APPLICATION NO:

F/2000/2867

LOCATION:

Hill View Star Lane, Knowl Hill Reading.

APPLICANT:

Mr & Mrs Kneen C/O Christopher Chapman Associates Ltd

PROPOSAL:

Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.

EARLIEST DATE FOR DECISION: **25/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/01/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kneen
C/O Christopher Chapman Associates Ltd
Chartered Architects
Foxley Manor
Forest Green Road
Holyport
SL6 2NW

Application Number: F/2000/2867

Parish: **WARGRAVE**

Location: **Hill View, Star Lane, Knowl Hill, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Prior to the commencement of the development hereby permitted, a parking plan showing provision for 3 vehicle parking spaces (4.8m by 2.4m minimum) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the vehicle parking and turning space shall be permanently maintained and used for no other purpose.

Condition
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. The hedging and fencing along the boundary shall be retained and the hedging shall be maintained at a minimum height of 2.45m.

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

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

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

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

Reason
5. Without this boundary treatment, the bedroom window and balcony would cause overlooking to neighbouring properties.

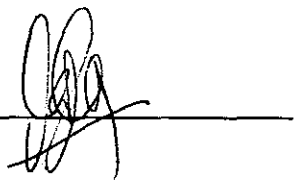
Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C4.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WGB1.

John Mitchell
Development Control Manager
Date: 15/02/2001

Notice checked by: 

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

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2867	RB
BUILDING CONTROL NUMBER	FP/2001/1618	Andy
~~APPLICANT~~/AGENT	Christopher Chapman Assoc.	
ADDRESS OF SITE	Hillview, Star Lane Knowl Hill WARGRAVE	
DESCRIPTION OF PROPOSED WORK	demolition of garage & s/s store room & erect 2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		A363-00-09
ELEVATIONS	A363-00-06	A363-00-06
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	5/3/01	

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	

Christopher Chapman Associates

CRC/5244363 /ab (3.1)
17th November 2000

23.NOV.2000* 2867

The Planning Services Officer
Environmental Services Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berkshire, RG40 1WR

CHARTERED ARCHITECTS
INTERIOR DESIGNERS
DEVELOPMENT CONSULTANTS

Foxley Manor
Forest Green Road
Holyport
Berkshire SL6 2NW

Tel: 01628 788838
Fax: 01628 788839
E-mail: enq@cca-uk.co.uk

For the attn. of Mrs Helen Morgan, Senior Planning Officer.

Dear Sir

RE: PROPOSED EXTENSION TO: HILLVIEW, STAR LANE, KNOWL HILL, MAIDENHEAD ON BEHALF OF: MR AND MRS T. KNEEN

Please find enclosed our full and detailed application for your consideration under the 1990 Town and Country Planning Act. Our Application on behalf of Mr and Mrs T Kneen consists of: -

a) 6 copies of drawings A363.00.01 and A363.00.02-Existing and Proposed Floor Plans and Elevations
b) 6 copies of the completed Application Form
c) 6 copies of drawings A363.00.07 and A363.00.08-Existing Site and Block plans
d) 6 copies of drawing A363.00.09 Proposed Site Plan
e) A cheque in the sum of £95.00 to cover your prescribed Planning Fees. for a residential extension

This application is submitted against a background of extensive discussion and negotiation with Mrs Helen Morgan of your Planning Services department. In September 2000 and upon the verbal advise of your Planning Officer, we submitted a sketch scheme illustrating our proposals for an extension to Hillview. Constructive negotiations and discussions followed and we have now modified the design to fall within the "maximum 50% increase" guidelines proposed by Heather Morgan on behalf of the Council.

Please note that in addition to the demolition of the attached store/utility room, my clients have agreed to demolish a detached double garage in order to permit an extension of 50%. The overall increase in area is therefore significantly less. I attach an extra copy of the existing and proposed plans to show the measurements and calculations.

Finally may I take this opportunity to point out the extension falls principally to the South and West side of the existing house thereby minimising impact on the important North East elevation and the road frontage.

Hopefully this application can be dealt with under your delegated powers within the General Development Order but please do not hesitate to contact me if you require the clarification or amplification of any matter.

