APPLICATION NO:
F/2001/4749

LOCATION:
Beechbrook Residential Home The Holt, Hare Hatch Reading.

APPLICANT:
Beechbrook Residential Home C/O David Birkett Associates

PROPOSAL:
Proposed insertion of two dormer windows in roof to front of residential home.

EARLIEST DATE FOR DECISION: **27/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/10/2001

CASE OFFICER: **Farah Humayun**

No 868-21/nlor-8/

RAILEX
Marbleboard

1341

EASIFILE EP7

00

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beechbrook Residential Home
C/O David Birkett Associates
Ptolemy House
Lower Wharf
Wallingford
Oxon
OX10 9DN

Application Number: F/2001/4749

Parish: **WARGRAVE**

Location: **Beechbrook Residential Home, The Holt, Hare Hatch, Reading.**

Proposal: **Proposed insertion of two dormer windows in roof to front of residential home.**

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.

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.

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 Policies C3 and C8.
Loddon Area Local Plan Policies LBE1 and LC3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WLL2 and WGB3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/11/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

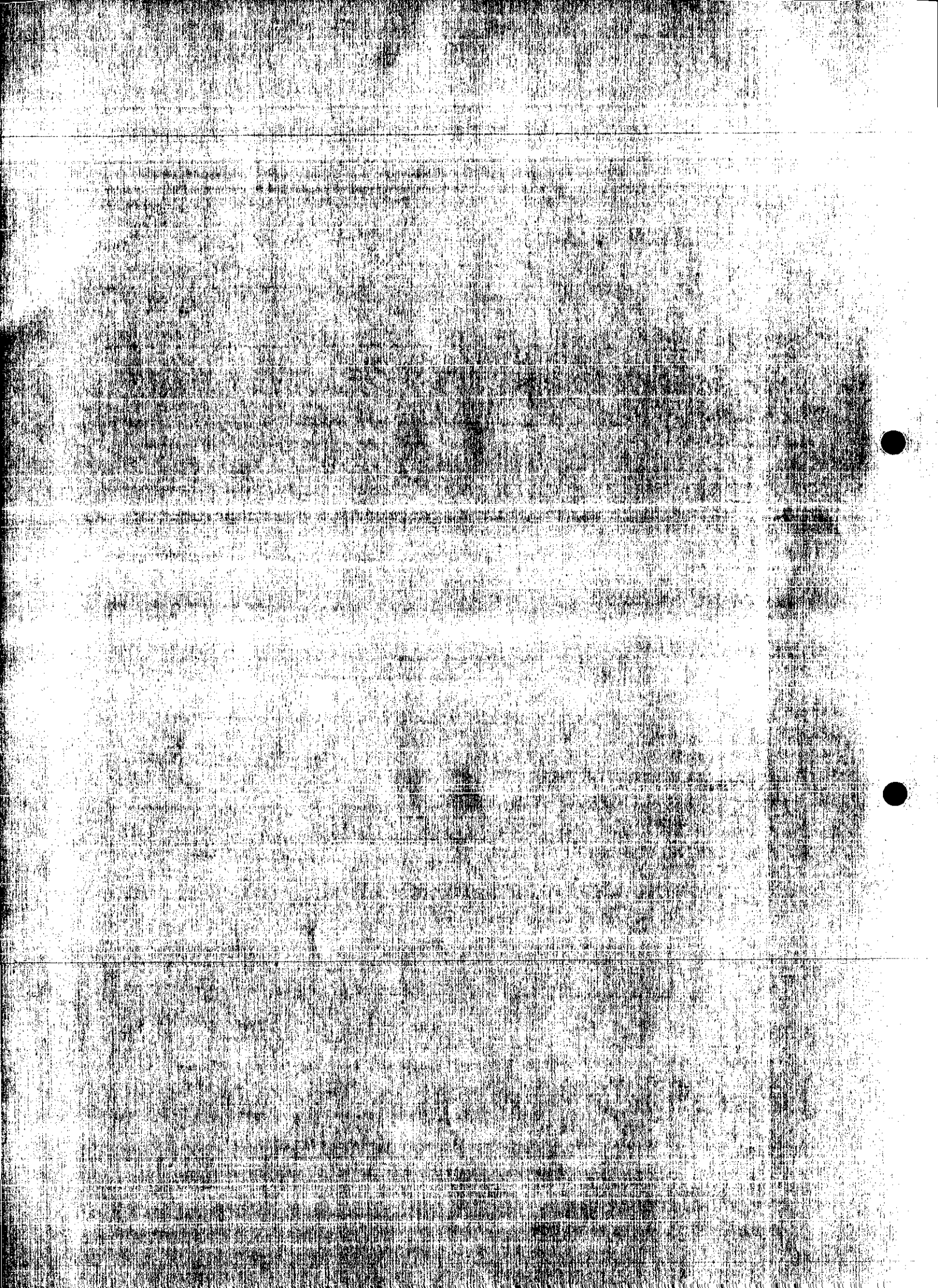
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4749	FH
BUILDING CONTROL NUMBER	H2001/2576	K/Mth
~~APPLICANT~~/AGENT	David Birkett Assoc.	
ADDRESS OF SITE	Beechbrook Residential Home The Holt. Hare Hatch WARGRAVE	
DESCRIPTION OF PROPOSED WORK	proposed insertion of 2 dormer windows in roof to front of residential home.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1558-002	1558-001
ELEVATIONS	no elevations	1558-003
FLOOR PLANS	1558-102	1558-002

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/1/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Received by Wokingham District Council

Application No: F/2001/4749

Proposal:
Proposed insertion of two dormer windows in roof to front of residential home.

Location:
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4749 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/09/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 September 2001

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4749

Applicant : Beechbrook Residential Home C/O David Birkett Associates.

Location : Beechbrook Residential Home, The Holt, Hare Hatch, Reading.

Proposal : Proposed insertion of two dormer windows in roof to front of residential home.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/09/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 19/09/01

Date Registered : 22/08/2001

Earliest Date for Decision : 27/09/2001

Latest Consultation Date/Site Notice Expiry Date : 27/09/2001

This application will have expired on: 17/10/2001. 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 :

ENVIRONMENTAL HEALTH - No objections.

HIGHWAYS - Recommend approval subject to conditions.

Planning Issues : GREEN BELT / AREA OF SPECIAL LANDSCAPE IMPORTANCE.

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE GREEN BELT.

Application Number: F/2001/4749

Appraisal :

The application being considered is proposed insertion of two dormer windows in roof to front of residential home. The proposed are pitched roof dormers set below the ridge height of the property by 0.5m. The extensions extend a maximum 1.3m from the roof of the property. The property is a residential home. The applicant has confirmed that there are no alterations to the number of people employed or the status of the building as a result of this application.

