X SYSTEMS LTD
SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

Confidential

H 2

APPLICATION NO:
F/2000/1722

LOCATION:
3 Whistley Court Farm Lodge Road, Whistley Green Reading.

APPLICANT:
Mr & Mrs Bingham C/O E G Design Of Ascot

PROPOSAL:
Proposed side ~~and rear~~ dormer extensions to dwelling ~~to form rooms in loft space~~.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bingham
C/O E G Design Of Ascot
The Clockhouse
46 Fernbank Road
Ascot
Berkshire
SL5 8HE

Application Number: F/2000/1722

Parish: **HURST**

Location: **3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.**

Proposal: **Proposed side dormer extensions to dwelling.**

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

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 18/08/2000

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

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1722

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1722
3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.
Proposed side and rear dormer extensions to dwelling to form rooms in loft space.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1722**
3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.
Proposed side and rear dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Received by Wokingham District Council

Application No: F/2000/1722

Proposal:
Proposed side and rear dormer extensions to dwelling to form rooms in loft space.

Location:
3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 June 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1722

Applicant : Mr & Mrs Bingham C/O E G Design Of Ascot.

Location : 3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.

Proposal : Proposed side ~~and rear~~ dormer extensions to dwelling ~~to form rooms in loft space.~~

Site Notice Displayed ? : YES ✓ NO DATE

Date of Neighbour Notifications : .....

Date of Site Visit : End July 2000

Date Registered : 09/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 04/08/2000. 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 :

Hurst PC : 12/7 - no adverse comments.

Cons officer : 3/7 - comments re headroom (headroom already approved under F/2000/0244)

Highways : 11/7 (parking & garaging condition).

Neighbours/SN : none received.

Planning Issues : (Rural/countryside, area special character, area arch. pot) WHE 6-8 LBE20-22)

1) impact upon neighbouring properties - WBE1, LBE1/2

2) Impact upon the character of the area
WDLP : WCC1, WCC7, WHE7+8
LALP : LTV2, LC19.

3) impact upon highway safety.

PD rights for windows have been removed.

Application Number: F/2000/1722

Appraisal :

• Development: for 2 dormer windows in the side elevation facing out of the complex of converted barns - they would match the existing dormer windows approved under F/2000/0244. The site is within the countryside with open areas to the N, W + S. The east (~~across~~ on the opposite side of the road) is built up with detached + semi-D properties. The site is also within an area of special character as defined by WDLP.

1) Impact upon neighbouring properties.
It is considered there ~~there~~ would be no detrimental impacts to neighbouring properties due to the fact that the windows do not face any other properties so there would be no issue of overlooking.

2) Impact upon the character of the area.
Policies WCC1, WCC7, ~~[illegible]~~ E19 seek to prevent d'ment if there would be any visual, ecological impacts, alterations/additions out of scale with d'ment on site, & if form, scale, materials are unacceptable - there is not considered to be any conflict with these policies. Policies WHE7 + 8 states that d'ment should have regard to historic/architectural features i.e. shape + form roof & proportion to original building. ~~[illegible]~~ 5 Whistley court has 5 dormer windows which are visible from both approaches along Lodge Rd. Whilst the proposed dormers would be visible from the 'Elephant + castle' pub approach of Lodge Rd - they would also be visible from one directional approach - would match that which is already there & would be partly obscured by 2 trees along the road.
It is therefore considered that whilst there may be some impact it would not be significant enough to warrant a refusal

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

3) Impact upon highway safety.
adequate provision for vehicles in relation to N° bedrooms ∴ no detrimental impacts.

Application Number F/2000/1722
Conditions/Reasons for Refusal – Amendment description as one from page if not already altered.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC23	SR06	PARKING + GARAGING.