In the light of the consultation that precedes this submission, your early response and processing of this application would be gratefully appreciated.

Yours faithfully

Christopher R Chapman
cc Mr and Mrs T Kneen

Managing Director:
C. R. CHAPMAN B.A. Hons
Dip.Arch Hons (Dist) RIBA

Christopher Chapman Associates Ltd
Registered Office:
1 Peach Street
Wokingham
Berkshire RG40 1XJ

Company Reg. No. 2692009
VAT No. 479 5660 89

363 (3.1)

Our ref: CRC/5093363.doc /dr
Your ref: HPM/Wargrave pre app

3rd October 2000

Mrs H Morgan
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Morgan

Re: Alteration and Extension to Hill View, Star Lane

Thank you for your letter dated 19th September 2000 and for sparing time to meet with me and Mr and Mrs Kneen yesterday to discuss the proposed extension to Hill View in Star Lane, Knowl Hill. I hope you will agree the meeting was very useful particularly as we were able to provide you with plans marked to show our belief that the scheme illustrated on the drawings A363.00.03 and A363.00.04 actually represent an increase in floor area of 58%.

I am pleased to attach some amended drawings which now alter the increase to 50% by reduction in the overall width of the extension and some modifications in the entrance area. I also attach a sketch showing the relationship between Hill View and The Jays. This demonstrates the change of level between the two properties and hopefully allays your concerns regarding windows in the proposed extension facing The Jays

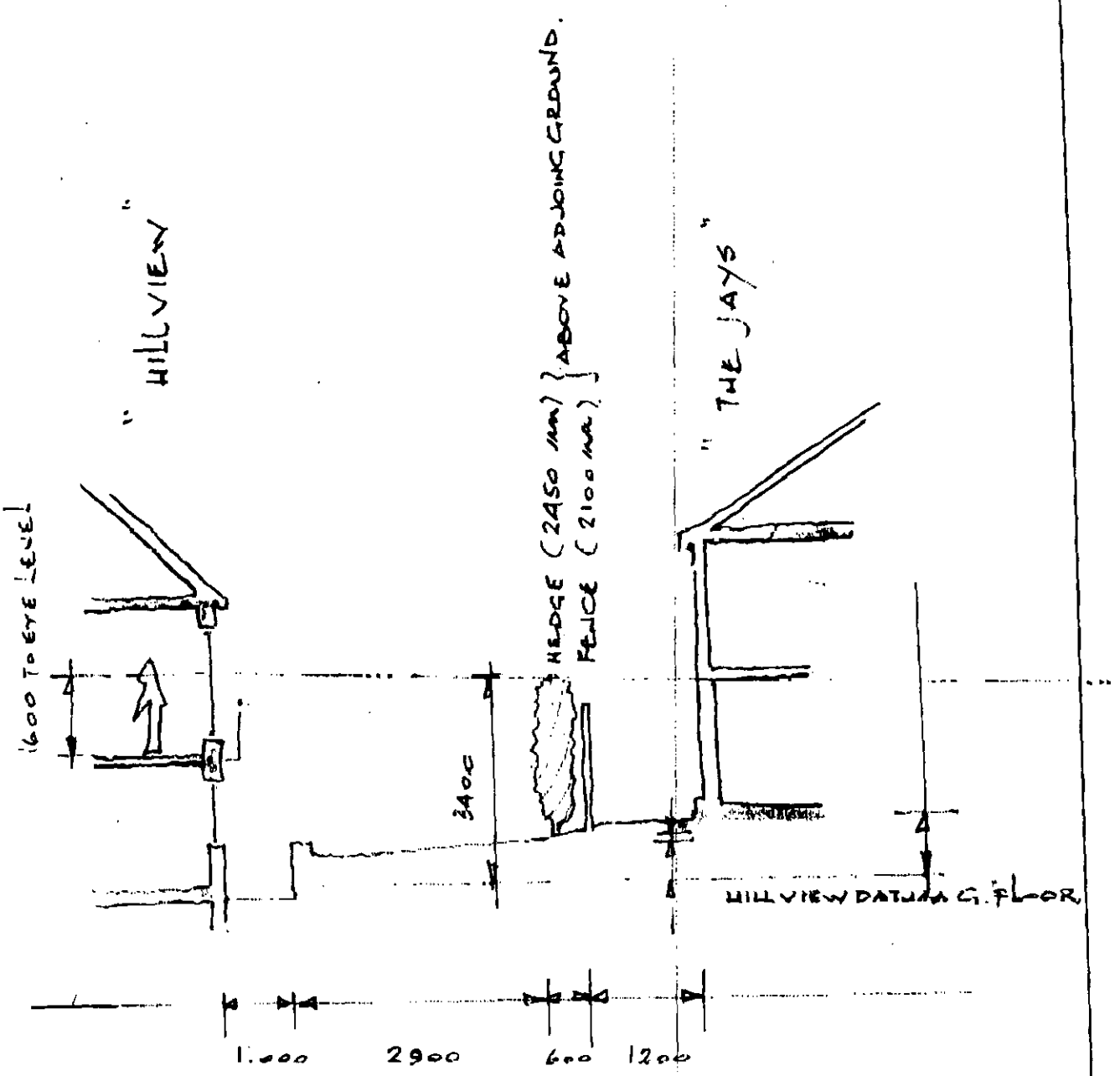
As I explained to you towards the end of our meeting, our clients are desperately keen to submit a Planning Application at the earliest moment. Subject to approval, this will facilitate a commencement of construction during the early part of 2001. They would be particularly grateful to receive your response to the new scheme in order that we may prepare for a detailed submission.

