APPLICATION NO:
F/2001/3945

LOCATION:
Homeside Crazies Hill, Wargrave Reading.

APPLICANT:
Mr C Long C/O P Collis

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **07/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/07/2001

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

EASIFILE EP7

J62

03

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Long
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
Berkshire RG10 8NE

Application Number: F/2001/3945

Parish: **WARGRAVE**

Location: **Homeside, Crazies Hill, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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

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

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

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.

Applicationo	Name & Address
F/2001/3945	J N H Adams The Lodge Crazies Hill Wargrave Berks

APP APPROVED
LETTER SENT
13/09/01

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 2 January, 2002

My ref. AJT/MLT/F/2001/3945

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

Richard Anderson
Rectory Mews,
Crown Road,
Wheatley,
OX33 1UL.

Richard Anderson,

RE: MINOR AMMENDMENT – HOMESIDE, CRAZIES HILL, WARGRAVE.

I refer to your letter and revised plan dated 29th October 2001 and your subsequent telephone conversation with Andrew Thorley, with reference to the above. I apologise for the delay in replying.

The revised plans show an additional box bay window to be located on the rear elevation of the above property. As there is an increase in floor area and volume a further planning permission would be required.

Please find enclosed the relevant application forms.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above direct line.

Yours sincerely,

M L THORP
Principal Development Control Officer

File:
3945,Homeside,Cra
izes

01865875275

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING	
POL	TLS
DC	ENF
APP	
CS	
7 DEC 2001	
GO	

URGENT BY FAX ONLY

Our ref: 0171/01120WDC/RA

20 December 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr A Thorley

Dear Mr Thorley,

Re:
Land adjoining 39 Little Glebe Sonning on Thames, Berks.
Lakenham, Milestone Avenue, Charvil.
Homeside, Crazies Hill.

Further to my message left with your colleague today I would be grateful if you could call me tomorrow before 1pm as I need to report to my clients as to the current situation with their respective projects.

I look forward to hearing from you.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 28/11/01 Time 2.55 pm

WHILE YOU WERE OUT

Name Richard Anderson

Of

Phone No. 01865 873936. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Homeside, Crazies Hill

planning permission is required

Signed Den

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

BUILDING CONTROL
29 OCT 2001

Pre-app Reg No 49260

PLANNING SERVICES	
PO	TCS
DC AT	ENF
APP	
CIS	
29 OCT 2001	
COPIES TO	ACK
	FILE

Our ref: 9921/01j26WDC/RA/tc

26 October 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Mr G Allpress

Dear Mr Allpress,

Re: Proposed 2 storey side extension to Homeside, Crazies Hill – App'n No F2001/3945.

Following the approval of the above proposal back in August we were appointed by the applicants to prepare the detail working drawings in order to obtain Building Regulations Consent and also obtain tenders etc for the work. Whilst carrying out this work we also made some suggestions relating to the scheme design both internally and externally in an effort to, we think, improve the design.

Our clients were extremely cautious given that the planning permission was only forthcoming after support from the local councillor. The only change that materially affects the approved proposal is the inclusion of a box bay window to the dining area at the rear of the property which adds a little under 2M2 to the additional floor area.

We would be grateful if you could give me an informal opinion as to whether this revision can be approved as an amendment to the existing permission or whether you will require a fresh planning application.

I look forward to hearing from you shortly.

Yours faithfully

Richard Anderson ARIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

George Allpress

From: Clerk - Wargrave Parish Council [clerk@wargrave.org.uk]
Sent: Saturday, August 18, 2001 10:47 AM
To: Nicola Lake; John R Mitchell; John Leggett; george.allpress@wokingham.gov.uk; planning@wokingham.gov.uk
Subject: Parish Council Comments - URGENT

Importance: High

Could you please ensure that the following comments are reported to the Development Control Committee meeting on Wednesday 22nd August 2001. The comments were originally sent in at the beginning of June but do not appear on the planning report.

F/2001/3945
Homeside, Crazies Hill, Wargrave.
Proposed two storey side extension to dwelling and single storey rear extension.
The Parish Council supports this application as there is a genuine need for this property to be upgraded. The complimentary design will improve the appearance of the property and will be in keeping with the locality.

F/2001/3946
Lenham, Crazies Hill, Wargrave.
Proposed two storey side extension to dwelling and single storey rear extension.
The Parish Council supports this application as there is a genuine need for this property to be upgraded. The complimentary design will improve the appearance of the property and will be in keeping with the locality.

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 ~ clerk@wargrave.org.uk
Tel/Fax ~ 01628 788354

The information transmitted in this E-mail is intended only for the person or
entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of, any action in reliance upon, this information by persons
or entities other than the intended recipient is prohibited.

Wargrave Parish Council cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer, and, as such, is not liable for any damage that may be caused as a result.

If you received this in error, please contact the sender and delete the material from any computer.

Received by Wokingham District Council

Application No: F/2001/3945

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
Homeside, Crazies Hill, Wargrave, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/06/2001. 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

14 May 2001

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

Tel: 0118 974 6442

Date: **14 May 2001**

My ref: F/2001/3945

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/2001/3945
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3945**
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6442

Date: **14 May 2001**

My ref: F/2001/3945

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/2001/3945
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3945**
Homeside, Crazies Hill, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22 AUGUST 2001 FROM 7.00 PM TO 10.05 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Frank Browne, Mrs DF Carpenter, Mr G Cockroft, Mrs P Graddon, Mrs C Smith and Mr D Swindells

PART I

53. MINUTES

The Minutes of the meeting of the Committee held on 1 August 2001 were confirmed as a correct record and signed by the Chairman.

54. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mrs J Lissaman and Mrs DC Beatty and Mr AJ Ross for late arrival.

63. APPLICATION NO.2001/3945, PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION, HOMESIDE, CRAZIES HILL, WARGRAVE FOR MR C LONG

APPLICATION NO.2001/3946, PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION, LENHAM, CRAZIES HILL, WARGRAVE FOR MR D ORMANDY

The Committee considered reports about these applications set out on pages 705 to 718 of the Agenda.

Mrs A Hodgson, a representative of Wargrave Parish Council, attended the meeting and gave that authority's views on the applications.

Mr Long, the applicant, attended the meeting and spoke in support of the proposal.

Frank Browne, a local Member, attended the meeting and spoke in support of both of these applications.

Whilst Members were mindful of the policies which applied to development in the Green Belt, they recognised that these buildings were worthy of retention and that by refusing to allow them to be upgraded, there was a danger of them falling into disrepair, thereby detracting from the Green Belt. In the circumstances, they felt that, without setting any precedent, it would be reasonable to override the usual Green Belt policy considerations to enable this development to proceed.

RESOLVED: 1) That Application No.2001/3945 be approved, subject to conditions relating to:-

the development being commenced within 5 years;
the use of matching materials;
control over construction times;

2) That Application No.2001/3946 be approved, subject to conditions relating to:-

the development being commenced within 5 years;
the use of matching materials;
control over construction times;
there being no first floor side facing windows

Application No.	Received	Wargrave	Listed by
F2001/3945	08/05/01		Cllr Browne

Applicant: Mr C Long
Location : Homeside, Crazies Hill, Wargrave.
Proposal : Proposed two storey side extension to dwelling and single storey rear.

1. Planning History -
The application property is situated at Crazies Hill, within the designated Metropolitan Green Belt, and in a location that has been designated an Area of Special Landscape Importance. It is a two storey semi-detached house with parking at the side and rear. On the 27th March of this year planning permission was refused for a two storey side extension and single storey rear extension (the refused scheme is substantially the same as the current application).

2. Proposal -
The proposal is for a two storey side extension and a single storey rear extension.

The application is before the Development Control Committee at the request of Councillor Browne, for the reason that he considers the applicant's proposal acceptable.