Impact upon neighbouring properties

The neighbouring property of Hare Hatch Grange is located to the rear of Beechbrook , therefore is unaffected by the proposal. The adjacent neighbour of Grange Cottage is located approx. 40m forward of Beechbrook and there is high screening in between the properties. Therefore it is considered the proposal will not have an adverse effect upon the residential amenity of neighbouring properties.

Impact upon the character of the Green Belt and area of Special Landscape Importance

The property has been extended significantly, however the present proposal adds a total increase in area of only 2.4m2. It also considered to be in keeping in character with the existing house as the main part of the house is also characterised by pitch roof dormers to the far south. Therefore it is considered that the proposal will not have an adverse impact upon the character of the green belt.

The property is set well back from the highway and is well screened from either side. It is considered the proposal will not cause a significant increase in the built form of the property and therefore will not have an adverse effect upon the special landscape importance of the area.

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

Application Number F/2001/4749
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
		N16	LALP– LBE1, LC3,
			WDLP – W0S3, WLL2, WGB3
			BSP – C3, C8

RECORD OF SITE VISIT

SITE ADDRESS: Beechbrook Residential Home The Holt Hare Hatch Reading.

APPLICATION NUMBER: F/2001/4749

OFFICER: Farah Humayun

DATE OF SITE VISIT: 19/09/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES HOME IN RURAL SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

RES HOME.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SCREENED BY HEDGING AWAY FROM HIGHWAY
IN CHARACTER WITH EXISTING CHALET - TO RIGHT & EXISTING FRONT DORMERS.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 6482

Date: 31/10/01.

My ref: F/2001/4749

CONFIDENTIAL

Councillor F 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/2001/4749
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.
Proposed insertion of two dormer windows in roof to front of residential home.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH NOVEMBER 2001

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/4749**
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.
Proposed insertion of two dormer windows in roof to front of residential home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6482

Date: 31/10/01

My ref: F/2001/4749

CONFIDENTIAL

Councillor S 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/2001/4749
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.
Proposed insertion of two dormer windows in roof to front of residential home..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: 0118 974 6482

Date: 31/10/01.

My ref: F/2001/4749

PLANN... | ...
POL | ...
DC | ...
0 5 NOV 2001

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor F 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/2001/4749
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.
Proposed insertion of two dormer windows in roof to front of residential home.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH NOVEMBER 2001

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/4749**
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.
Proposed insertion of two dormer windows in roof to front of residential home.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 2 - 11 - 2001

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES
POL
DS
21 SEP 2001

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Farah Humayun
Development Control

Your Ref: FH/F/2001/4749

From: Dave Purton
Environmental Heath

My Ref: DP/4196

Date. September 20, 2001

PROPOSED: Insertion of two dormer windows to front elevation of residential home

LOCATION: Beechbrook Residential Home, The Holt, Hare Hatch, Reading.

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

Dave Purton
Technical Officer

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 04 September 2001

Application Number: F/2001/4749

Proposal: Proposed insertion of two dormer windows in roof to front of residential home.

Parish: WARGRAVE PARISH

Site Address:
Beechbrook Residential Home, The Holt, Hare Hatch, Reading.

Applicant:
Beechbrook Residential Home C/O David Birkett Associates.

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).

Signed: _____ **Print name:** Adam Coggins 6/9/01.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 AUG 2001
Officer: FH	Application No. F/2001/4749

Map No. ..... Site ...1-56.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed insertion of two dormer windows in roof to front of Residential Home.

Location: Hare Hatch off Bath Road.

Parish: Wargrave. Ward: Wargrave 4/9/01 B

Applicant: Beechbrook Residential Home.

Fee Received 95.00 (4) 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	Is N. direction correct on map (correct) ?? (I think Hare Hatch Grange is South of Beechbrook)	✓ 16/8	22 AUG 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Will they be increasing usable floor space for residential home? (eg extra bedroom) If so, may need full application forms NO INCREASE OF FLOOR SPACE (See letter)	16/8	22 AUG 2001
4	Correct S 66 certificate	with details of floorspace (Q24)		
5	Elevation plans	Existing Elevations X	✓ 16/8	22 AUG 2001
6	Floor plans	NOT REQ - PLANS ARE CLEAR		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Use of room? (Additional bedroom?) See letter	✓ 16/8	22 AUG 2001

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/9/01 B 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 : .....
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, Area of Special Landscape Importance)

.....

.....

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

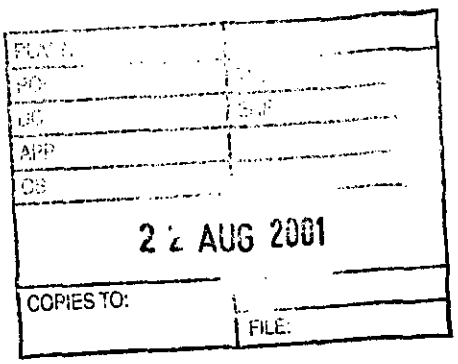
NEIGHBOURS:

.....S/N + see map.....

DAVID BIRKETT ASSOCIATES

Chartered Architects

01491 825457
fax 01491 825434
birkett@globalnet.co.uk



Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham,
Berks RG11 1WR

22.AUG.2001* 4749

2 August 2001

1558A

Dear Sir/Madam,

Proposals for alterations at Beechbrook Residential Home, Hare Hatch

Thank you for your communication received this morning.

Please find enclosed six copies of the revised planning application for the above property plus a cheque for £95. This follows our attempt to submit an earlier planning application on the householder form instead of full planning. Doing the application in a hurry there was nothing on the Householder form to alert us to the impending mistake. Perhaps this could be rectified to avoid this error being made in future.

As the application is only for two dormers, we have stated that the status of building, employed persons and access and the like remain unchanged and therefore the detail is not included. I trust that this is acceptable.

The rooms are used as a staff rest room with sleep over facility. The dormers will make the room more pleasant.

Yours sincerely

David Birkett

David Birkett.

Enc.