Please do not hesitate to contact me if you require the clarification or amplification of any matter.

Yours sincerely

Christopher R Chapman
Managing Director

Copy: Mr and Mrs T Kneen



CHRISTOPHER CHAPMAN ASSOCIATES Chartered Architects	Scale: 1:100	Date: 4.10.00	Drawn: K.

PROPOSED EXTENSION TO Hillview
STAR LANE KNOWL HILL.
SKETCH SHOWING BOUNDARY DETAIL

A363 100 Sk. 1.

TPR50

Received by Wokingham District Council

Application No: F/2000/2867

Proposal:
Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.

Location:
Hill View, Star Lane, Knowl Hill, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/12/2000. 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

01 December 2000

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

Tel: (0118) 974 6492

Date: **01 December 2000**

My ref: F/2000/2867

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/2000/2867
Hill View, Star Lane, Knowl Hill, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2867**
Hill View, Star Lane, Knowl Hill, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6492

Date: **01 December 2000**

My ref: F/2000/2867

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2867**
Hill View, Star Lane, Knowl Hill, Reading.
Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2867

Applicant : Mr & Mrs Kneen C/O Christopher Chapman Associates Ltd.

Location : Hill View, Star Lane, Knowl Hill, Reading.
Proposal : Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/1

Date of Neighbour Notifications : 18

Date of Site Visit : 18/1

Date Registered : 23/11/2000

Earliest Date for Decision : 25/12/2000

Latest Consultation Date/Site Notice Expiry Date : 25/12/2000

This application will have expired on: 18/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Wargrave PC : 27/12 ; no objection & suggest PD's rights are withdrawn
Highways : 5/12 - request a plan to show parking for 3 vehicles & extent of driveway

Neighbour/RN : 18/12 - "Springfield Cottage" - happy to support the application
29/12 (fax) 29/12 (letter) "The Jays" - no objection to size/positioning but concerned that windows + balcony would overlook.

Planning Issues : AONB : within Greenbelt

Application Number: F/2000/2867

Appraisal : (see attached sheet).