RECORD OF SITE VISIT

SITE ADDRESS: 3 Whistley Court Farm Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2000/1722

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

- Rural area.
- Converted farm building → residential.
- Built up on opposite side of Lodge Rd

3. DESCRIPTION OF SITE/BUILDING

side of Nº 3 where dormers are proposed. obscured by 2 trees from Elephant & Castle pub approach

4. RELATIONSHIP TO ADJOINING PROPERTIES (see site plan).

Nº 5 has 5 small dormers facing Nº 3 which are visible from lodge road (approach both ways).

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING none would be affected

LEVELS ✓

BOUNDARY TREATMENT

OTHERS

✓

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JUN 2000	Map No. 38 Site 0003
Officer: NAB	Application No: F/2000/1722
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

DELETED

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SIDE & REAR DORMER EXTENSIONS TO DWELLING TO FORM ROOMS IN LOFT SPACE

Location: 3 WHISTLEY COURT FARM, LODGE ROAD

Parish: HURST Ward: Hurst 21.6.2000

Applicant: MR/MRS BINGHAM

Your cheque with B/control.

Fee Received 95-00 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	GIS nº DOES NOT AGREE WITH THEIR NUMBERING.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer (Consulted on previous app.) ✓ .....
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 (BABTIE) .....
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:

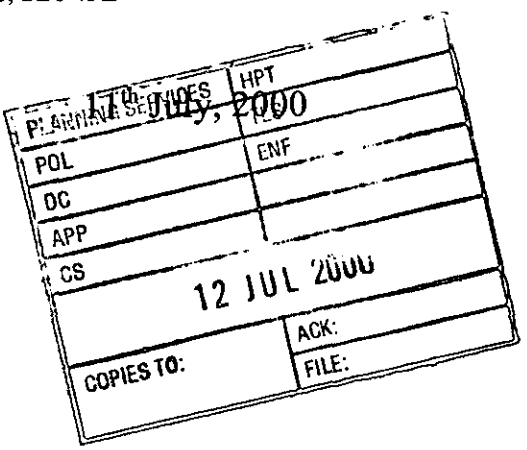
PRE-APPS NOT FOUND - 398 543

*Within 250m landfill zone

NEIGHBOURS: S/N + 1, 2, 4 + 5 WHISTLEY COURT FARM } Lodge Road
The Russett
OAKLEY Cottage

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



11th July, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2000/1722

I refer to the above-mentioned Application by Mr. and Mrs. Bingham of 3 Whistley Court Farm, Lodge Road, Whistley Green, Hurst; proposed side and rear dormer extensions to dwelling to form rooms in loft space.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 June 2000

Application Number: F/2000/1722

Proposal: Proposed side and rear dormer extensions to dwelling to form rooms in loft space.

Parish: HURST PARISH

Site Address:
3 Whistley Court Farm, Lodge Road, Whistley Green, Reading.

Applicant:
Mr & Mrs Bingham C/O E G Design Of Ascot.

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).

SC: 23 (insert) Parking & Garging

SR: 06 ,

(same as app 0294) .

Signed: _____ **Print name:** Stephanie Knowles.

To:
Harold Sanders
Urban Design And Conservation Officer

22 JUN 2000

From: Natalie Brown

Date: 21 June 2000

Application Number: F/2000/1722

Proposal: Proposed side and rear dormer extensions to dwelling to form rooms in loft space..

Site Address:
3 Whistley Court Farm, Lodge Road, Whistley Green, Reading. HURST

Applicant:
Mr & Mrs Bingham C/O E G Design Of Ascot.

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

IT IS NOT CLEAR FROM THE DRAWINGS PROVIDED WHY THIS PROPOSAL IS BEING CIRCULATED AGAIN FOR COMMENT.

1. THE HEAD ROOM APPEARS TO BE 2.00 M. AT THE RIDGE. HOW CAN THIS BE ACCEPTABLE?
2. NO REFERENCE IS MADE TO OBSCURE GLASS DISCUSSED WITH CASE OFFICER, OR SIZE OF ROOF LIGHTS.