David Birkett
B.Arch [Hons] AA Dipl. Cons [Grad] RIBA FSAI IHBC
Ptolemy House, Lower Wharf
WALLINGFORD OX10 9DN

1305 **ENVIRONMENTAL SERVICES** 22.AUG.2001 ... 9

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

22.AUG.2001* 4749

		For office use only. Application No.:
1	YOUR NAME	
	ADDRESS	BEECHBROOK RESIDENTIAL HOME HARE HATCH, WARGRAVE, WOKINGHAM
	POST CODE	TEL.NO
2	AGENT'S NAME	DAVID BIRKETT
	ADDRESS	DAVID BIRKETT ASSOCIATES, PTOLEMY HOUSE, LOWER WHARF, WALLINGFORD
	POST CODE	OX10 9DN TEL.NO 01491 825457
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	BEECHBROOK RESIDENTIAL HOME, HARE HATCH, WARGRAVE,
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	THE ADDITION OF TWO DORMER WINDOWS ON ONE OF THE ROOFS
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	[redacted] / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	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.	[redacted] / NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	[redacted] / NO

Please turn over

(3) ADDRESS BEECHBROOK PARISH WARGRAVE

PLOT No. BATH ROAD ORD. SHEET No. SU-8678

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*38453	MR & MRS SEAGRAM	S/ST. LET. & ROOF CONV.	13.11.91	Re
39259	BEECHBROOK RES. HOME	2/ST LET	8.6.92	C/
41441*	MR & MRS SEAGRIM	RETRO-AMENDMENTS TO 38421 & 39259	~~25.8.93~~ 1.9.93	C/
96/63813/F*	"	S/ST. LET TO CARE HOME (CONSERVATORY)	10.6.96	C/
FP96/5682	"	"	4.10.96	APP
FP96/5823	"	ALTS. TO FORM NEW BATHROOM	29.10.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

① BEECHBROOK

ADDRESS ~~BLAKES LANE~~ BATH ROAD PARISH WARGRAVE

PLOT No. X STABLE BLOCK TO HARE HATCH GRANGE ORD. SHEET No. SU 8678 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
504/49	MR A.HUNTER	ACC. OVER STABLE TO FLAT	10.11.49	APP Ar
O/S1/60	MR.M. BINDER	O/L. CONV. GARAGE/O/BLDGS TO RES.	10.3.60	C1
R/68/70	MR.D.ROBLAN	STABLE BLOCK TO RES.	23.4.70	R
769/72	MR.T.STAMP	"	15.8.72	C1
BR3643	MR.J.QUINN	ALTS / ADDS.	11.11.76	APP
BR6095	MR&MRS T.STAMP	GARAGE/STORE/TOILETS	28.2.77	APP
06013	"	" " "	12.5.77	C1
11439	MR.J.QUINN	DEM. EX. BLDGS / ERECT COTTAGE	27.9.79	Re
BR 17180	MR.J.BYRNE	AGR. BUILDING	3.7.81	APP
17485	"	STABLE BLOCK/STORE/ BARN/HAY LOFT	3.6.82	C1

MINISTRY DECISION 11439 — APPEAL DISMISSED — 22.5.80

SPECIAL ORDERS

② BEECHBROOK

ADDRESS BATH ROAD PARISH WARGRAVE

PLOT No. HARE HATCH ORD. SHEET No. SU 8678 (2)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22676	MR.S.BYRNE	1ST FL. ALS TO BR. ELEV. DET. REC. ROOM	13.12.67	N/A CIA
BR26417	"	RECREATION ROOM	15.4.85	APP N/A
BR25386	"	1ST FLOOR EXTENSION	13.9.85	APP N/A
LRA1673	"	STABLE BLOCK & BARN	25.11.86	APP
28953	"	C/U USE AS TO HOME FOR ELDERLY	25.11.87	CIA
LRA4393	MR. & MRS SEAGRAM	" "	27.4.88	APP
LRA5070	BEECHBROOK ENTERPRISES	GARAGE TO REC (STABLE BLOCK)	17.5.88	APP
36084			14.8.90	CIA
LRA9143	MR & MRS SEAGRAM	GARDEN PAVILION WITH W.C/SHOWER	30.7.90	APP
38421	"	1/ST. FLT. (BATHROOM)	13.11.91	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

291074

1789/a

SECTION 66 CERTIFICATE

Application No. 22.AUG.2001* 4749

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

● None of the land to which the application relates is, or is part of, an agricult● holding.

OR

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

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

Signed . . . . . .

On behalf of . . . . Beechmark Residential Home

Date . . . . . 07.8.01 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

22.AUG.2001* 4749

1. APPLICANT'S NAME: BEECH BROOK RESIDENTIAL HOME
ADDRESS: HARE HATCH, WARGRAVE, WOKINGHAM
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: DAVID BARKETY ASSOCIATES,
ADDRESS: PTOLEMY HOUSE, COWER WHARF, WALLINGFORD, OXON
POST CODE: OX10 9DN PHONE: 01491 825457

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: BEECH BROOK RESIDENTIAL HOME, HARE HATCH, WARGRAVE.

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used.
THE ADDITION OF TWO DORMER WINDOWS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1200m²

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1558-001 1558-003A 1558-002 1558 003B 1558-003

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

1769b

RESIDENTIAL HOME,

AT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
, residential, industrial, etc. If the site is vacant say so, and
o state its previous use and when that cessed.

OES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE
R THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

RE THERE ANY TREES ON THE SITE?
YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

TATE EXTERNAL MATERIALS TO BE USED. TO MATCH EXISTING

HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed. NO CHANGE

HOW WILL SURFACE WATER BE DISPOSED OF?

HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO
If no, please give details N/A

WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access NO CHANGE

9. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. £95-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permissio is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Beechmeade Residential Home DATE 17 8 01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS		NO CHANGE		
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: NO CHANGE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	NO CHANGE	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.: RESIDENTIAL HOME FOR ELDERLY

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?: BEECH BROOK, RESIDENTIAL HOME

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NO CHANGE			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage.: NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