3. Consultations -
- ***Urban Design and Conservation Officer*** - acceptable if considered in isolation, however the proposal would fill the street frontage and the adjoining semi wishes to carry out a similar scheme. It would help reduce the impact of the scheme if the first floor accommodation was omitted. The general detailing and materials are appropriate.
- ***Highways Officer*** – no objections subject to appropriate conditions.
- ***Parish Council*** – no comments yet received
- ***Crazies Hill and Cockpole Green Residents Association*** - write in support of the application. The front elevations are considered identical, avoiding visual imbalance. An unsightly garage would be removed, there would be no loss of view. The proposed extension is set back behind the front elevation. The rear elevations are sympathetic and would not in any event be seen and the proposal would convert the property into a satisfactory family house.
- ***Environment Agency*** - no objections subject to conditions
- ***Neighbour consultation*** – no representations received

4. Appraisal -
The main issues are:

A. Impact on the character and openness of the Metropolitan Green Belt and an Area of Special Landscape Importance: BSP Policy C4, and WDLP Policies WOS3 and WGB1.

B. Impact upon neighbouring properties and provision of off street parking: BSP Policy EN1 and WDLP Policies WBE1 and WT6.

C. Concerns of local amenity society.

A. **Impact on the character and openness of the Metropolitan Green Belt and an Area of Special Landscape Importance:**

This application is one of two planning applications that have been resubmitted, for this and the neighbouring house, following the refusal of planning permission on the 27th March 2001.

The reasons for refusal were:

1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt, The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1.

2. The proposed extension would because of its design, form, scale and massing, result suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1.

The applicants for 'Lenham' and 'Homeside' have submitted a joint letter in support the applications (which in summary) take issue with the previous decision and request that the applications to be heard by the Planning Committee. They state that they are taking down 50 sq.m., adding very little mass to the front of the buildings. They consider the extensions are in keeping with the character of the dwelling. There is very little openness in the area where the extensions are proposed as any view to the rear is entirely obscured by existing outbuildings, overhanging trees and tall hedging. Any openness to each side and from the adjacent school would be undisturbed. Their proposals are considered entirely in keeping with other changes made in the area and they cite four nearby examples. Their stated intention is to adapt these unmodernised 1920's buildings so that they can remain in the area.

No material changes have been made to the proposal that was refused planning permission and the reasons for refusal are considered to remain valid.

The application property is one of a pair of semi-detached houses built of an 'Arts and Crafts' style. The property is situated on the west side of Crazies Hill, set back from the road frontage by around 7.0 metres with a moderately sized front garden. The property is south east facing, set parallel with the road, and has a rear garden which has a plot depth of around 25 metres. Adjacent the site to the west is Crazies Hill, Church of England, Primary School.

Crazies Hill has no real nucleus in the sense of a compact built heart or centre. However, the houses and properties further to the south west of the application property are more heavily clustered.

The part of Crazies Hill where the application property is situated, and that to the north is more spacious and sporadic in its character. Pairs, or individual houses are set apart from each other giving this part of the settlement a scattered appearance where the space between buildings are an important part of the sense of place.

The Berkshire Structure Plan, Policy C4, states there will be a presumption against inappropriate development in the Metropolitan Green Belt. Where development is allowed it must be acceptable in scale, form, impact, character and siting. Part (iii) of the Policy allows for limited extensions, alterations and replacement of existing dwellings.

Policy WGB1 of the Wokingham District Local Plan: Deposit Draft 1997, therefore follows, with the same aims and intentions. The Policy reiterates the presumption against inappropriate development save for stated exceptions, and at Part (D) allows for only limited extensions or alterations to existing dwellings.

In addition Policy WOS3, of the Wokingham District Local Plan: Deposit Draft 1997, states the Plan intentions of achieving good design which is sympathetic to and appropriate in its particular location, and of ensuring compliance with all Plan policies.

Policy WBE1, states the aims by which good design, in its local context will be assessed.

The application property and its attached neighbour sit central to their combined plots with each property having a gap between existing flank and boundary. That to the application premises is just over 3.0 metres wide.

The application proposes a two storey side extension and single storey rear extension. The extension would be 3.0 metres wide, infilling all but a marginal gap between flank and boundary, to finish flush with the rear elevation. The extension would be recessed, and subordinate to the front elevation, by around 1.3 metres and the ridge line would be lower than the existing by around 1.0 metre. The rear extension would have a hipped roof, be around 2.5 metres deep and stop short of the adjacent boundary by around 1.8 metres.

The dwelling has a mock timber framed gable front with centred leaded light. The gable frontage falls to ground floor level at the side of the house. The main roof is hipped at its side with a side elevation that rises above the gable frontage. Both gable and hip are similarly pitched at around 45 degrees.

The application proposal is similarly designed with a roof form that follows the existing pattern. The proposed extension would be built to within 400mm, of its boundary with the adjacent property, and represents an approximately 50 per cent increase on the original floor area.

The merits of the application are: that the extensions are of a high standard of design and in particular that the street frontage reads as an integral, albeit subordinate, part of the existing building. Oblique views of the extension's side elevation would see an extension at around 5.4 metres in depth, and this is not

considered such that would appear over dominant in relation to the existing building if the property were not in a sensitive Green Belt location.

However, only a token gap would be left between the extended property and its boundary. The application proposal places total reliance on the gap created by the adjacent primary school grounds and makes no attempt to incorporate an element of space within the curtilage of the application property itself. At two storeys in height, the extension is considered to significantly erode an important element in the general appearance of Crazies Hill as a whole, that is the space between buildings. The proposal also fails to preserve the open character of the Green Belt for this reason.

The application property is one of a pair of cottages for which permission is simultaneously sought to extend. The dwellings at present have the appearance of a pair of cottages, somewhat quasi institutional in their appearance, but they do however, have a strong rural appearance. Their existing scale, siting and the space within which they sit all combine to retain a rural appearance and the dwellings therefore appear appropriate in this setting.

In contrast, the proposed extensions would transform the appearance of the dwellings, giving them a strong suburban character.

The proposal therefore fails to achieve good design which is sympathetic to and appropriate in its particular location, and therefore to conflict with local plan policies which seek to retain the openness of the Green Belt.

B. **Impact upon neighbouring properties and provision of off street parking**:

In terms of amenity, there would be no impact on any adjacent dwelling. The application demonstrates compliance with parking standards.

5. Conclusion

The application proposal would not result in harm to neighbour amenity and would comply with Local Plan parking standards. However, the proposal would detract from the character of this location and erode the openness of the Green Belt. The proposal therefore conflicts with Local Plan policies, which seek to protect the open character of the Green Belt.

6. **Recommendation** - REFUSE planning permission for the following reasons:

1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt. The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: Green Belt Local Plan Policy 9: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1.

2. The proposed extension would because of its design, form, scale and massing, result in suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1.

Informatives:

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

Berkshire Structure Plan policies C4 and EN1
Green Belt Local Plan policies: 9
Deposit Draft Wokingham District Local Plan policies: WOS3, WGB1, WBE1 and WT6.

George Allpress

63. APPLICATION NO.2001/3945, PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION, HOMESIDE, CRAZIES HILL, WARGRAVE FOR MR C LONG

APPLICATION NO.2001/3946, PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION, LENHAM, CRAZIES HILL, WARGRAVE FOR MR D ORMANDY

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Whilst Members were mindful of the policies which applied to development in the Green Belt, they recognised that these buildings were worthy of retention and that by refusing to allow them to be upgraded, there was a danger of them falling into disrepair, thereby detracting from the Green Belt. In the circumstances, they felt that, without setting any precedent, it would be reasonable to override the usual Green Belt policy considerations to enable this development to proceed.

