APPLICATION NO:
F/2000/2949

LOCATION:
South Lodge Linden Hill Bath Road, Knowl Hill Reading. Walgrave

APPLICANT:
Mr & Mrs Pusey C/O B K Greenland

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **06/01/2001**
28 day exp: 10/01/01
APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pusey
C/O B K Greenland
4 Compton Drive
MAIDENHEAD
Berkshire
SL6 5JS

Application Number: F/2000/2949

Parish: **WARGRAVE**

Location: **South Lodge, Linden Hill, Bath Road, Knowl Hill, Reading**

Proposal: ***Proposed two storey side/rear extension 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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

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 safeguard the visual amenities of the occupiers of neighbouring properties and the locality.

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

Berkshire Structure Plan Policy C4
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WGB3

John Mitchell
Development Control Manager
Date: 16/02/2001

Notice checked by: _____

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

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2949	NB
BUILDING CONTROL NUMBER.	KP 2001/1941	Andy
~~APPLICANT~~/AGENT	B. K. Greenland	
ADDRESS OF SITE	"South Lodge" Bath Road, Knowl Hill WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	576	576
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2949

Proposal:
Proposed two storey side/rear extension to dwelling.

Location:
South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. 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

13 December 2000

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

Tel: (0118) 974 6492

Date: **13 December 2000**

My ref: F/2000/2949

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/2949
South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.
Proposed two storey side/rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2949**
South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.
Proposed two storey side/rear extension to dwelling.
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 6492

Date: **13 December 2000**

My ref: F/2000/2949

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2949**
South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.
Proposed two storey side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2949

Applicant : Mr & Mrs Pusey C/O B K Greenland.

Location : South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.

Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1

Date Registered : 30/11/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001

This application will have expired on: 25/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wargrave PC : no comments

Planning Issues : (Green Belt, ASLI)

Application Number: F/2000/2949

Appraisal : – see attached sheet for appraisal.

% inc.

EXISTING ~~Ext~~ : g/f : ~~lounge = 6×3.9 = 23.4~~
hall/part kitchen = 6.9×3.9 = 26.91
kitchen = (3.7×3.9) + (4×2.4) = 24.03
Dining/porch = (3.9×3.8) + (1.7×1.8) = 17.88
3x windows = 2(1×1/2) + (1.5²/2) = 2.125
} 70.95 m²

1st f : ~~bed 1 = 6×3.9 = 23.4~~
Shower/landing = (3.7×3.9) + (2.4×2.4) = 20.19
bed 2 = (4.1×4) + (2.1×3.1) = 22.91
bed 3 = 4×3.6 = 14.4
} 56.78 m²

TOTAL FOOTPRINT : 70.95m²
FLOORAREA : 127.73m²

PREVIOUS detached garage : (6×7.5) + (4×4.5) = 63m²
bed 1 : 6×3.9 = 23.4
lounge : 6×3.9 = 23.4
} 109.8m²

PROPOSED g/f extn to lounge : 3.7×3.9 + (1.1²/2) = 15.04
1st = bathroom/dressing : 3.7×3.9 = 14.43
29.47m²

~~• % inc of proposed over existing dwelling only floorarea = 29.47 × 100 = ~~
~~• % in proposed → footprint = 15.04 × 100 =~~

• cumulative % inc in floorarea = $\frac{29.47 + 109.8}{127.73} \times 100$ = 109%

• cumulative % inc in footprint = $\frac{15.04 + 63 + 23.4}{70.95} \times 100$ = 143%

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

% inc floor area of extn compared to original dwelling = $\frac{29.47}{127.73} \times 100$ = 23%

% inc footprint of extn compared to original dwelling = $\frac{15.04}{70.95} \times 100$ = 21%

Excluding garage. % inc in floorarea = $\frac{29.47 + 46.8}{127.73} \times 100$ = 60%

% inc in footprint = $\frac{15.04 + 23.4}{70.95} \times 100$ = 54%

Application Number F/2000/2949
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full PPM - 5 yrs
	C014	R014	Materials to match
	C042	R042	No PD - outbuildings

RECORD OF SITE VISIT

SITE ADDRESS: South Lodge Linden Hill Bath Road Knowl Hill Reading.

APPLICATION NUMBER: F/2000/2949

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on frontage facing rd

2. DESCRIPTION OF SURROUNDINGS
located off of A4 - Bath Rd
ASLI
Green-Belt

3. DESCRIPTION OF SITE/BUILDING
wooden shed in garden
gravel driveway adj to house
set back from field boundary
detached garage + wall with track
hedging - fencing @ front (& concrete wall - driveway entrance
fields to side (fencing with wire mesh inbetween)
+ tall trees along this boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/2049

Appraisal:

Development

For a two storey side/rear extension to the dwelling. It would be 3.9m wide and 3.5m in depth (extending approximately 1.5m beyond the existing rear building line) and would form an extension to the rear of bed1/lounge. It would be 6.3m at ridge height.

