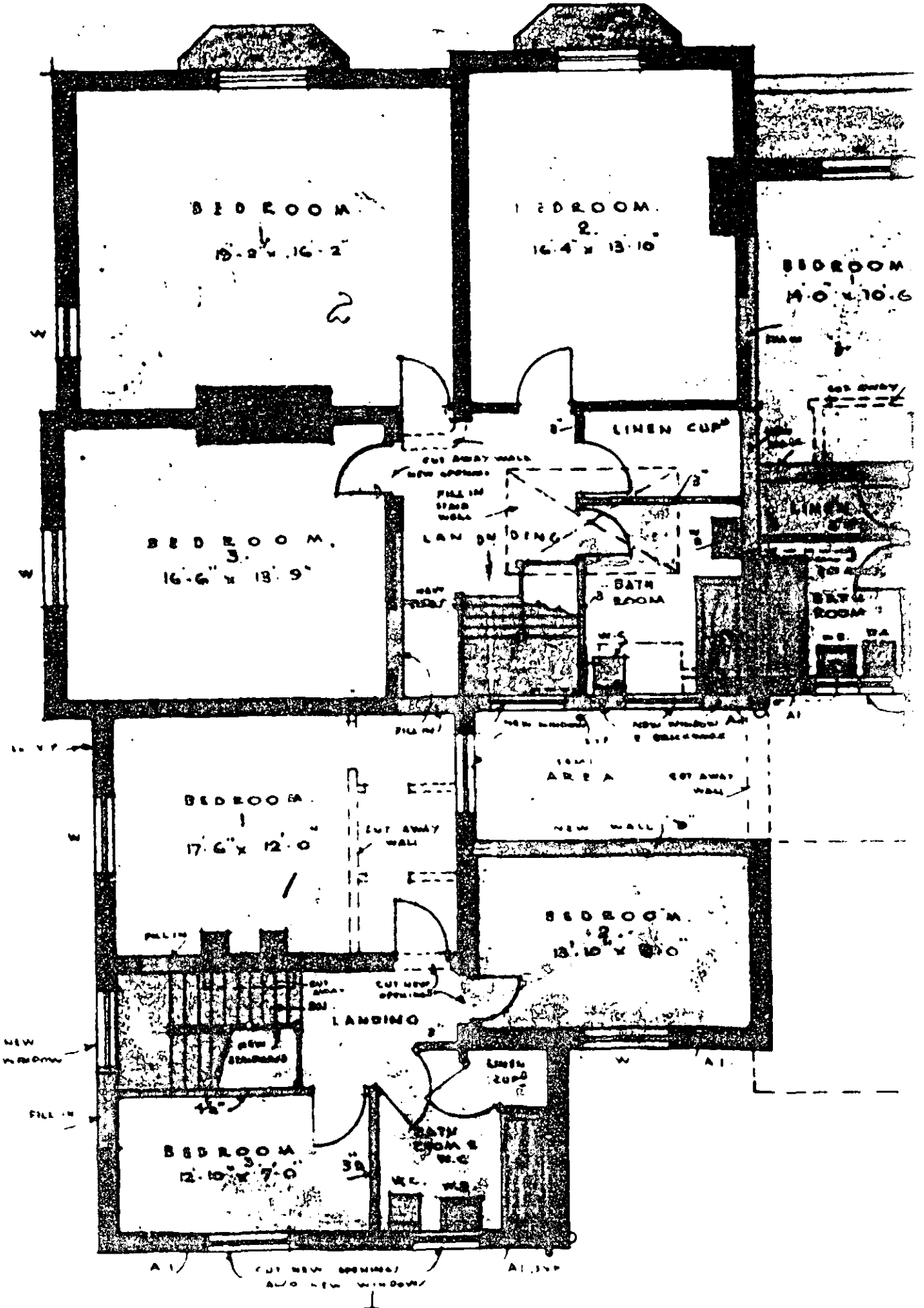
SITE & BLO
HOUSE · IN
HOLLY · CR

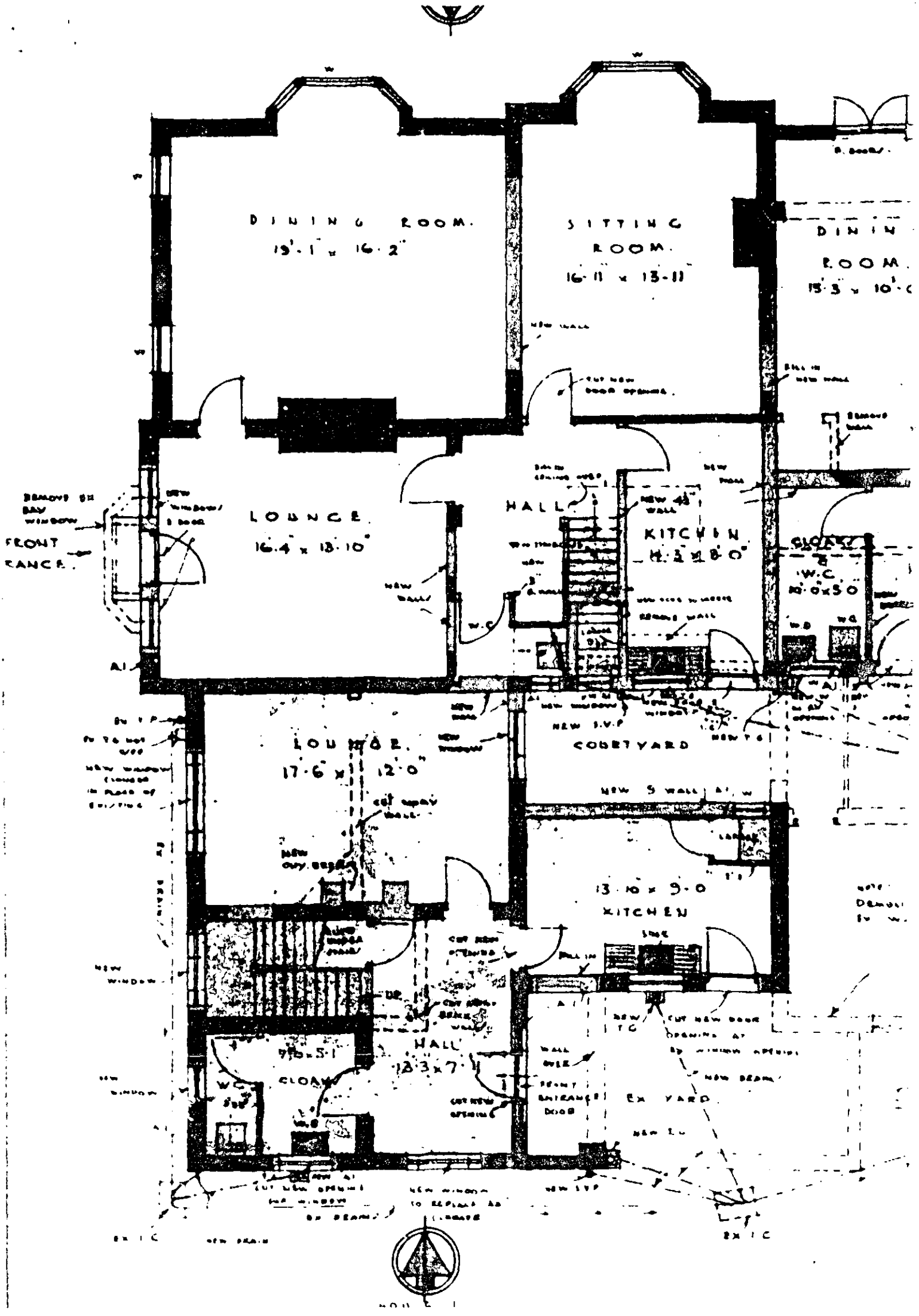
DATE: 13TH NOV. 19

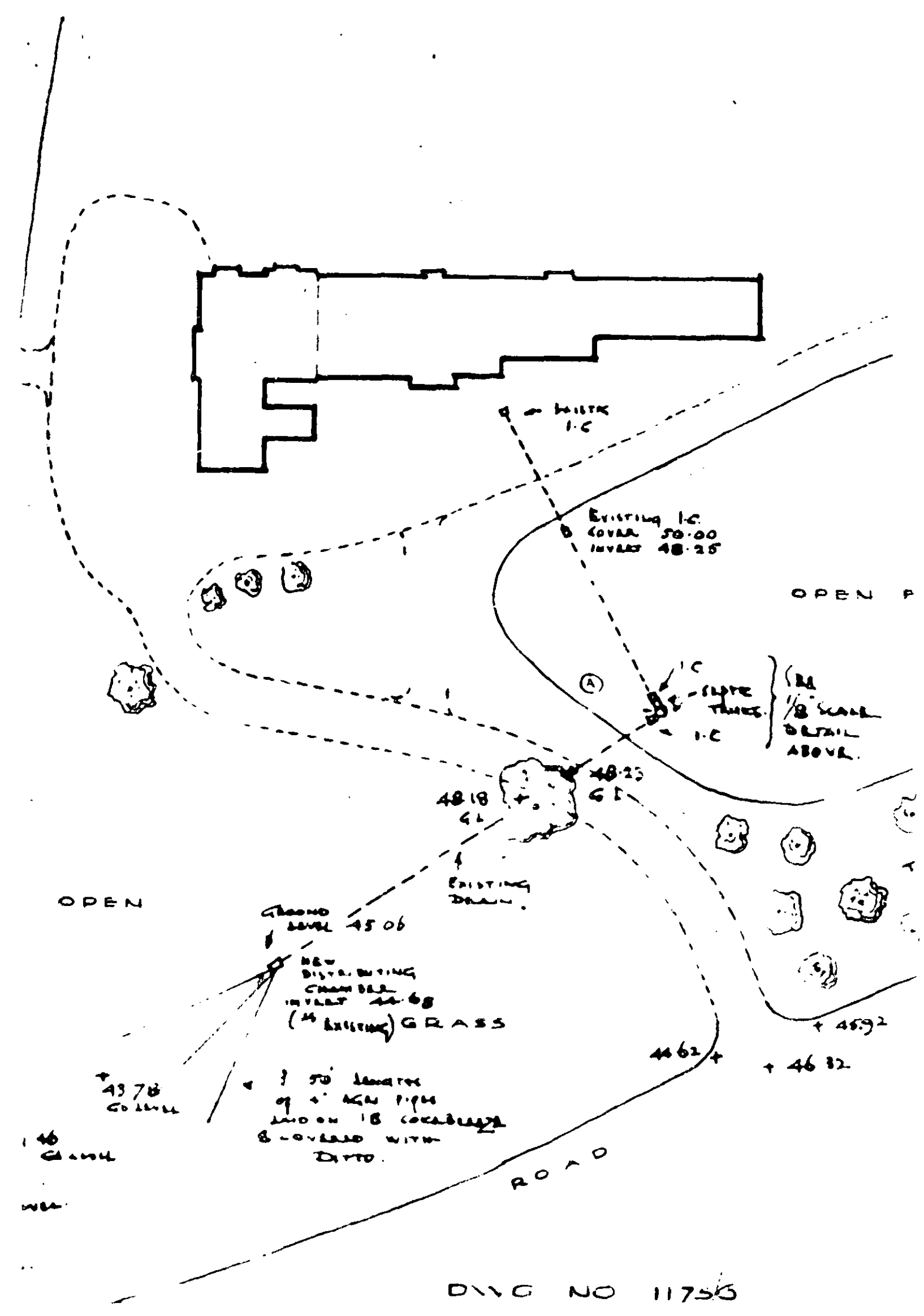
EXISTING LAWNS.
(EACH HOUSE TO HAVE
SEPERATE GARDEN
ALLOCATED TO EACH ONE.




S


BEDROOM
1
19'-2" x 16'-2"
BEDROOM
2
16'-4" x 13'-10"
BEDROOM
14'-0" x 10'-6
LINEN CUP
BEDROOM
3
16'-6" x 13'-9"
LANDING
BATH ROOM