RESOLVED: 1) That Application No.2001/3945 be approved, subject to conditions relating to:-

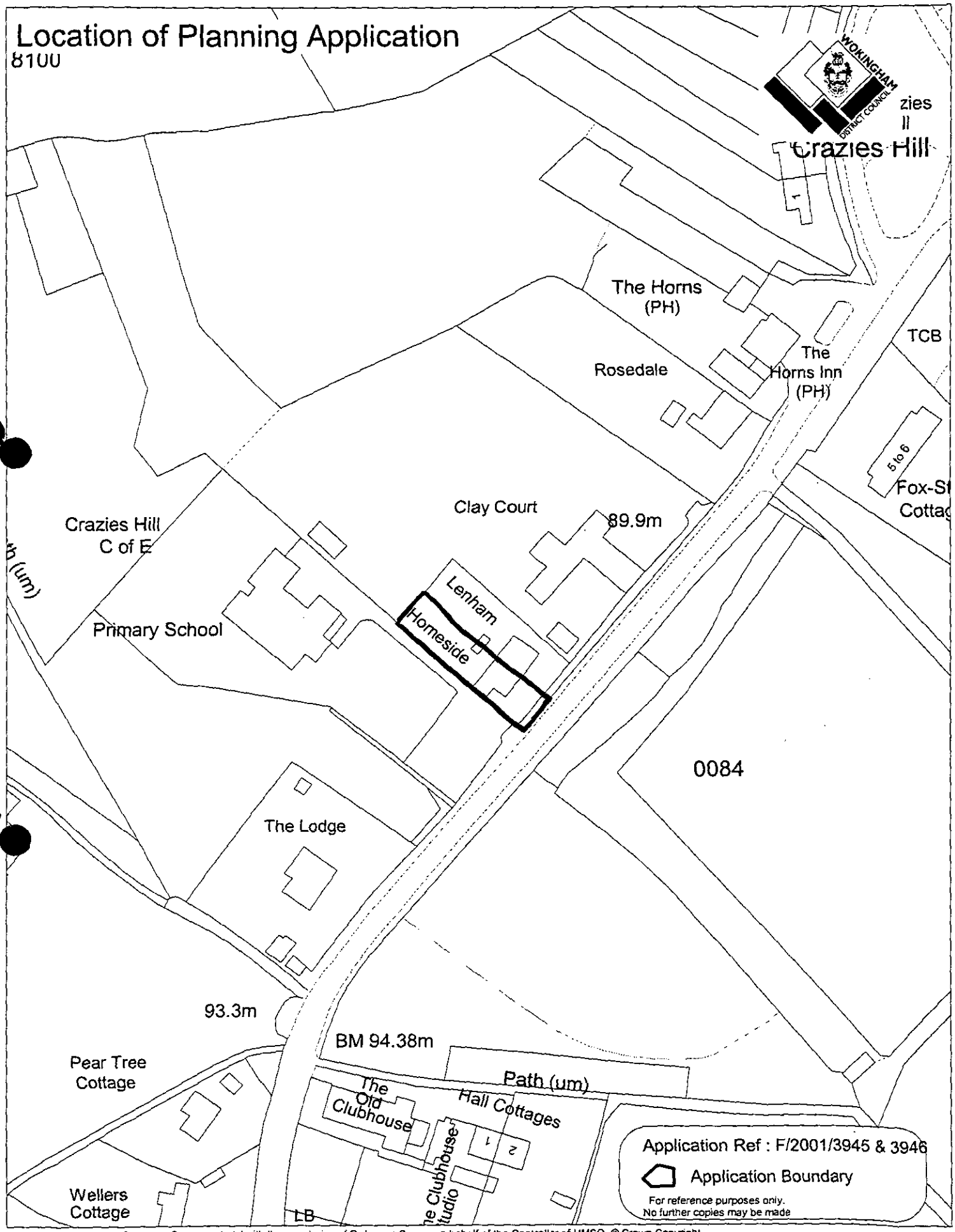
C001/R001 the development being commenced within 5 years;
C014/R014 the use of matching materials;
C070/R070 control over construction times;

2) That Application No.2001/3946 be approved, subject to conditions relating to:-

the development being commenced within 5 years;
the use of matching materials;
control over construction times;
there being no first floor side facing windows

Location of Planning Application

8100



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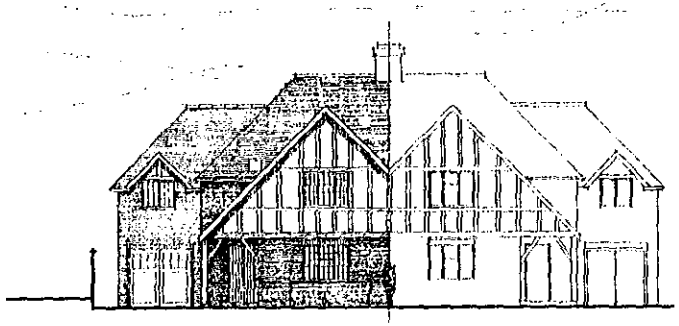
Development Control Section, Environmental Services, Wokingham District Council.