The site lies within the Metropolitan Greenbelt and the extension would result in a 21% increase in the original footprint of the dwelling and 54% cumulative increase in footprint of the dwelling. (There was a two-storey extension built under consent R/158/61).

1. Impact upon neighbouring properties
   The property is detached and the proposed extension would not cause any overlooking/overshadowing/overbearing to any neighbouring properties.

2. Impact upon the character of the area
   There is a large detached garage on site which is more than 10m from the dwelling. The proposed two-storey extension would not close the open space between the garage and the dwelling. Although extension would result in 54% cumulative increase in the footprint of the dwelling, due to the fact that the detached garage is located some distance away, and that the extension is largely within the existing building lines of the dwelling, it is not considered that the proposed development would have any adverse effect upon the open character of the area. However, it is recommended that permitted development rights for outbuildings are removed to ensure the site does not become over developed given that there is already a large detached garage covering 63m^2 floor area.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 NOV 2000
Officer: NAB	Application No. F/2000/2949

Map No. 22 Site 219
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: SOUTH LODGE BATH ROAD

Parish: WARGRAVE Ward: .....

Applicant: MR/MRS PUSEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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)

.....

.....

No prec apps .....

NEIGHBOURS: S/N + See map .....

.....

.....

.....

.....

.....

.....

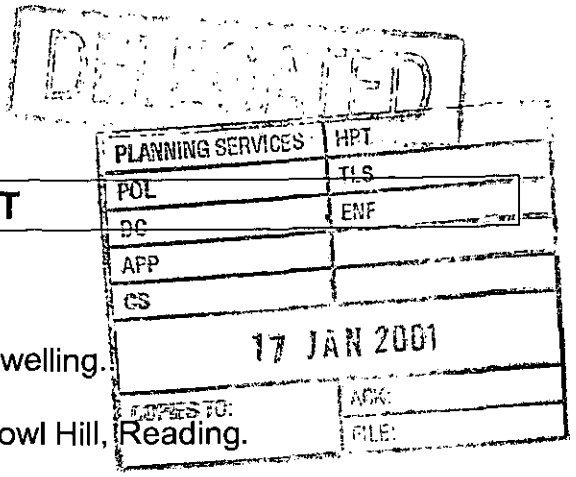
.....

.....

cc

FROM: Natalie Brown

DATE: 13 December 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2949

Proposal: Proposed two storey side/rear extension to dwelling.

Site Address: South Lodge Linden Hill, Bath Road, Knowl Hill, Reading.

Applicant: Mr & Mrs Pusey C/O B K Greenland.

Your observations are required in respect of this application **by 06/01/2001** .

No comment.

SIGNED: _____ DATE: 8th January 2001

Clerk To Wargrave Parish/Town Council.

Environmental Services

For office use only. Application number: 30.NOV.2000* 2949

Householder planning application form

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

1	Your name	MR & MRS. A. PUSEY
	Address and postcode	'SOUTH LODGE' BATH ROAD KILN GREEN READING. RG10 9UP
	Phone number	01628. 824597
2	Agent's Name	B.K. GREENLAND
	Address and postcode	4. COMPTON DRIVE MAIDENHEAD BERKS. SL6 5JS
	Phone number	01628. 674755
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.	'SOUTH LODGE' BATH ROAD KILN GREEN
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE/REAR EXTENSION

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 ☑ NOT IN CLOSE PROXIMITY
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CLAY PLAIN TILES TO MATCH EXISTING RENDERED BLOCKWORK 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: 3	Proposed: 3
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: B K Moorland

on behalf of MR & MRS. A. PLISEY

Date 29th Nov' 2000

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

ADDRESS SOUTH LODGE KILN GREEN BATH ROAD

PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU 8178 22

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
371/55	Mr O.R. Barker	O/app for res dev from Military Hse to the Bungalow	21.8.55	N/A RE
R/185/61	Mr J.W. Mitchell	Additions	18.10.61	App Ap
32/73	Building Designs & Services	O/L 2 det hses & garages in Garden	18.2.73	N/A REF
1201/73	Mr Kirke	Children's playroom & store	8.10.73	REF —
BR 362	Mr S.F. Kirke	Erect storage building	7.3.74	APP N/
08392	MR. N MANKER	O/APP HOUSE & GARAGE ADJ.	6.7.78	N/A REF
BR22988	MR. LOWREY	GARAGE	12.6.84	APP N/
21492	"	"	28.6.84	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JLR/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr Lowrey
c/o Fairchild Ltd
36 Clevedon Drive
Earley
Reading, Berkshire