% inc calculations: INB: No history on card - card states garage only in use - along District Boundary with Windsor/Maidenhead

EXISTING FLOOR AREA (external)

Garage = 4 x 9 = 36

G/F : kitchen/dining/living/b'room = 8.2 x 7.1 ⇒ = 58.22

store = 3 x 2.3 = 6.9

2x chimneys = (1.9 x 0.65) + (2.7 x 0.8) = 3.395

104.52 m²

1st/F : bed/cupboard = 8.2 x 5.8 = 47.56

chimney = (1.5 x 0.8) + (1.6 x 0.8) = 2.48

50.04

TOTAL FLOOR AREA = 154.56 m² (without garage = 118.56)

FOOT PRINT = 104.52 m² (" " = 68.52)

PROPOSED FLOOR AREA (external)

G/F : (8.2 x 7.1) + (3.5 x 3.5) + (4.2 x 5) = 91.47

2x chimneys = (2.7 x 0.8) + (1.9 x 0.65) = 3.395

94.87 m²

1st/F : 3 beds = (13 x 5) - (3 x 0.85) = 62.45

bed = 3.5 x 3.8 = 13.3

bathrooms = 5.35 x 2 = 10.7

chimneys = (1.5 x 0.8) + (0.6 x 0.6) = 1.56

88.01

Proposed floor area = 182.88 m²

Proposed foot print = 94.87 m²

% inc over existing floor area = $\frac{182.88 - 154.56}{154.56} \times 100 = 18.3\%$.

% inc over existing footprint = $\frac{94.87 - 104.52}{104.52} \times 100 = 9.2\%$ decrease

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

EXCLUDING GARAGE.

% inc floor area = $\frac{182.88 - 118.56}{118.56} \times 100 = 54.3\%$

Existing max ridge height = 7.3m (about chimney - whole length)

eaves (f'door elev) = 5m

eaves (store elev) = 2.4m.

% inc footprint = $\frac{94.87 - 68.52}{68.52} \times 100 = 38.5\%$

Proposed max ridge height = 7m (whole length about chimney)

eaves (f'door elev) = 5m.

Application Number F/2000/2867
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	(full permission – 5 yrs)
2	C014	R014	(materials to match).
3		C122	Prior to the commencement of the development hereby permitted, a parking plan showing provision for 3 vehicle parking spaces (4.8m by 2.4m minimum) shall be submitted to & approved in writing by the LPA. Thereafter, the vehicle parking and turning space shall be permanently maintained + used for no other purpose.
4	C040	R040	(No PD – extns, alts + outbuildings)
5	~~C04~~	~~R04~~	~~(Ob. glazing)~~
			~~Ins: Bathroom windows~~
			~~Ins: North West elevation~~
~~6~~			~~Prior to the commencement of the development hereby permitted, a plan showing the bedroom window + balcony in the north-west elevation facing 'The Jays' relocated to South-West elevation~~
			~~Reason: As the plans stand, the proposed window + balcony would result in overlooking of neighbouring properties~~

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WGB1, WGB1
GREEN BELT LOCAL PLAN POLICIES:	Policy 9
BERKSHIRE STRUCTURE PLAN POLICIES:	C4
MINERALS LOCAL PLAN POLICIES:	—

5 The hedging and fencing ~~set~~ along the boundary shall be retained and the hedging shall be maintained at a minimum height of 2.45m.

[signature] 15/2/07

Reasons: without this boundary treatment, the bedroom window + balcony would cause overlooking to neighbouring properties

RECORD OF SITE VISIT

SITE ADDRESS: Hill View Star Lane Knowl Hill Reading.

APPLICATION NUMBER: F/2000/2867

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 15/1

2. DESCRIPTION OF SURROUNDINGS
Green Belt
ASLI
Residential dwellings located down a countrylane

3. DESCRIPTION OF SITE/BUILDING
2s dwelling – extn facing The Jays & to be demolished
detached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.
Side of 'The Jays' facing Hill view = 2s

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT trees + shrubs along boundary
fence + gate by driveway entrance.

OTHERS

Application Number: F/2000/2867

Appraisal:

Development
For a two storey side extension to the dwelling with the demolition of the existing detached double garage and store/utility room area.

The site lies within the Metropolitan Greenbelt. Over the dwelling itself, the proposed development would result in a 38.5% increase in footprint and a 54.3% increase in floor area. The Council's usual increase within a Greenbelt area is 40-50%. However, taking into account the removal of the garage (9m by 4m), the increase on site would be 18.3% increase in floor area and a 9.2% decrease in footprint.