22 August 2001

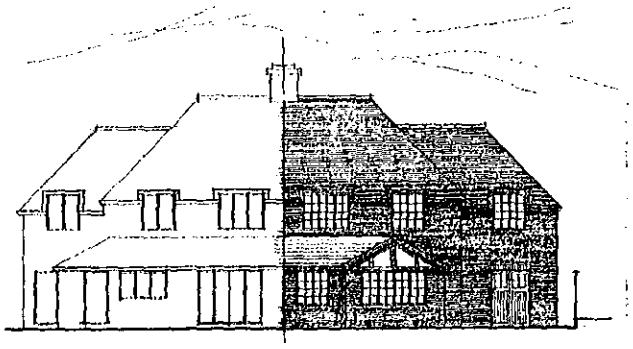
Scale: 1 : 1250

N W E S

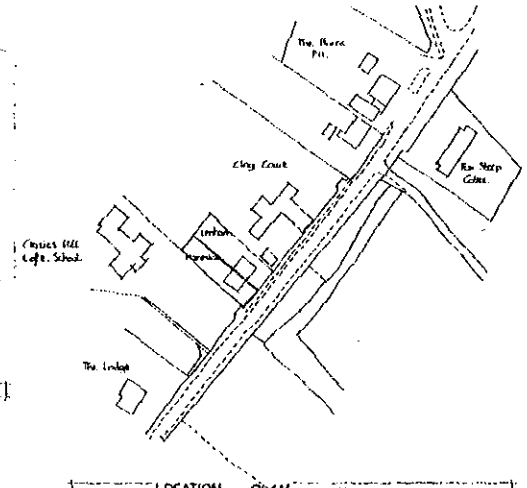


NOTE.
Planning applied for extension to Lenham

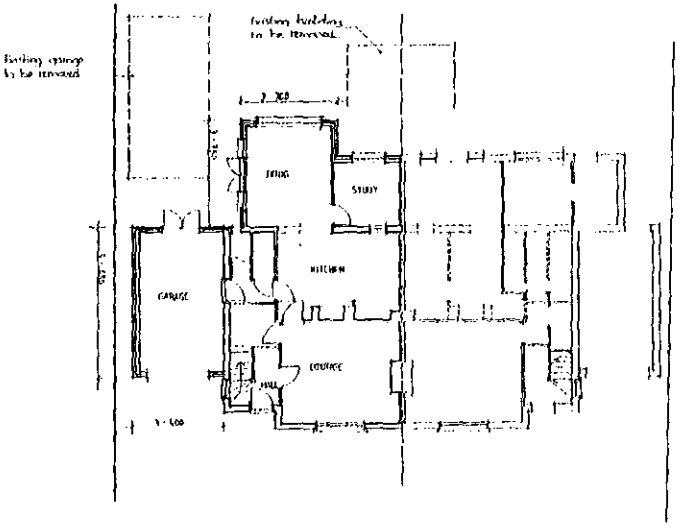
FRONT ELEVATION



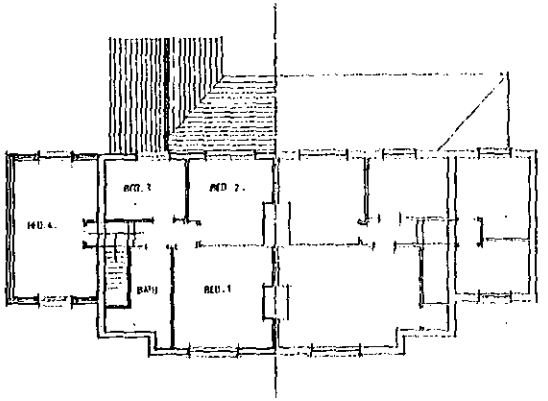
REAR ELEVATION



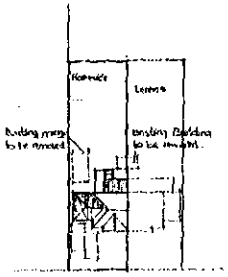
LOCATION PLAN 1:1250



GROUND FLOOR PLAN

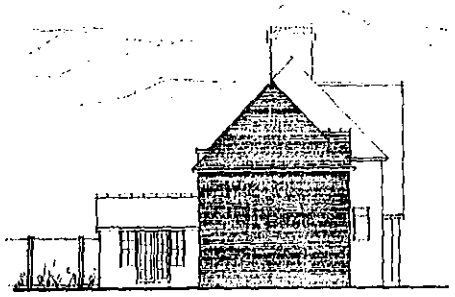


FIRST FLOOR PLAN

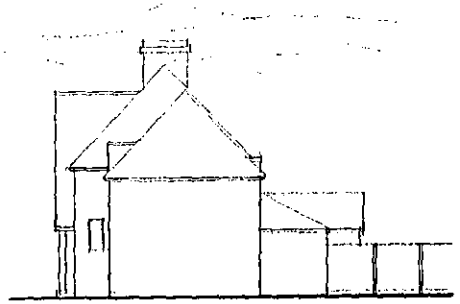


SITE PLAN 1:500

08.MAY2001 394



SIDE ELEVATION (Homeside)



SIDE ELEVATION (Lenham)

PLAN-it
PROFESSIONAL CONSULTANTS

The Brown, 3 Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel: 0117 9681547.

Client
Mr & Mrs C Long, Homeside
Crazies Hill.

Project
Two Storey Side Extension, Single Storey Rear Extension

DRG Title
Planning

Date
27-1-01

Scale
1:100 1:500 1:1250

DRG Number
693/01/1

711

Application No.	Received	Wargrave	Listed by
F2001/3946	08/05/01		Cllr Browne

Applicant: Mr D Ormandy
Location : Lenham, Crazies Hill, Wargrave.
Proposal : Proposed two storey side extension to dwelling and single storey rear.

1. **Planning History** -
The application property is situated at Crazies Hill, within the designated Metropolitan Green Belt, and a location that has been designated an Area of Special Landscape Importance. It is a two storey semi-detached house with parking at the side and rear. On the 27th March of this year planning permission was refused for a two storey side extension and single storey rear extension (the refused scheme is substantially the same as the current application).

2. **Proposal** -
The proposal is for a two storey side extension and a single storey rear extension.

The application is before the Development Control Committee at the request of Councillor Browne, for the reason that he considers the applicant's proposal acceptable.

3. **Consultations** -
   - ***Urban Design and Conservation Officer*** - acceptable if considered in isolation, however the proposal is to fill the street frontage and the adjoining semi wishes to carry out a similar scheme. It would help reduce the impact of the scheme if the first floor accommodation was omitted. The general detailing and materials are appropriate.
   - ***Highways Officer*** – no objections subject to appropriate conditions.
   - ***Parish Council***– no comments yet received
   - ***Crazies Hill and Cockpole Green Residents Association*** - write in support of the application. The front elevations are considered identical, avoiding visual imbalance. An unsightly garage would be removed, there would be no loss of view. The proposed extension is set back behind the front elevation. The rear elevations are sympathetic and would not in any event be seen and the proposal would convert the property into a satisfactory family house.
   - ***Environment Agency*** - no objections subject to conditions
   - ***Neighbour consultation***– no representations received

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

A. Impact on the character and openness of the Metropolitan Green Belt and an Area of Special Landscape Importance: BSP Policy C4, and WDLP Policies WOS3 and WGB1.

considered such that would appear over dominant in relation to the existing building if the property were not in a sensitive Green Belt location.

However, the extended property would almost infill the width of its curtilage, with two storeys built up to 350mm of the side boundary. The application proposal places total reliance on the gap existing between the adjacent building and its boundary, and makes no attempt to incorporate an element of space within the curtilage of the application property itself.

The application property is one of a pair of cottages for which permission is simultaneously sought to extend. The dwellings at present have the appearance of a pair of cottages, somewhat quasi institutional in their appearance, but they do however, have a strong rural appearance. Their existing scale, siting and the space within which they sit all combine to retain a rural appearance and the dwellings therefore appear appropriate in this village setting.

In contrast, the proposed extensions would transform the appearance of the dwellings, giving them a strong suburban character and eroding the separation between building and boundary which is such an important element in this setting.

The proposal therefore fails to achieve good design which is sympathetic to and appropriate in its particular location, and therefore to conflict with local plan policies which seek to retain the openness of the Green Belt.

B. Impact upon neighbouring properties and provision of off street parking:

There is a tall Conifer hedge to Clay Court adjacent the boundary with the application property which would offer some screening.

In terms of amenity, Clay Court is the only dwelling with the potential to be significantly affected.

There is a tall well planted tree screen between the two dwellings belonging to Clay Court. The building envelopes of the two dwelling are off set from each other so that the site of the proposed extension does not align with the flank wall of Clay Court. The relationship between the two dwellings and the distance between Clay Court's the nearest front facing windows is considered to ensure against a material loss of daylight. Clay Court has one ground floor window facing the application site. Again this window is off set from and not directly opposite the application site, moreover it is a secondary window to the habitable room it serves, the principle window being rear facing.

There is a single storey outbuilding in the corner of the adjacent courtyard that abuts the shared boundary and reaches from the road side boundary to a point where the proposed extension starts. The tree screen and outbuilding would provide a buffer against an overbearing impact irrespective of the difference in land levels.

The application property demonstrates compliance with parking standards.

5. Conclusion

The application proposal would not significantly diminish neighbour amenity and would comply with Local Plan parking standards. However, the proposal would detract from the character of this location and erode the openness of the Green Belt. The proposal therefore conflicts with Local Plan policies which seek to protect the open character of the Green Belt

6. Recommendation - REFUSE planning permission for the following reasons:

1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt. The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: Green Belt Local Plan Policy 9: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1.