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BW

Application No. 21492 (F)

Proposal Erection of detached garage to replace existing garage - South Lodge, Bath Road, Kiln Green, Wargrave.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON To ensure that the materials are in keeping with those existing. (6)

3. The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

   REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards. (64)

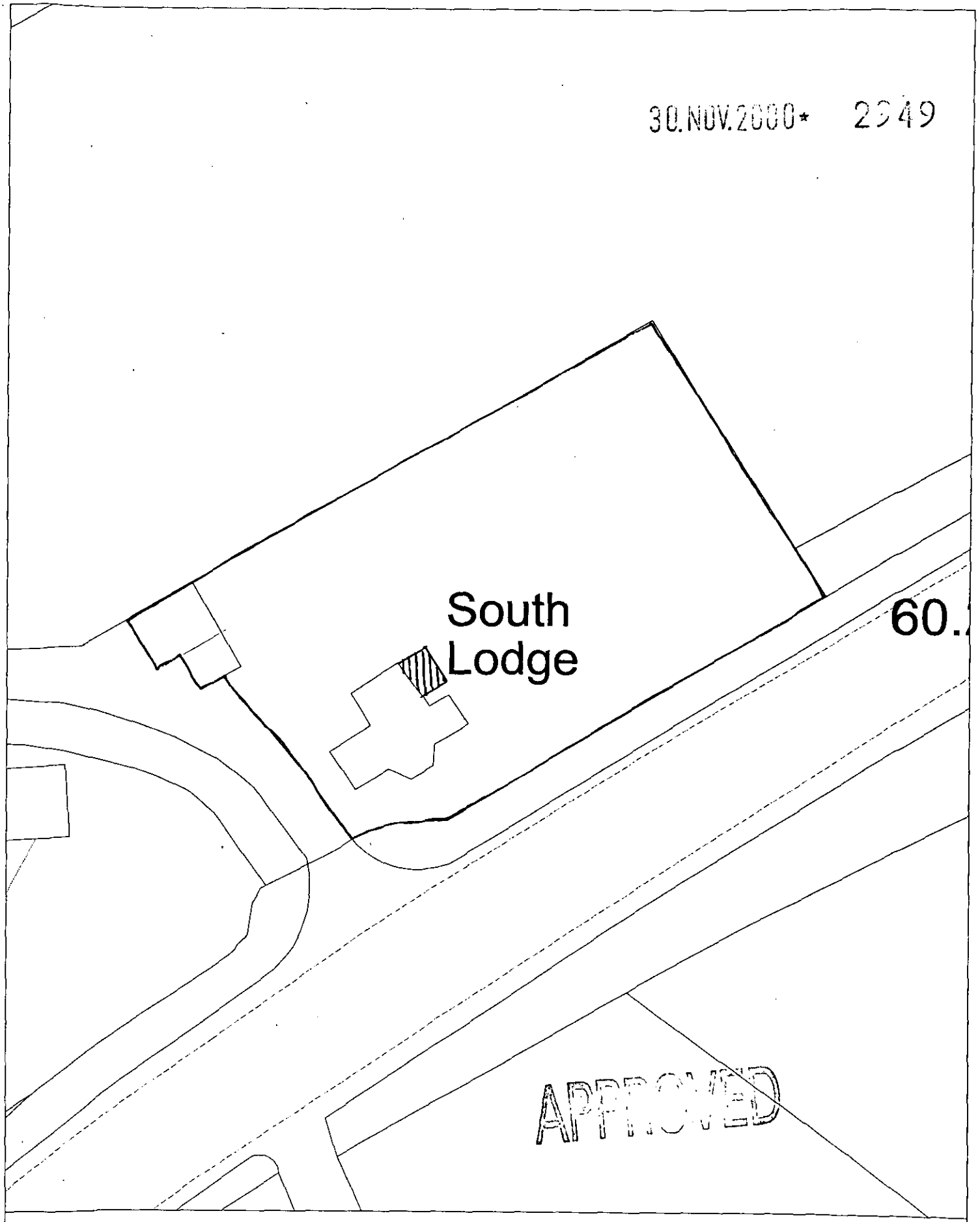
Date 18 JUN 1984

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

30.NOV.2000* 2949



Site Plan, Scale: 1 to 500

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Date: 13 November 2000

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W E
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