BATH ROOM
AREA
BEDROOM
1
17'-6" x 12'-0"
CUT AWAY WALL
NEW WALL
BEDROOM
2
13'-10" x 8'-0"
LANDING
LINEN CUP
BEDROOM
3
12'-10" x 7'-0"
BATH ROOM & W.C.
W
A1
NEW WINDOW
FILL IN


DINING ROOM.
19'-1" x 16'-2"
SITTING ROOM.
16'-11" x 13'-11"
DINING ROOM.
LOUNGE.
16'-4" x 13'-10"
HALL
KITCHEN
CLOAKS
W.C.
LOUNGE.
17'-6" x 12'-0"
COURTYARD
13'-10" x 9'-0"
KITCHEN
HALL
13'-3" x 7'-1"
CLOAK
EX YARD
FRONT ENTRANCE
NEW WALL
NEW WINDOW
NEW DRAIN
EX I.C.



EXISTING I.C.
COVER 50.00
INVERT 48.25
OPEN
I.C
SLOTS
TRUNKS
I.C
1/8 SCALE
DETAIL
ABOVE
48.23
G.L
48.18
G.L
EXISTING
DRAIN
OPEN
GROUND
LEVEL 45.06
NEW
DISTRIBUTING
CHAMBER
INVERT 44.68
(IN EXISTING) GRASS
45.92
44.62
46.32
43.78
GO LEVEL
50' LENGTHS
OF 4" AGRI PIPES
LAID ON 18 COKE BREEZE
& COVERED WITH
DITTO.
ROAD

DWG NO 11756