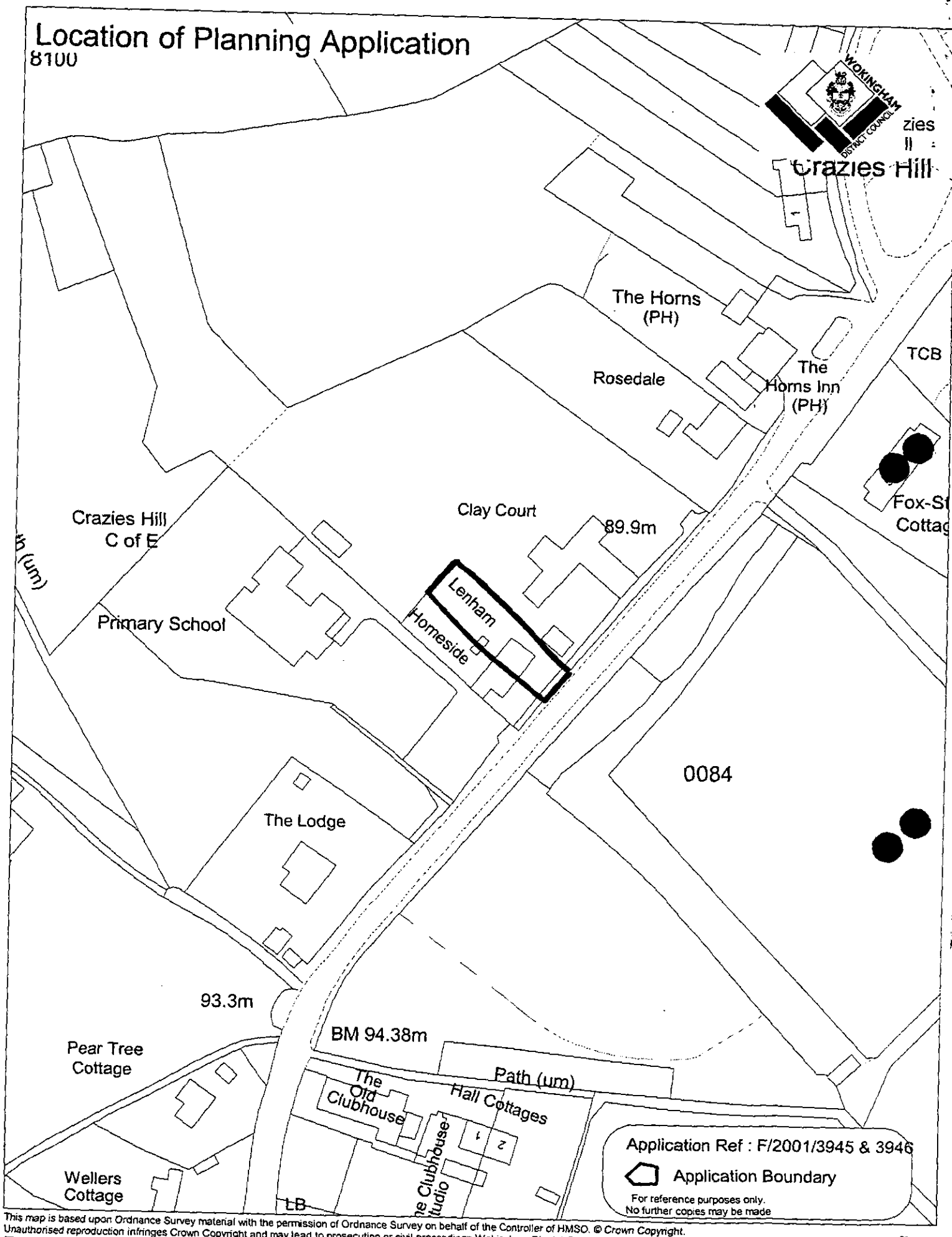
2. The proposed extension would because of its design, form, scale and massing, result in suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1.

Informatives:

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

Berkshire Structure Plan policies C4 and EN1
Green Belt Local Plan policy 9
Deposit Draft Wokingham District Local Plan policies: WOS3, WGB1, WBE1 and WT6.

George Allpress



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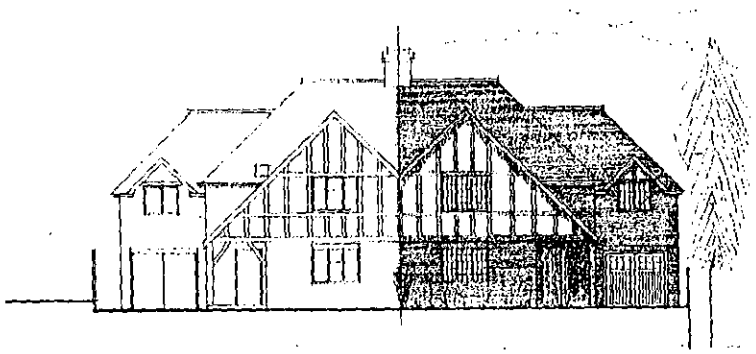
Development Control Section, Environmental Services, Wokingham District Council.
22 August 2001

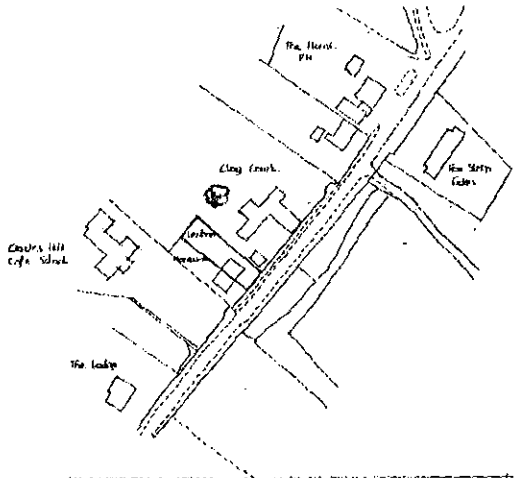
Scale: 1 : 1250



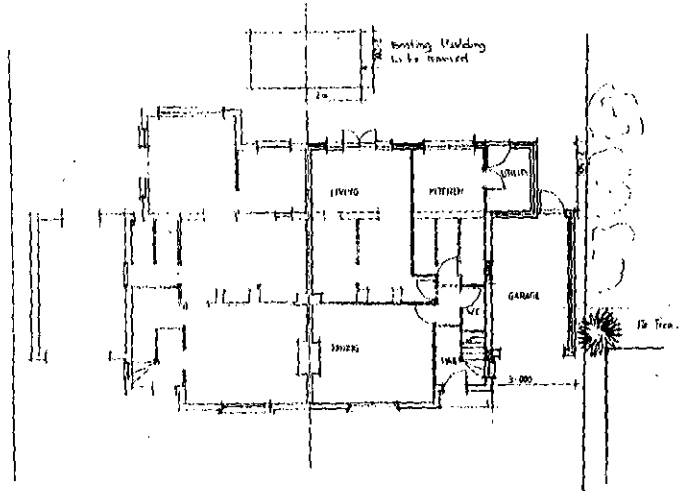
FRONT ELEVATION



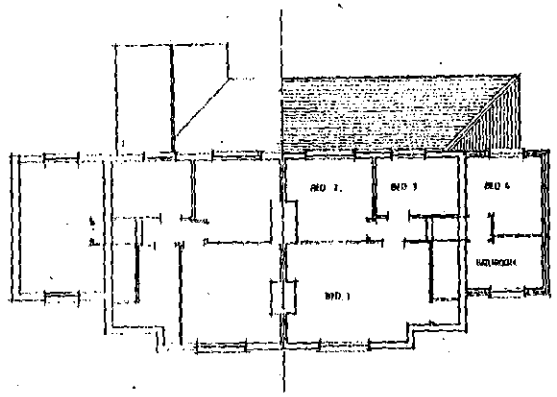
REAR ELEVATION



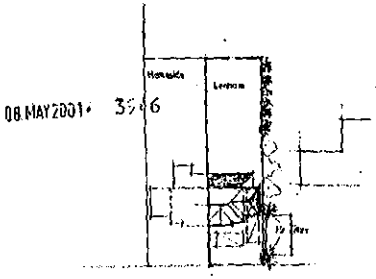
LOCATION PLAN 1:1250



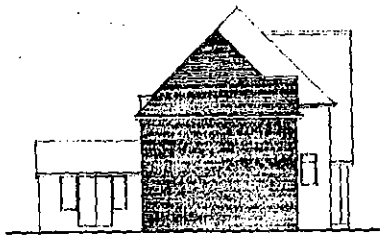
GROUND FLOOR PLAN



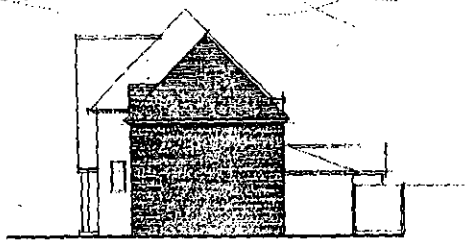
FIRST FLOOR PLAN



SITE PLAN 1:500



SIDE ELEVATION (Homeside)



SIDE ELEVATION (Lenham)

PLAN-it

The Barn, 3 Hollingale Farm, Coalpole Galen
Wargrave, Berks RG10 8NB
Tel: 0118 9661541

Client
Mr D Ormandy, Lenham,
Crazies Hill, Wargrave, Berks.