1) Impact upon neighbouring properties
A letter of support was received from Springfield Cottage, and a letter was received from the Jays with concerns about overlooking, but not the size/positioning of the development.
The proposed bedroom window in the north-west elevation (facing the Jays) would be 7m from the shared boundary and 9.5m from the side building line. The balcony to this bedroom window extends a further 0.2m from the building line.
It is recommended that a condition is added that the window/balcony is re sited to the side elevation (a pre-app on this application did point out that this would result in overlooking). However a subsequent pre-app included heights/positions of the neighbouring dwelling & height of boundary treatment. It is considered that the boundary treatment sufficiently overcomes overlooking & the window/balcony does not need to be resited.

2) Impact upon the open character of the greenbelt
Whilst the extension would exceed the Council's recommended increase over the dwelling, the removal of the detached garage would result in a decrease of the footprint on site. It is therefore recommended that a condition is added to ensure PD rights are removed to ensure no outbuildings, extensions, alterations occur so the site does not become overdeveloped. The height of the proposed development would not exceed the height of the existing dwelling, and would increase the length of the dwelling by 4.5m (excluding the chimney). It is not considered that the proposed extension would result in any excess massing/bulk over what already exists.
It is therefore considered that there would be no adverse impact upon the open character of the Greenbelt.

3) Impact upon highway safety (parking provision)
The existing detached double garage would be demolished. A parking plan was requested but never received. With the removal of the garage, a driveway of approximately 25m would remain. It is recommended that a condition is added for a parking plan to be submitted and approved showing the layout for 3 off-road parking spaces (as there would be an increase in the number of bedrooms from 2 to 4).

Approval: ✓ ~~**Refusal:**~~

Applicationo	Name & Address
F/2000/2867	P W Mason-Apps Springfield Cottage Star lane Knowl Hill Reading RG10 9XY
F/2000/2867	D & S Buckle The Jays Knowl Hill Reading RG10 9XY

App. approved
Letter sent 27/02/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

(#) PRE-APP ATTACHED (#)

Start date: 23 NOV 2000	
Officer: AB	Application No. F/2000/2867

Map No. 18.. **Site** ..O:11.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING GARAGE & UTILITY ROOM

Location: HILLVIEW STAR LANE KNOWL HILL

Parish: WARGRAVE Ward: WARGRAVE
1.12.00

Applicant: MR/MRS KEEN

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent (D P A) Windsor & Maidenhead
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS: Green Belt

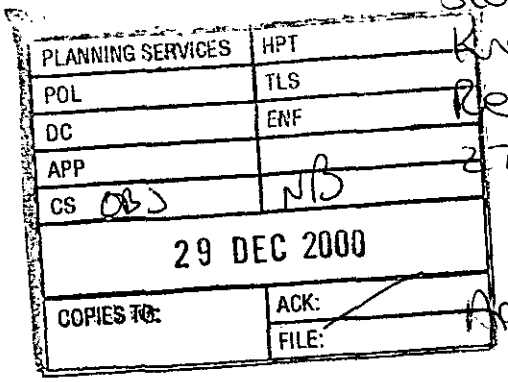
- Ramblers Association (Please send map showing PRO way
Pre-app attached

NEIGHBOURS:

S/N + The Jays, Springhead Cottage, Starhare, Knowl Hill ✓

By fax 9746484

The Jays
Star Lane
Knowl Hill
Reading RG10 9XY
27.12.00



Planning Services
Wokingham D.C.
P.O. Box 157
Shute End
Wokingham RG40 1WR

Application Number
F/2000/2867

Dear Sirs

F/2000/2867 : Hill View, Star Lane, Knowl Hill

We have received notification of the above application and have no objection to its size or positioning.

However we are concerned that the design includes a number of windows and a large balcony, which (with particular reference to the balcony) would substantially overlook the recreational area of our garden which has hitherto never been overlooked.

We would suggest that the large balcony window is re-sited on the southwest wall of the property where it would not affect the residential amenities.