I UNDERSTOOD THE CASE OFFICER, AFTER MUCH EFFORT, PATIENTS AND DEPLOMACY, HAD AGREED A FORM OF LOFT SPACE ACCOMMODATION.

NO FURTHER COMMENT

Harold Sanders
CONSERVATION + DESIGN 03.07.00

E. G. Designs of Ascot.

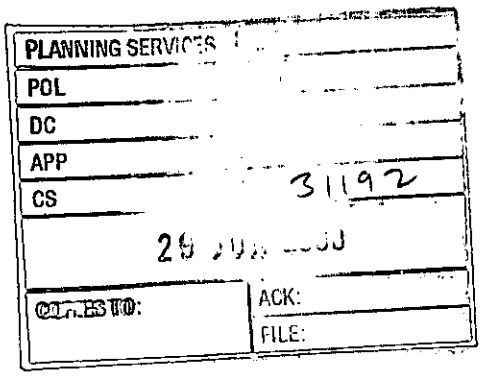
The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.

Telephone : Ascot - 01344 882883. E mail - egdesign@talk21.com

Planning Dept.,
Wokingham District Council,
P.O.Box. 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

Ref: F/2000/1722.

F.A.O. Natalie Brown.



PLANNING SERVICES
POL
DC
APP
CS 31192
29 JUN 2000
COPIES TO:
ACK:
FILE:

27th June 2000.

Reply reqd.

Re : Re Instalation of two side dormers at
3, Whistley Court Farm, Lodge Road, Whistley Green, Berks.

Dear Ms. Brown,

Further to your letter dated 21st June, I write to return the documents as the description you have given for the work is incorrect.

If you look at the six plans, and the six copies of the forms that I sent with the application, you will see that the description of the works, is the installation of two side dormers in the existing converted loft. If you check your own records, you will discover that the loft conversion and the rear dormers are already approved, and the work is under construction.

Yours Faithfully.

Geoff. W. Sparrow.
Senior Surveyor.

description amended 4/7/00 CHurst & new site notice sent. CH

+ note asking to clarify on plan which dormers apply. 4/7 CH

Received by Wokingham District Council

Application No: F/2000/1722

Proposal:
Proposed installation of 2 dormers in side elevation of dwelling.

Location:
3 Whistley Court Farm, Lodge Road, Whistley Green, 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.

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Head Planning and Transportation

04 July 2000

Environmental Services

For office use only.
Application number: 00.JUN.2000* 1722

Householder planning application form

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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. and MRS. BINGHAM. 3, WHISTLEY COURT FARM, LODGE ROAD, HURST, BERKS. 0118 9321267
	Agent's Name Address and postcode Phone number	E. G. DESIGN of ASCOT, THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE. 01344 882883
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.	3, WHISTLEY COURT FARM, LODGE ROAD, HURST, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROVISION OF 2 DORMER WINDOWS.
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.	TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. & MRS. BINGHAM

Date 04/06/00

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

1933

ADDRESS 3, 4, 5, 6, 7, 8 Whistley Court Lane **PARISH** Hurst

PLOT No. Lodge Road **ORD. SHEET No.** SU. 7974 (S)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31024	Messrs A. Cosgrave	Farm Bldgs. to Res	11.8.88	C/A
32696/7	" O/L.	" "	15.3.89	Ref
		+ Res. Dev.		
33489	"	Farm Bldgs. to Res.	23.1.90	C/A
34501	" O/L.	" "	22.11.89	Ref
		+ Res. Dev.		
TP96/5777	"	Conv. Bldgs. 1, 2, 3	18.11.96	C/App
TP96/5903	"	" 4, 5, 6	23.12.96	C/App.
F/1999/0244	Mr & Mrs Bingham 3	rear dormer extension to form rooms in loft space	12.05.00	App