Project
Two Storey Side Extension, Single Storey Rear Extension

DRG Title
Planning

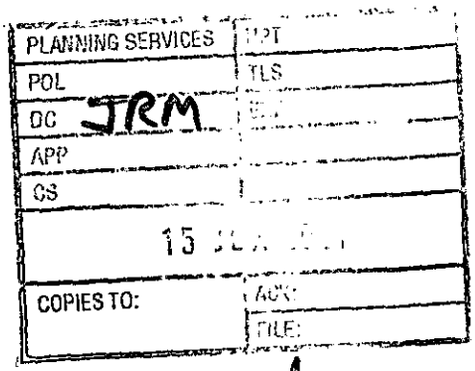
Date
12 1 01

Scale
1:100 1:500 1:1250

DRG Number
[illegible]

718

The Old Coach House,
Remenham Hill, Remenham
Berkshire, RG9 3EP
(Telephone: 01491 575027)



5th June 2001

John Mitchell
Head of Development Control
Wokingham District Council

Dear John,

Planning Application F/2001/3945 – Homeside, Crazies Hill, Wargrave

I recently visited the above site and believe the applicant's proposals are acceptable.

I would appreciate your advice on this matter but am happy to list this application should the officer recommendation be for refusal.

I would also be grateful for an up-date on the application for the Boathouse, Wargrave Road and for the change of use from agricultural to residential for John's Cottage, Church Lane, Remenham.

I look forward to hearing from you soon.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

See Part One Plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 14 May 2001 16 MAY 2001

Application Number: F/2001/3945

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address:
Homeside, Crazies Hill, Wargrave, Reading.

Applicant:
Mr C Long C/O P Collis.

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

THE PROPOSAL, ALTHOUGH CONSIDERED IN ISOLATION, FILLS THE FRONTAGE TO THE STREET. AS THE ADJOINING OWNER ALSO WISHES TO CARRY OUT A SIMILAR EXTENSION THE PROPOSALS WILL CREATE IN TOTALITY A CONSIDERABLE INCREASE IN THE BUILT FRONTAGE.

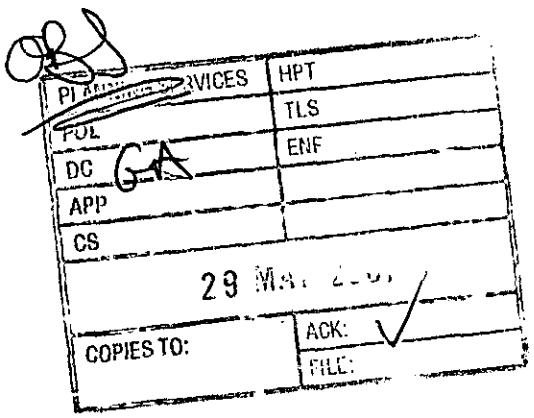
IT WOULD HELP TO REDUCE THE VISUAL IMPACT OF THE SCHEME IF THE FIRST FLOOR ACCOMMODATION WAS OMITTED.

THE GENERAL DETAILING + MATERIALS APPEAR APPROPRIATE TO THIS LOCATION

Harold Sanders

05.06.01.

CRAZIES HILL AND COCKPOLE GREEN RESIDENTS ASSOCIATION



The Lodge
Crazies Hill
Wargrave
Berkshire RG10 8LY

Tel: 0118 940 3031
Fax: 0118 940 3893
Mobile: 07748 772717
E-mail:johncrazieshill
@lineone.net

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

23 May 2001

Dear Sirs

Planning Application F/2001/3945 – Homeside, Crazies Hill, Wargrave, Berks RG10 8LY

I am writing as chairman of the Crazies Hill and Cockpole Green Residents Association, in connection with the above planning application.

Our association sometimes has a duty to express opposition to particular planning applications within our catchment area, where it is considered that a proposed development will adversely affect the very special character of these two villages. In this case the situation n is exactly the reverse.

It is felt very strongly that the proposed extension to Homeside, and the parallel proposed extension to the adjoining Lenham, will enhance the village rather than otherwise.. The reasons for this view are as follows:

a. The front elevations of both proposed extensions are identical, so that any visual imbalance is avoided.

b. Removal of an unsightly separate garage, plus a carport and outbuilding, and replacement by the proposed extension, will enhance the frontal aspect of the property.

c. There will be no loss of view from the road to the rear of the property, as there is a leylandii hedge at the rear of the property, which obscures the view anyway.

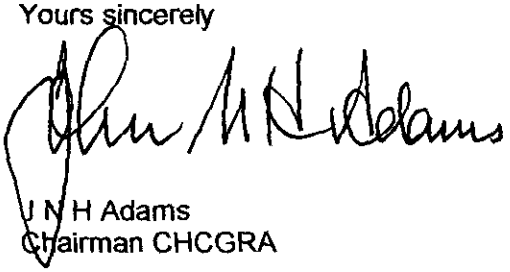
d. For the same reason the slightly different proposed rear elevations to the two properties will not be seen, and in any event they are sympathetic to each other.

e. The proposed extension is set back from the front line of the house.

f. The extension will convert the property into a satisfactory family home. Until fairly recently the village for some years was a very unbalanced community, with very few children, due in some measure to lack of suitable properties.

When the application is considered, I hope that the points made in this letter can be taken into account.

Yours sincerely



J N H Adams
Chairman CHCGRA

Our ref: SP\2001\003765\001
Your ref: F/2001/3945
Date: 24th May 2001

ENVIRONMENT AGENCY

FAO: George Allpress
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

43782

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF
APP	
CS	
29 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir

PROPOSAL: 2 Storey Side And Single Storey Rear Extension
LOCATION: Homeside, Crazies Hill, Wargrave

Thank you for your letter dated 14 May 2001, which was received on 21 May 2001. You are asked to quote the following reference in any correspondence: **SU78SE/5/5**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

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

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

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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

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

Waste

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 799 809	90m	The Horns, Cockpole Green	Inert Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Groundwater Protection

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

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

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: P. Collins, The Beren, Hatchgate Farm, Cockpole Green, Wargrave, RG10 8HE

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 14 May 2001

Application Number: F/2001/3945

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WARGRAVE PARISH

Site Address:
Homeside, Crazies Hill, Wargrave, Reading.

Applicant:
Mr C Long C/O P Collis.

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

✓ below as applicable;

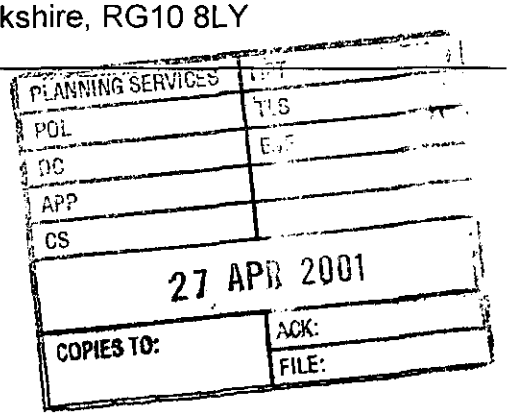
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins 21/05/01

08.MAY2001* 3945

Homeside, Crazies Hill, Reading, Berkshire, RG10 8LY



Mrs Hurst
Wokingham District Council

Mr Bush
Wargrave Parish Council

Mr Brown
District Councillor

Mr Etheridge
District Councillor

Re: Planning Applications for Homeside, Crazies Hill and Lenham, Crazies Hill submitted 25/4/01

Dear Sirs/Madam,

This letter is to supplement recent resubmission of planning application for these two properties.

As we believe the Parish Council have no objections to these applications, we would like to request that both applications now go forward to the main Planning Committee.

The initial application (F/2001/3386) was refused, and while we understand the concerns raised by the planning office, we believe they are not justified in this case:

Reason 1 given for refusal – "because of scale, form and massing, the proposal would detract from the character, openness and appearance of the Metropolitan Green Belt."

As we are planning to take down existing garage, carport and sheds comprising over 50 square metres, we are adding very little "mass" to the front of the buildings. Furthermore, the proposed extension would be considerably more set back from the road than existing carport.

We believe that the proposed extension would be much more in keeping with the age and character of the property (1920's mock-Tudor) than the existing untidy outbuildings, and so we will be improving the appearance from the road.

We are extremely fortunate in that both sides are able and proposing to extend at the same time, thereby keeping important symmetry of these semi-detached properties.