Yours faithfully
D.J. and S.H. Buckle

0118 393605

The Jays
Star Lane
Knowl Hill
Reading RG10 9XY

27.12.00

cc OBS NB

COPIES TO: ACK: F/LE:

Planning Services
Wokingham D.C.
P.O. Box 157
Shute End
Wokingham RG40 1WR

Application Number
F/2000/2867

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F/2000/2867 : Hill View, Star Lane, Knowl Hill

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We would suggest that the large balcony window is re-sited on the southwest wall of the property where it would not affect the residential amenities.

Yours faithfully
D.J. and S.H. Buckle

L13

FROM: Natalie Brown

DATE: 01 December 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

38146

Application Number: F/2000/2867

Proposal: Proposed two storey side extension to dwelling plus demolition of existing garage and utility room..

Site Address: Hill View, Star Lane, Knowl Hill, Reading.

27 DEC 2000

COPIES TO: ACK: FILE:

Applicant: Mr & Mrs Kneen C/O Christopher Chapman Associates Ltd.

Your observations are required in respect of this application **by 25/12/2000** .

No objection

The Parish Council would like to request that the property's permitted development rights are withdrawn in order that future development may be considered (i.e. garage).

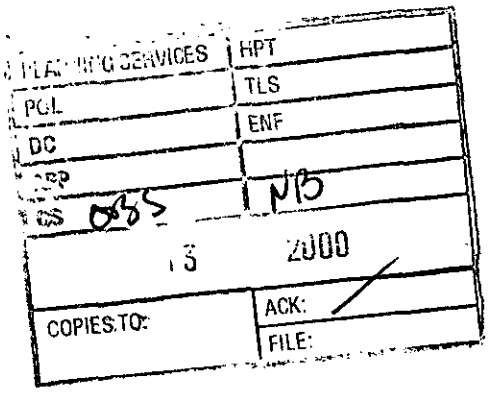
SIGNED: _____ DATE: 18/12/00

Clerk To Wargrave Parish/Town Council.

PLANNING SERVICES

Springfield Cottage Star Lane
Knowl Hill Reading Berkshire RG10 9XY





F/2000/2887

11 December 2000

Wokingham District Council

DX 33506 WOKINGHAM

Dear Sirs

F/2000/2867

Re: Application No: F/2000/287
Site Address: Hill View Star Lane Knowl Hill Reading
Proposed Extension

Thank you for your letter of 1 December. As neighbours we are happy to support the owners of Hill View's application for an extension.

The property is well able to take a sensible extension without any damage to the local environment, and it is needed for this family.

In regard to the Governments declared intention to make best use of existing properties to reduce encroachment upon new greenfield sites, this seems perfectly sensible.

Yours sincerely

P.W. Mason-Apps

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 01 December 2000

Application Number: F/2000/2867

Proposal: Proposed two storey side extension to dwelling plus demolition of existing garage and utility room.

Parish: WARGRAVE PARISH

Site Address:
Hill View, Star Lane, Knowl Hill, Reading.

Applicant:
Mr & Mrs Kneen C/O Christopher Chapman Associates Ltd.

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

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please also show the extent of the driveway.

Signed: _____ **Print name:** Adam Coggins 5/12/00

6/12 : 4pm.
left a message on agents answerphone for plans to be sent in to the above.

Environmental Services

For office use only.
Application number: 23.NOV.2006* 2867

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	MR AND MRS. T. KNEEN
	Address and postcode	VIA AGENT.
	Phone number	
2	Agent's Name	CHRISTOPHER CHAPMAN ASSOCIATES LTD.
	Address and postcode	CHARTERED ARCHITECTS FOXLEY MANOR FOREST GREEN ROAD HOLYPORT SL6 2NW
	Phone number	01628 - 788838
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.	HILLVIEW STAR LANE KNOWL HILL NR. MAIDENHEAD BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY EXTENSION AND DEMOLITION OF EXISTING DOUBLE TANDEM GARAGE AND SINGLE STOREY UTILITY ROOM
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.	FACING BRICKS TO MATCH EXISTING PLAIN TILES TO MATCH EXISTING
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: TWO	Proposed: FOUR
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ EXISTING ROAD	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.	£95.00. ✓	
	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: [signature]

on behalf of MR & MRS. T. KNEEN.