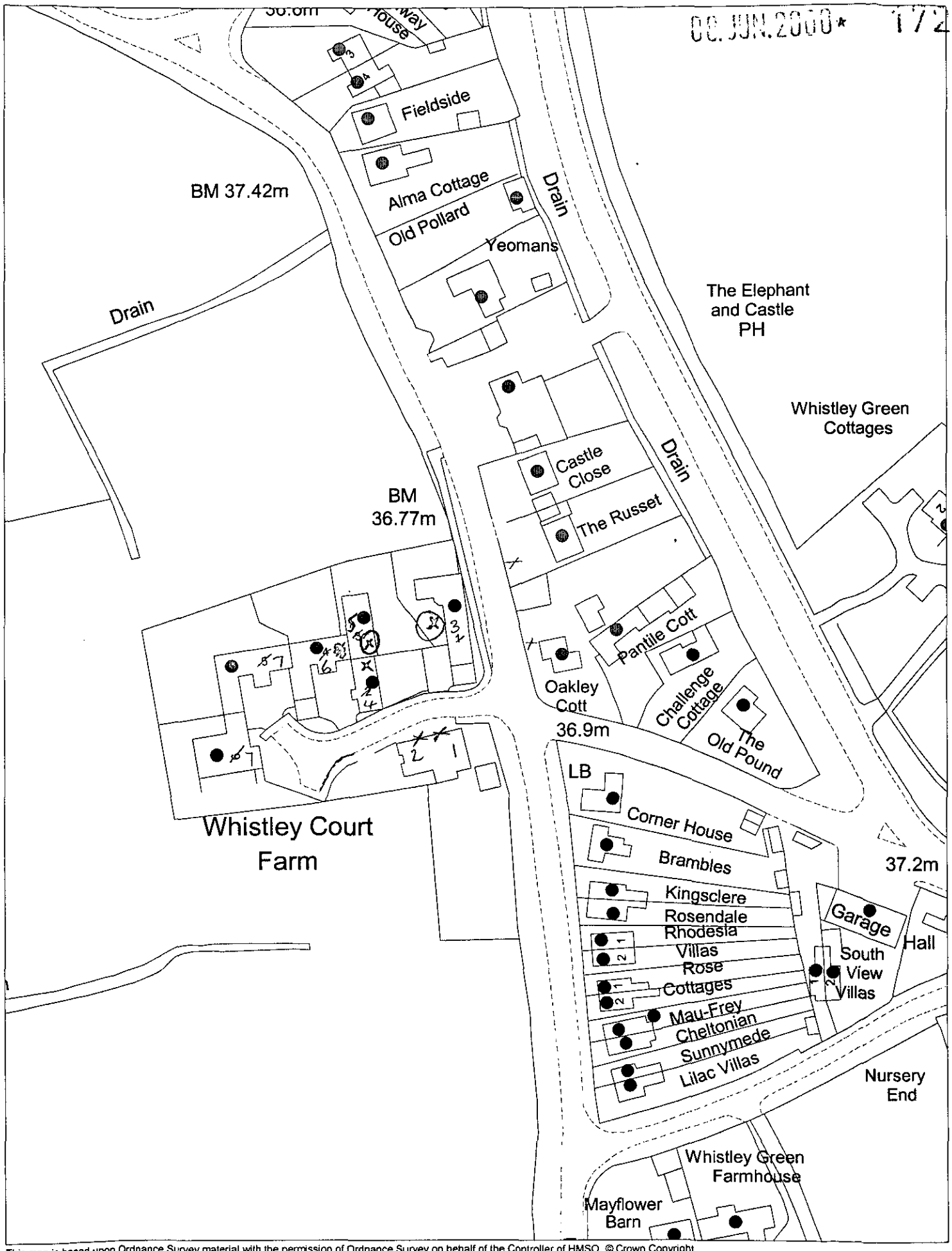
MINISTRY DECISION

SPECIAL ORDERS

08 JUN 2000 *

1722

06 JUN 2000 * 1722



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Development Control Section, Environmental Services, Wokingham District Council.
13 June 2000 Scale: 1 : 1250

N
W E
S