There is very little openness in the area where we propose to build as any view to the rear is entirely obscured by existing outbuildings, overhanging trees and tall hedging (please see enclosed photographs).

Any openness to each side (from adjacent school and large house) would be undisturbed by these plans.

Reason 2 given – "the proposal would result in sub urbanisation of this rural setting"

Our proposed changes are entirely in keeping with other changes made in the area:

- To one side there is a 1960s flat-roofed school (recently granted permission to extend)
- To the other side there is a 1970s house that already extends right up to the road.
- Further along the road in "The Crescent" there are a number of semi-detached properties which have been extended.
- We understand that approval is imminent on a three-storey extension and further garaging to local property of historical significance.

The reason we want to extend these properties is so that we can stay in a village that we love. We value the characteristics of this rural community and are confident that our plans are in keeping with the local environment.

These two properties have not been extended since they were built in the 1920s and do not offer enough accommodation for a modern family. As our family size increases, we would be forced to move, and given current local house prices this would mean moving out of the area altogether.

Please enable us to make these points in person by allowing these applications to go forward to the main committee.

Yours sincerely,

Sally and Charles Long
(also on behalf of David and Linda Ormandy of Lenham, Crazies Hill)




'01 04 25


'01 04 25

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3945 relates.

Address of site HOMESIDE, CRAZIES HILL

KOARGRAVE

Signed

Date 17th May 2001.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

PLANNING SERVICES	HPT
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APP	
CS	
21 MAY 2001	
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	FILE:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~24 APR 2001~~ Valid 08 MAY 2001

Officer: GA | Application No. F/2001/3945.

Map No. 76.. Site .0.04.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING & SINGLE STOREY REAR EXTENSION

Location: HOMESIDE CRAZIES HILL

Parish: WARGRAVE Ward: Wargrave

Applicant: MR & LONG

resubmission 2001/3386 refused

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			
3	Forms unsigned		2/5 ✓	8/5
4	Correct S 66 certificate	encroachment Cert B? – Party wall act applies (see prev. app) – Agent was to have sent covering letter.		
5	Elevation plans	Side elevation (dining room) (also requested for /3386 but not received)	2/5	8/5
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is application identical to previous one?	2/5	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
(Conservation Officer) re Area of Special Character
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 : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
(Environment Agency) Landfill Cons. .....

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) + new designation: AREA OF SPECIAL CHARACTER

.....

.....No. new pre-apps.....

NEIGHBOURS:

S/N + See map

Environmental Services

For office use only.
Application number:

08 MAY 2001 * 3945

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 Address and postcode Phone number	Mr. C. LONG HOMESIDE, CRAZIES HILL WARGRAVE
2	Agent's Name Address and postcode Phone number	P. COLLIS. THE BEREN, HATCHGATE FARM, COCKPOLE GREEN WARGRAVE RG10 8HE 01189401541
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.	HOMESIDE CRAZIES HILL WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
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.	RED STOCK TO MATCH EXISTINGS ROOF TILES TO MATCH EXISTING SLATE ROOF TO SINGLE STOREY
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: 1
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.		
	Second Application		
	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. C. Long.

Date 23.04.01

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

ADDRESS HOMESIDE. CRAZIES HILL. PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU. 7980.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/511/66	Mr D A Craig	Garage	29 9 66	App N/A
F/2001/3386	Mr. C. Long	2/st side & rear ext & S/st R. ext	27.03.01	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Lnq - EXTENSIONS - 7-3-96

DRAINAGE

091074

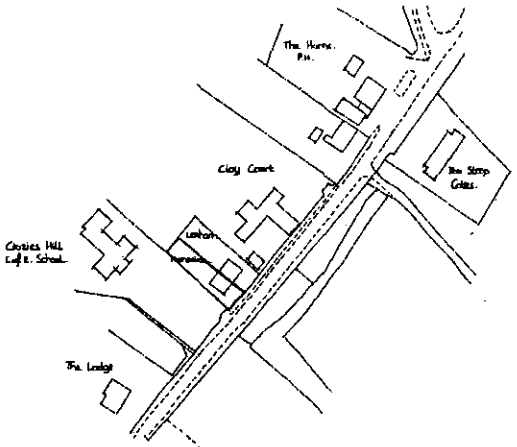


NOTE
Planning applied for extension to Lenham.

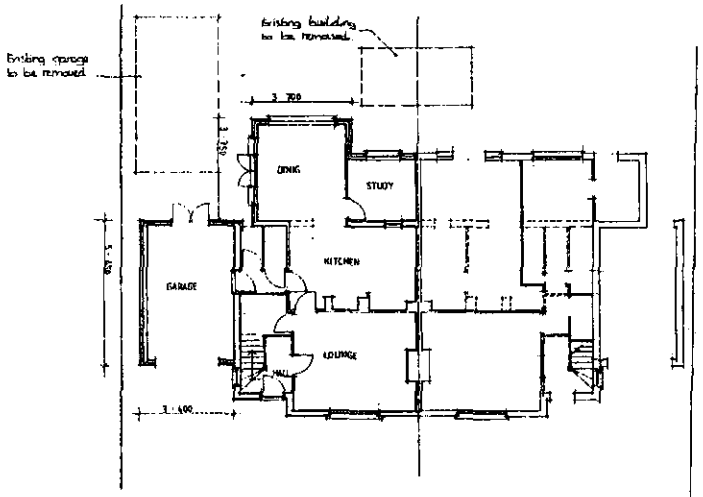
FRONT ELEVATION



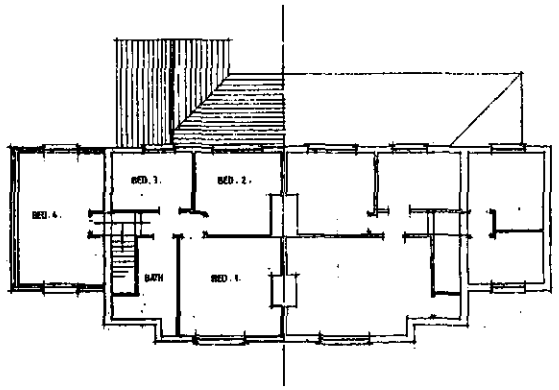
REAR ELEVATION



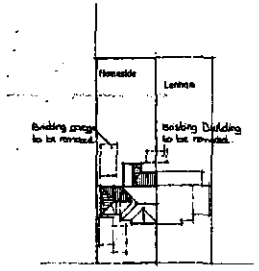
LOCATION PLAN 1:1250



GROUND FLOOR PLAN

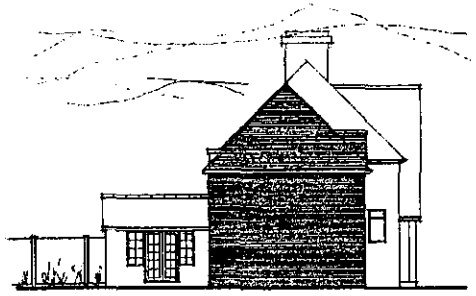


FIRST FLOOR PLAN

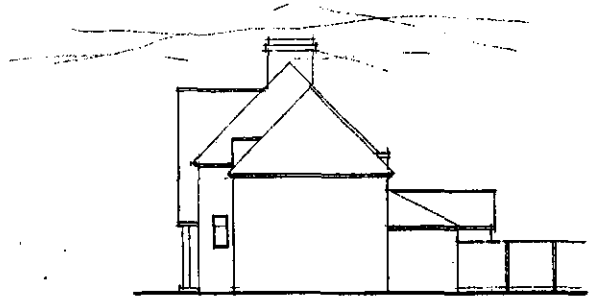


08.MAY2001+ 394!

SITE PLAN 1:500



SIDE ELEVATION (Homeside)



SIDE ELEVATION (Lenham)

PLAN-it
SPORTS & GENERAL CONSULTANTS
The Beren, 3 Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel: 0118 9481541.

Client
Mr & Mrs C Long, Homeside
Crazies Hill.