Date 17TH NOVEMBER 2000

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

ADDRESS Hill View Star Lane N.B GARAGE ONLY IN OUR AREA PARISH Jacobstow

PLOT No. 2 SPRINGFIELD COTTS. ORD. SHEET No. 16-17

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

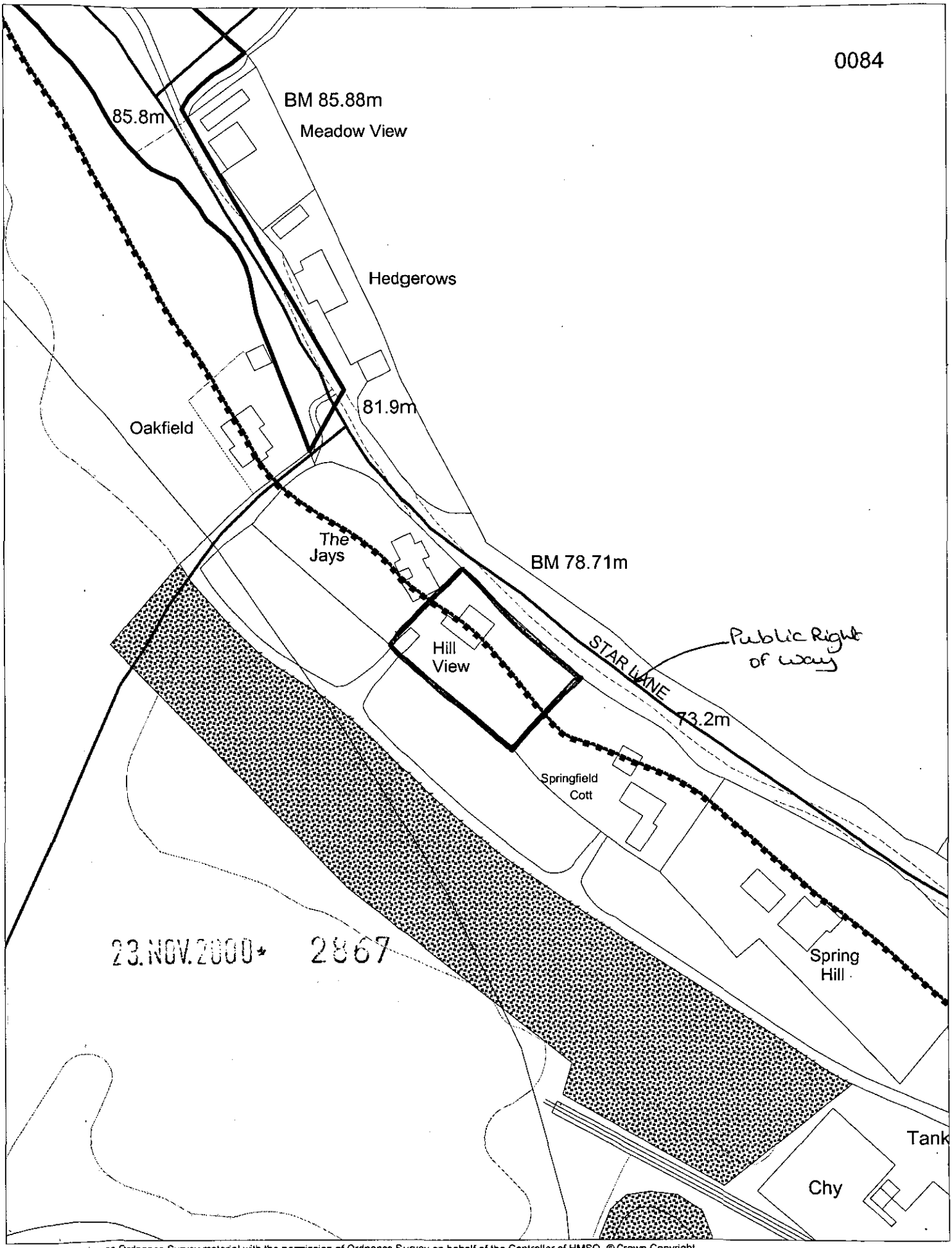
DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2867**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	(3)			
	(5)			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
30 November 2000