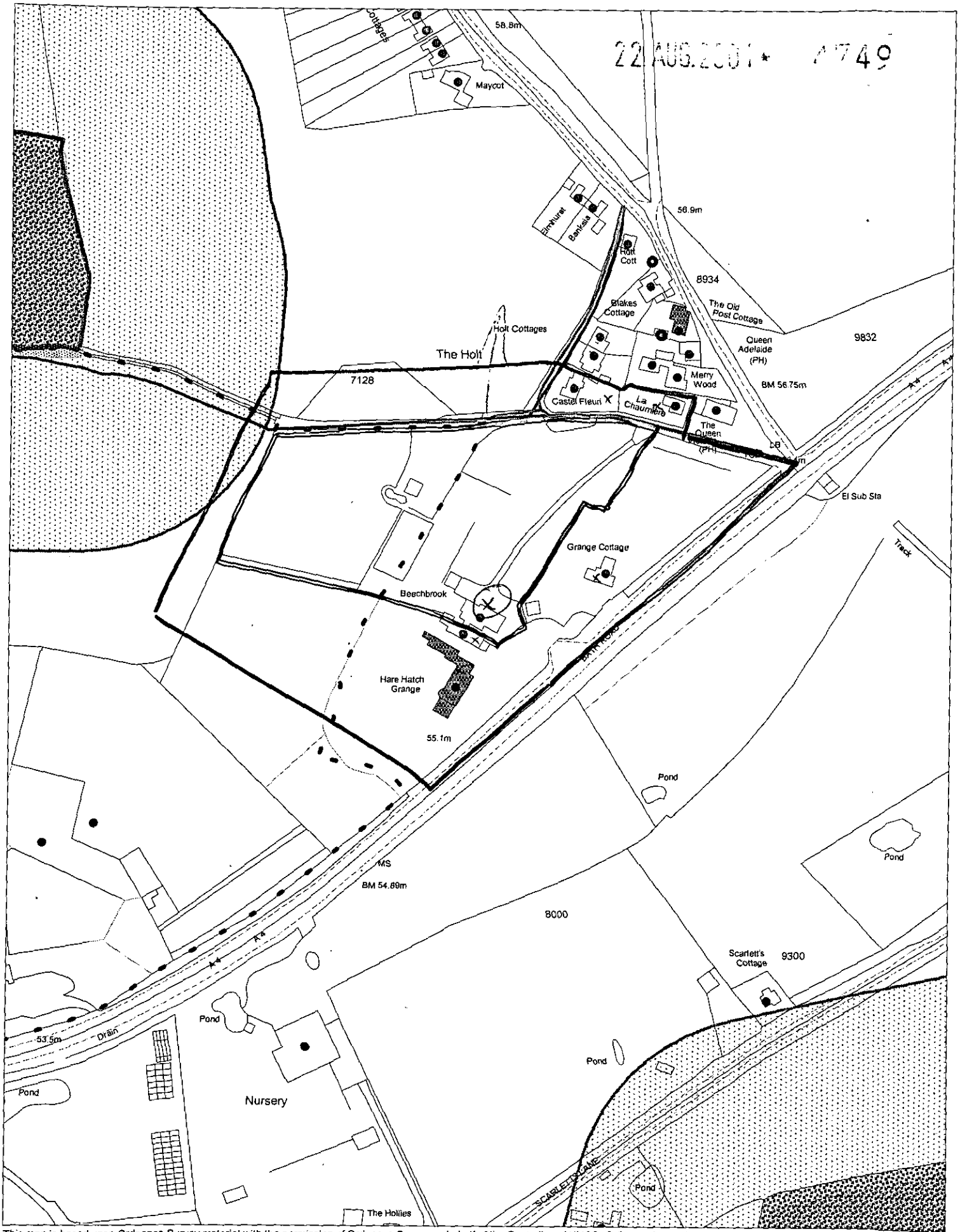
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



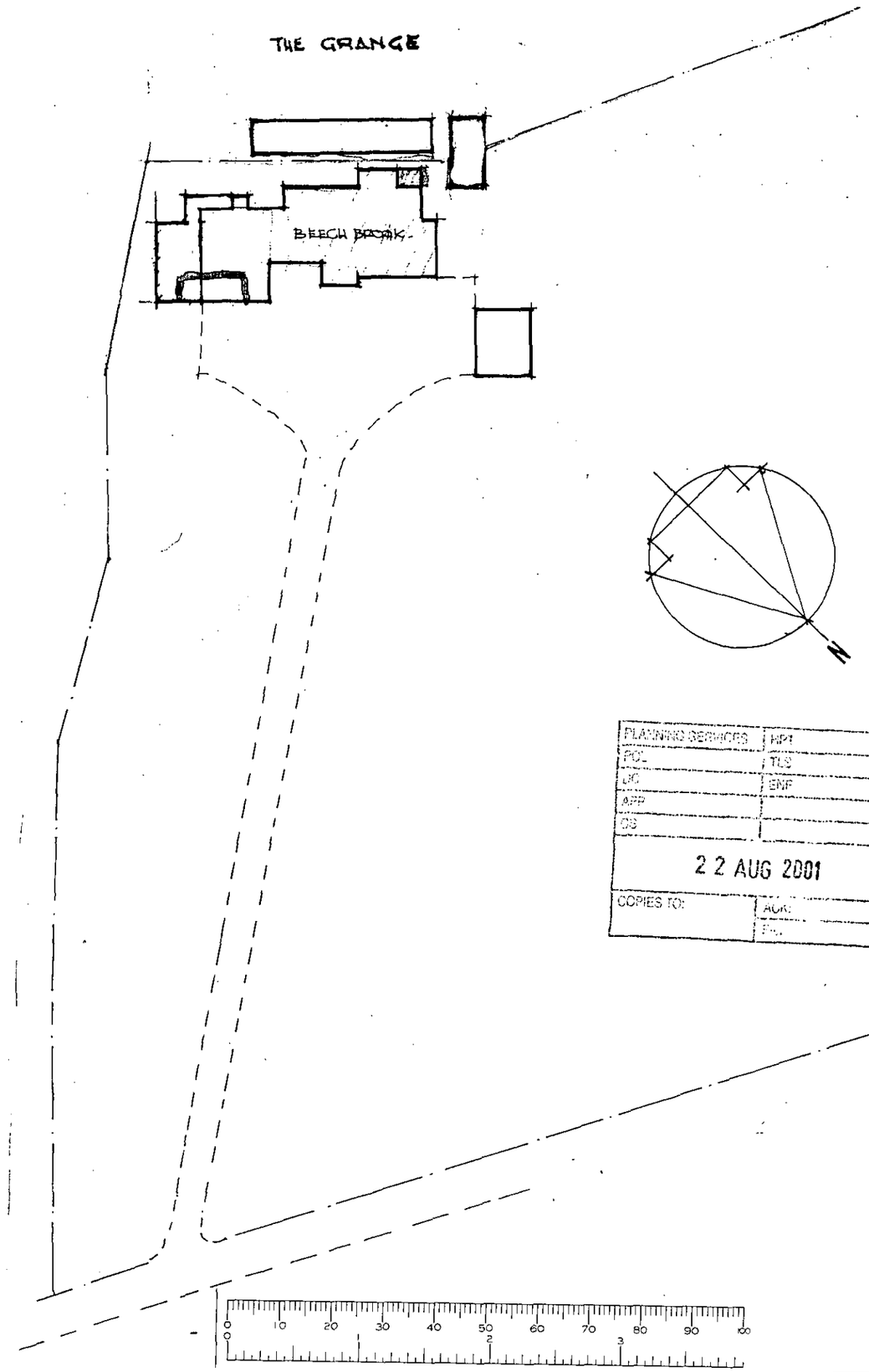
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 August 2001