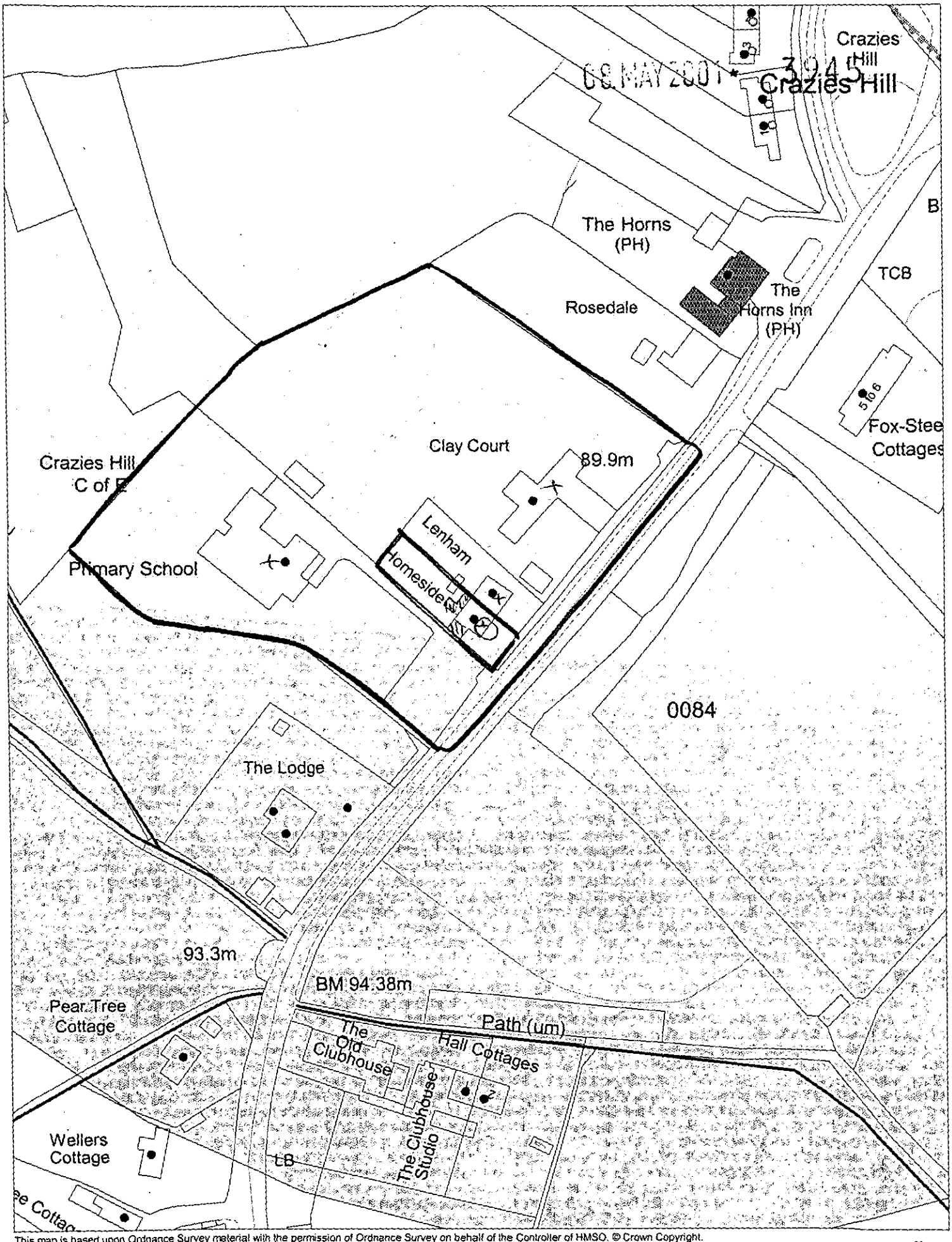
Project
Two Storey Side Extension, Single Storey Rear Extension

DRG Title
Planning

Date
27·1·01

Scale
1:100 1 500 1·1250

DRG Number
693/01/1



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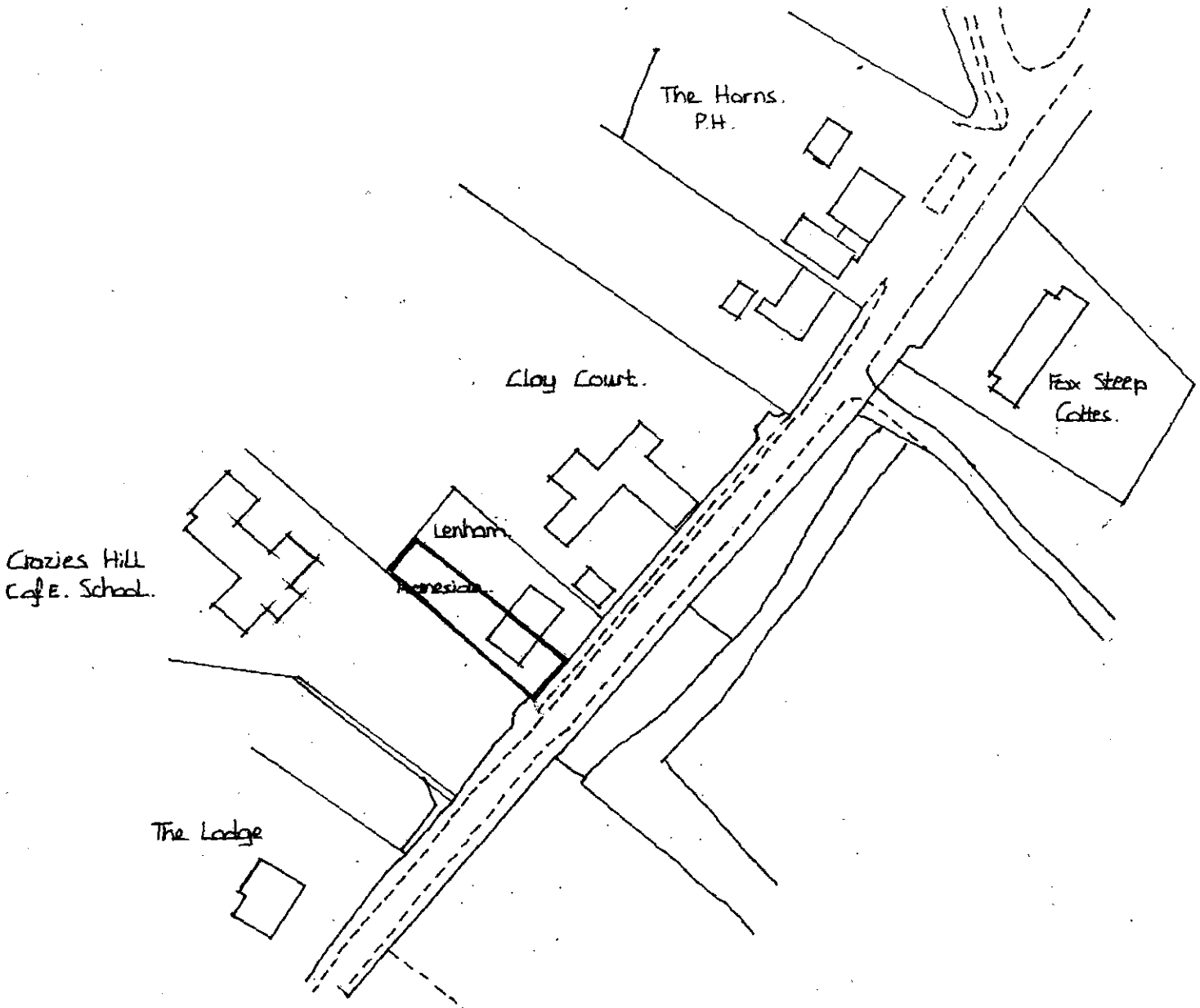
Development Control Section, Environmental Services, Wokingham District Council.
25 April 2001 Scale: 1 : 1250



LOCATION PLAN. 1:1250