Scale: 1 : 1250

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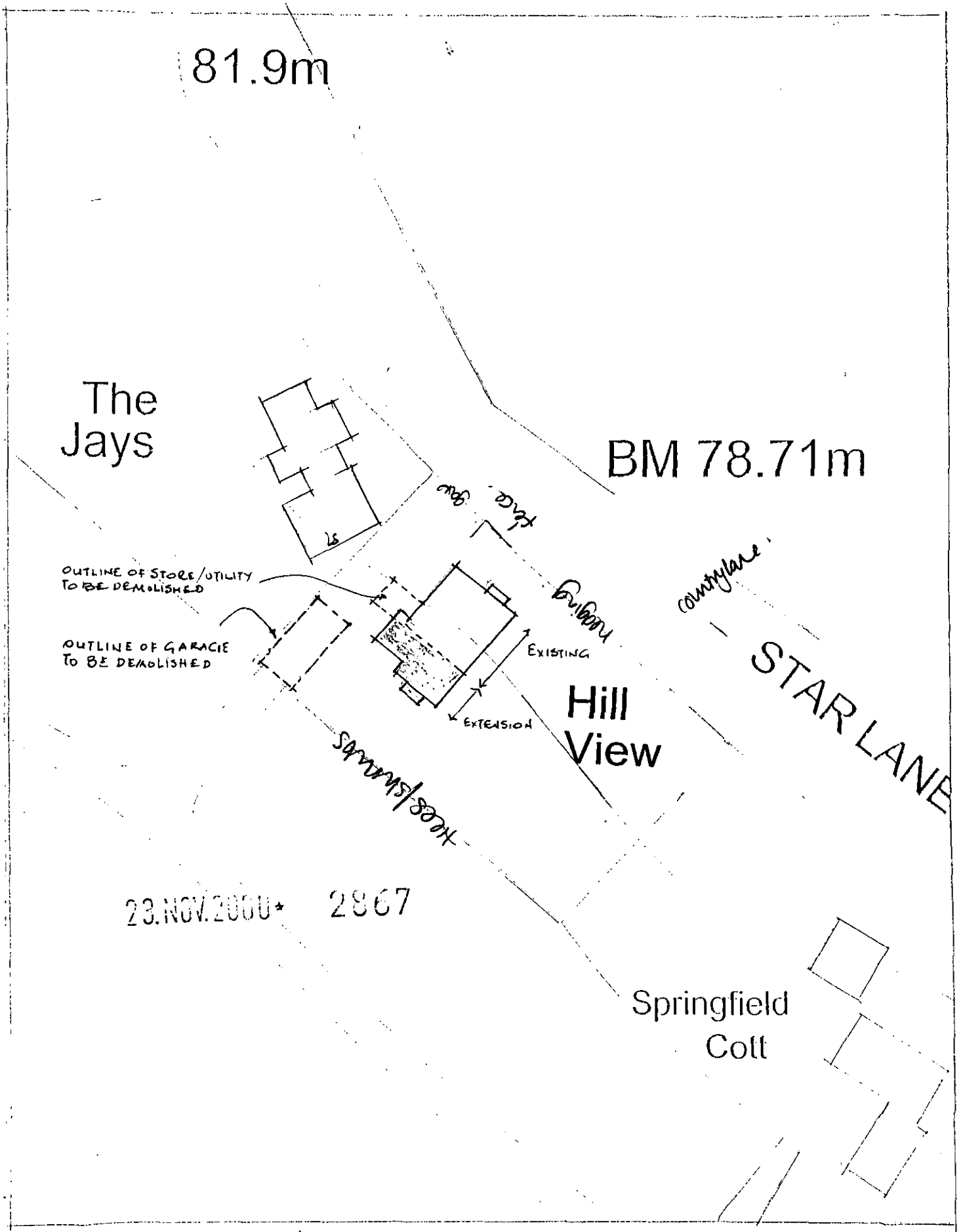

Proposed Site Plan, Scale: 1 to 500 A363.00.09

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Date: 7 July 2000

CO 5/3/01