Scale: 1 : 2500

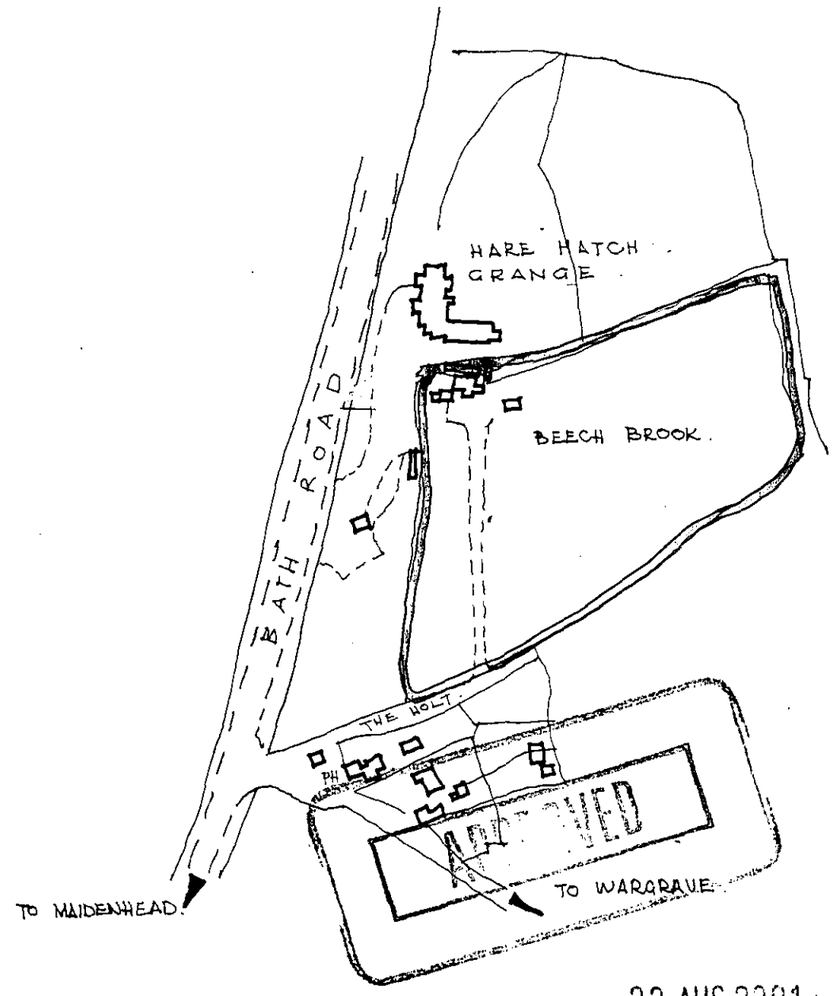
N W E S



PLANNING SERVICES	HPT
PDL	TLS
LBC	ENF
APP	
DS	

22 AUG 2001

COPIES TO:	AOR:
	FIL:



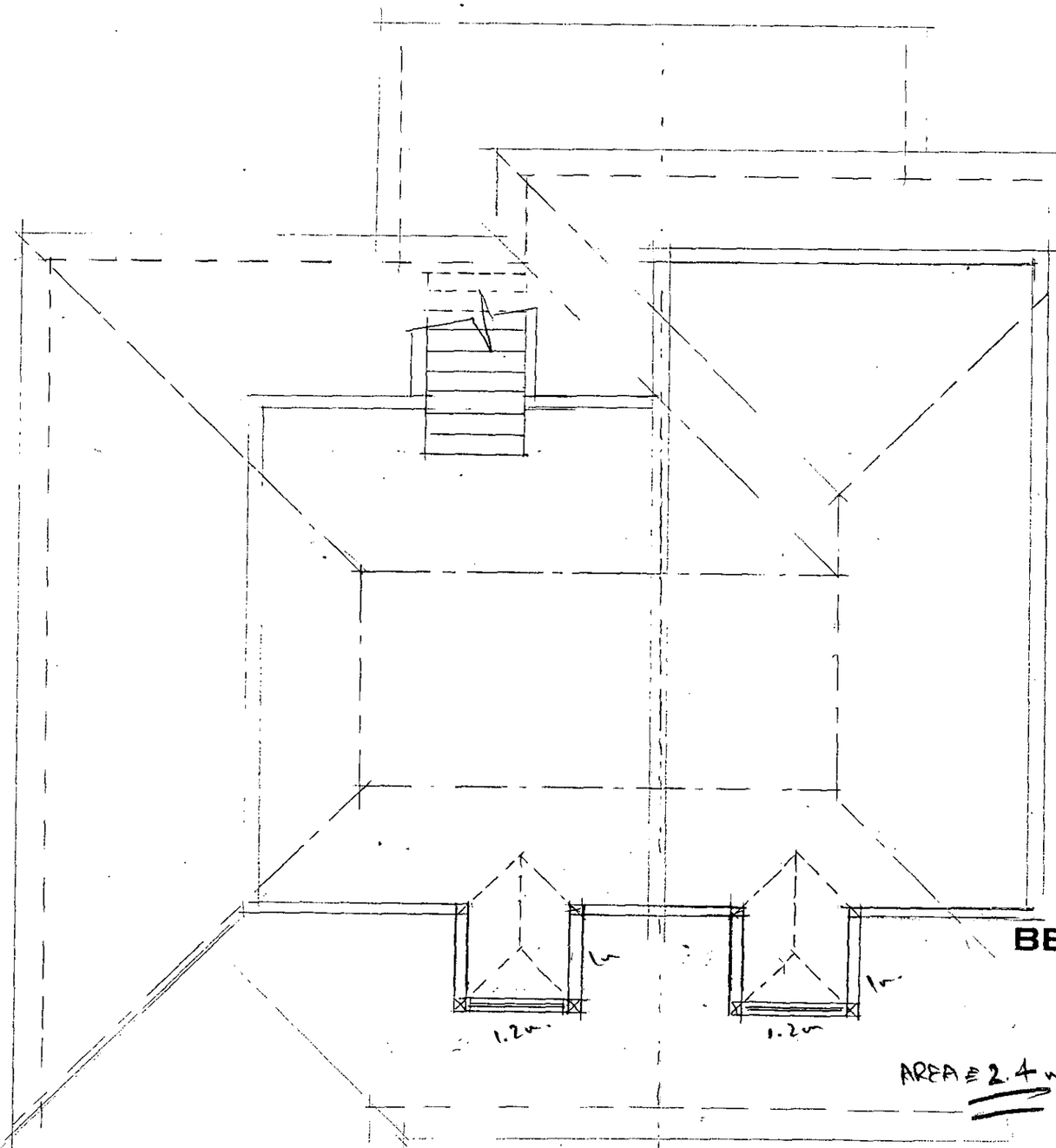
22.AUG.2001* 4749

PROPOSED ALTERATIONS
TO
BEECH BROOK RESIDENTIAL HOME
HARE HATCH WARGRAVE
LOCATION & SITE
PLAN
1558 001

SCALE 1:2500/500 AUGUST 00

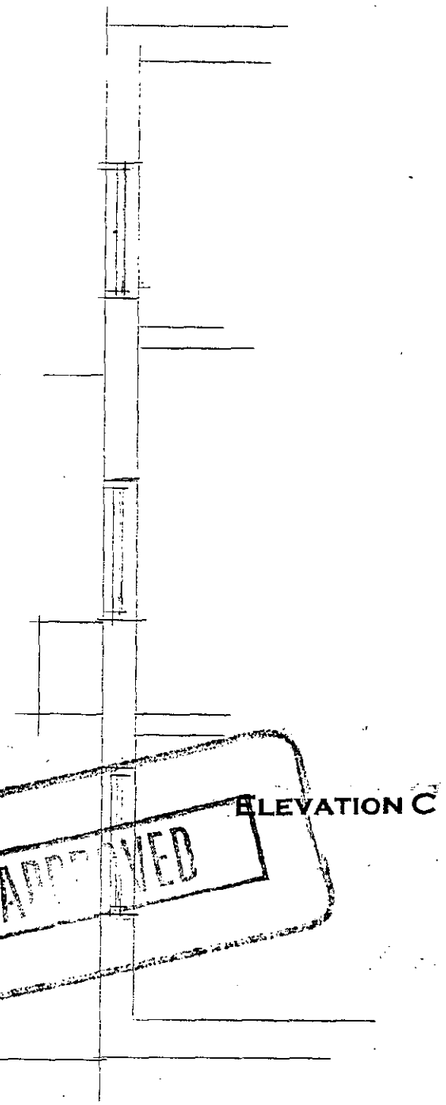
DAVID BIRKETT ASSOCIATES
PTOLEMY HOUSE, LOWER WHARF
WALLINGFORD OX10 9DN
TEL: 01491 825457

9/1/02



ELEVATION A

ELEVATION B



ELEVATION C

APPROVED

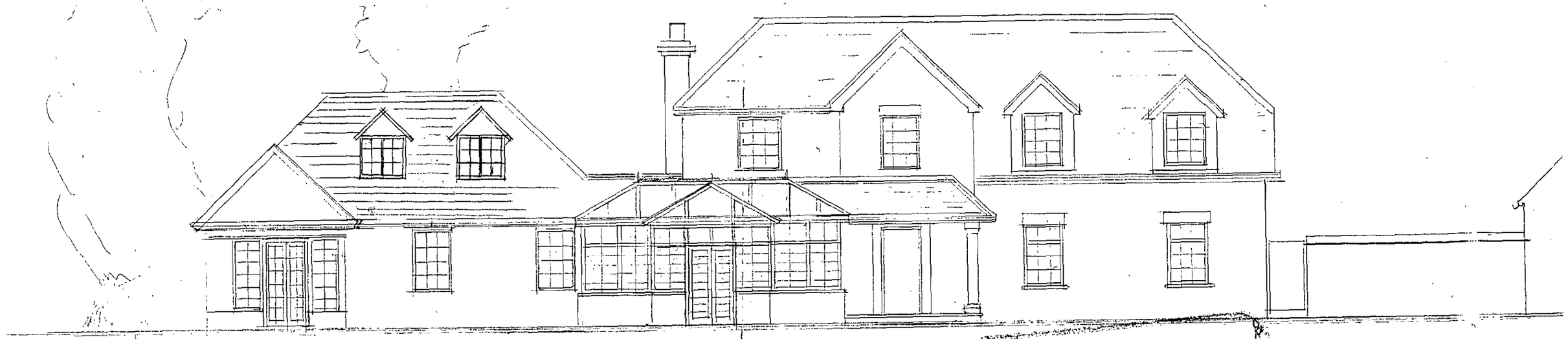
AREA = 2.4 m²

PROPOSED ALTERATIONS
TO
BEECH BROOK RESIDENTIAL HOME
HARE HATCH WARGRAVE
ATTIC PLAN
1558 002

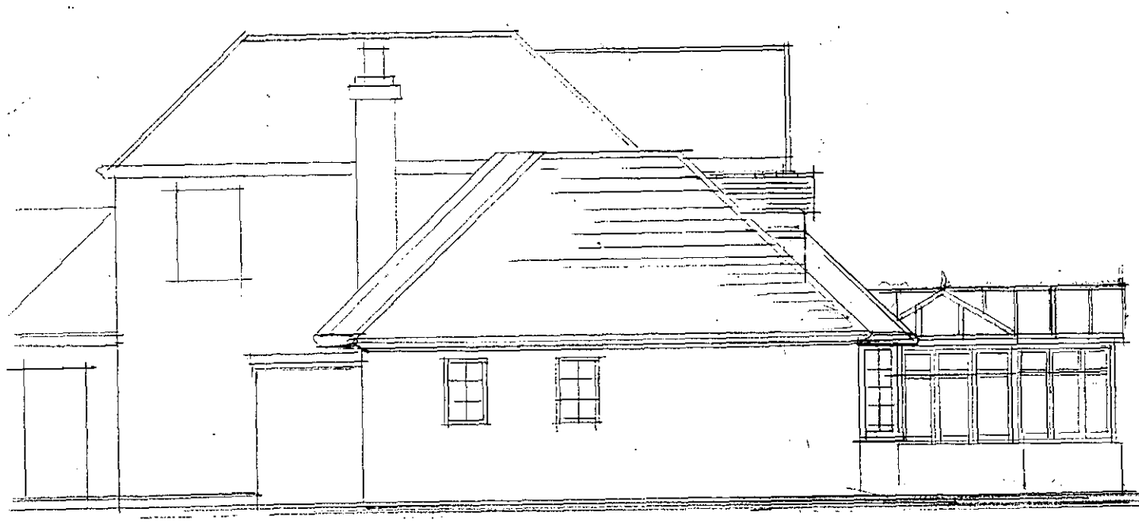
SCALE 1:50 AUGUST 00

DAVID BIRKETT ASSOCIATES
PTOLEMY HOUSE, LOWER WHARF
WALLINGFORD OX10 9DN
TEL: 01491 825457

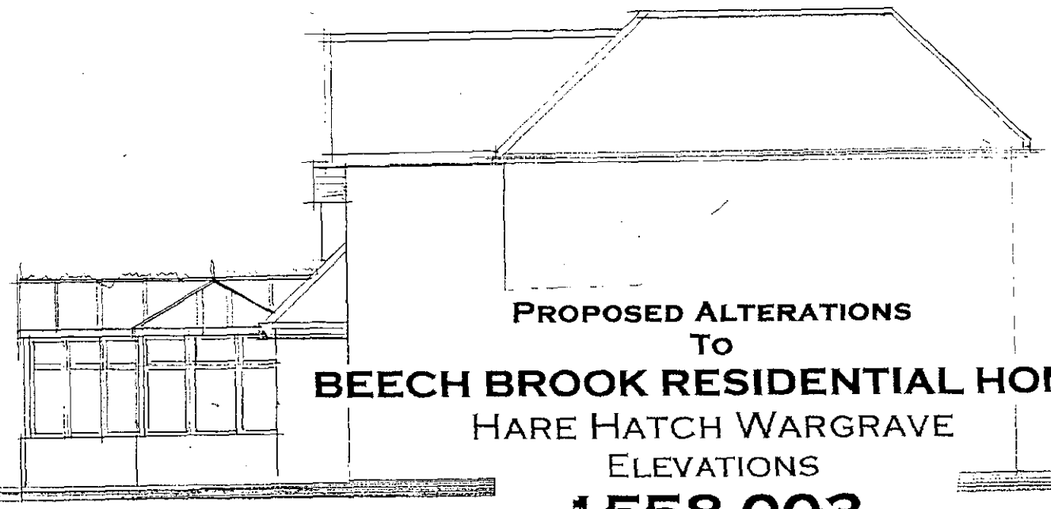
D
9/1/02



ELEVATION A



ELEVATION B



ELEVATION C

APPROVED

PROPOSED ALTERATIONS TO BEECH BROOK RESIDENTIAL HOME

HARE HATCH WARGRAVE

ELEVATIONS

1558 003

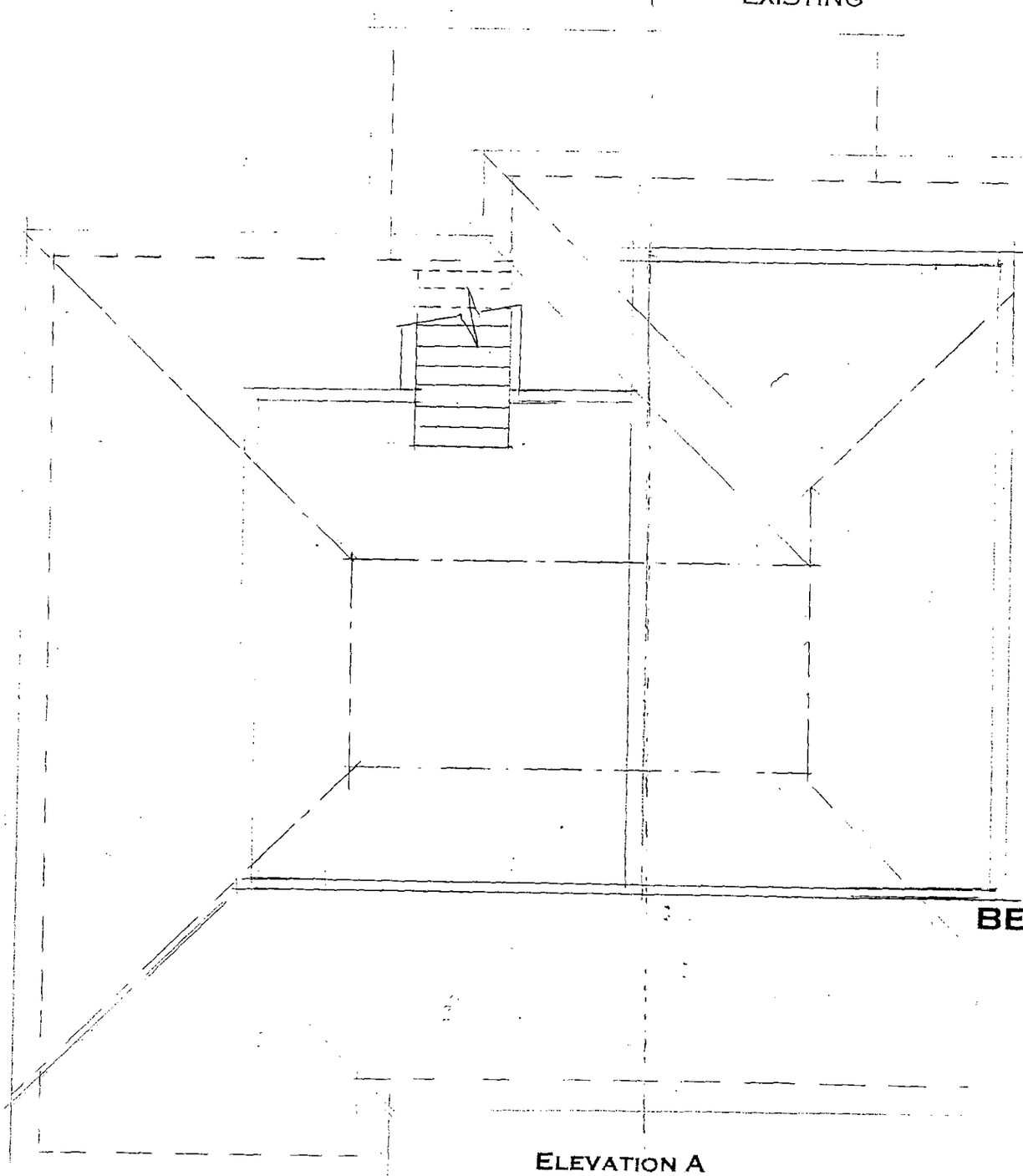
SCALE 1:100 AUGUST 00

22. AUG. 2001 * 4749

DAVID BIRKETT ASSOCIATES
PTOLEMY HOUSE, LOWER WHARF
WALLINGFORD OX10 9DN
TEL: 01491 825457

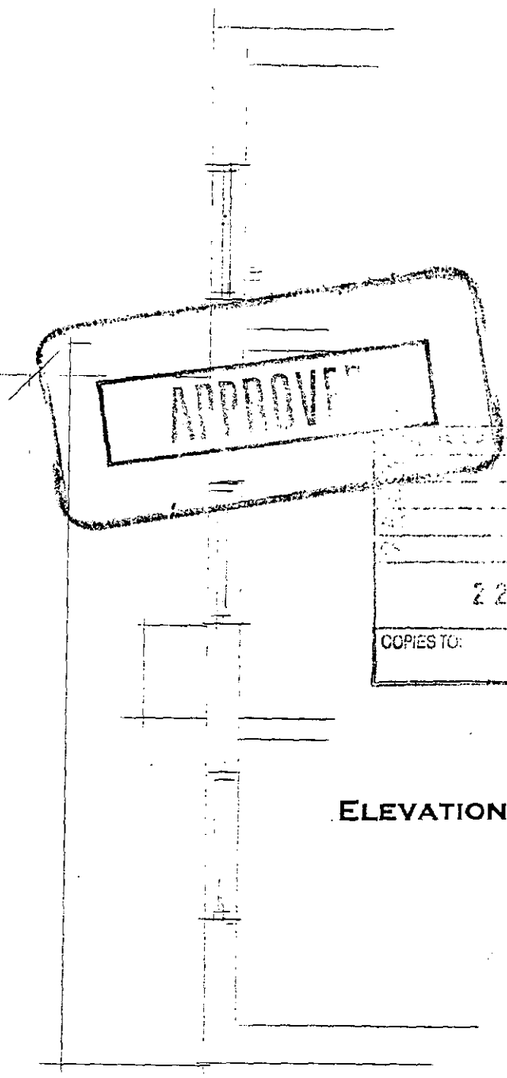
22.AUG.2001 44749

EXISTING



ELEVATION B

ELEVATION A



ELEVATION C

APPROVED

22 AUG 2001

COPIES TO: ACK FILE

PROPOSED ALTERATIONS
TO
BEECH BROOK RESIDENTIAL HOME
HARE HATCH WARGRAVE
ATTIC PLAN

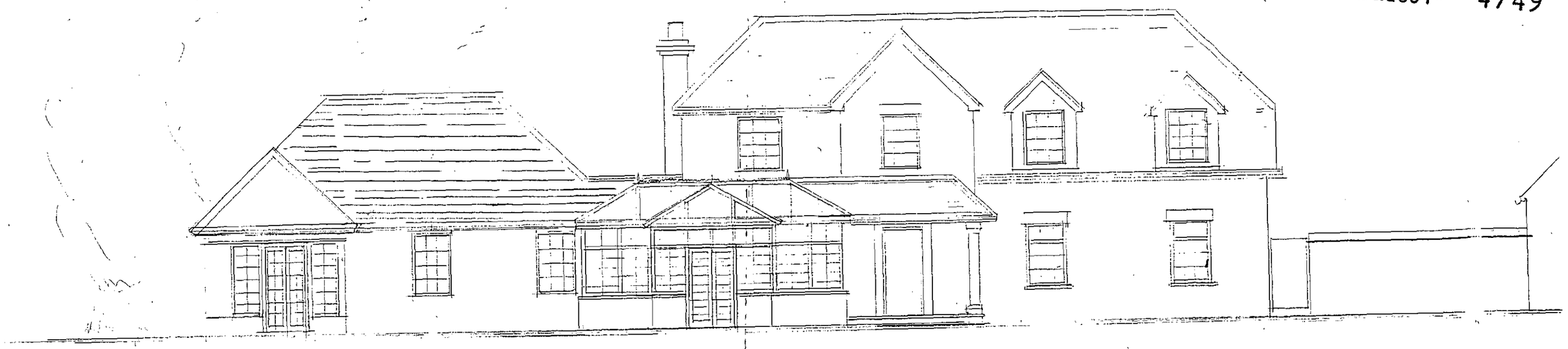
1558 002 A

SCALE 1:50 AUGUST 00

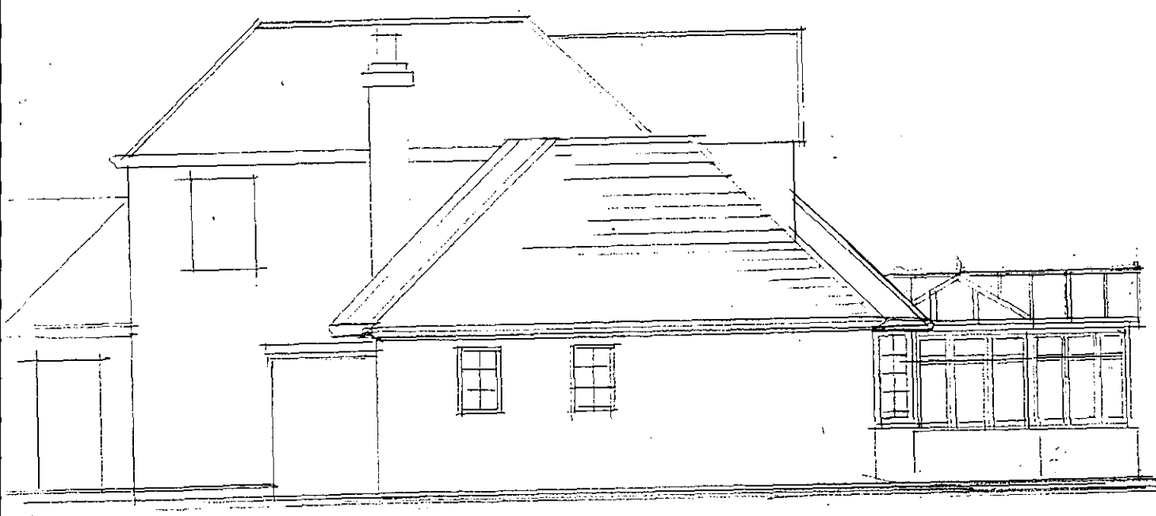
DAVID BIRKETT ASSOCIATES
PTOLEMY HOUSE. LOWER WHARF
WALLINGFORD OX10 9DN
TEL: 01491 825457

22.AUG.2001 4749

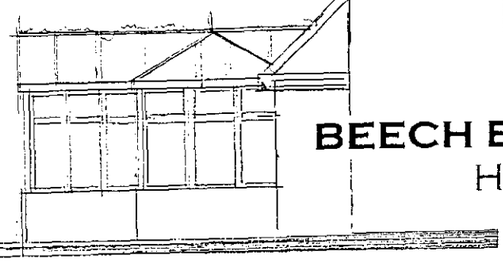
EXISTING



ELEVATION A



ELEVATION B



ELEVATION C

APPROVED

PROPOSED ALTERATIONS
TO
BEECH BROOK RESIDENTIAL HOME
HARE HATCH WARGRAVE
ELEVATIONS

1558 003B

SCALE 1:100 AUGUST 00

DAVID BIRKETT ASSOCIATES
PTOLEMY HOUSE, LOWER WHARF
WALLINGFORD OX10 9DN
TEL: 01491 825457