APPLICATION NO:

F/2001/3716

LOCATION:

Broom Cottage Maidenhead Road, Wokingham.

APPLICANT:

Mr & Mrs J Dance C/O Roger Pring & Sons

PROPOSAL:

Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.

EARLIEST DATE FOR DECISION: **14/05/2001**

28 day exp. 18/5/01

APPLICATION WILL HAVE EXPIRED ON: 29/05/2001

APPROVED

CASE OFFICER: **Natalie Brown**

Requested fence details 2/5 @ 3.45pm by phone.

DO (127)

(NB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Dance
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Berkshire
RG40 3NT

Application Number: F/2001/3716

Parish:	**HURST**
Location:	**Broom Cottage, Maidenhead Road, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high fence comprising 1.5m high close boarded fence with 0.3m of trellis on top.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Prior to the erection of the 1.8m fence hereby permitted, details shall be provided to show elevational plans of the fencing and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details and in the position as approved by this consent.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. In the interests of the visual amenity of the area.

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 C2.
Loddon Area Local Plan Policies LTV2, LBE1, LBE2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 29/06/2001

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3716	NB
BUILDING CONTROL NUMBER	BR 2000/0677	
APPLICANT/AGENT	(Mr H.G. Luther) now Roger Young	
ADDRESS OF SITE	Broom Cottage Maidenhead Road HURST. ~~WOKINGHAM~~	
DESCRIPTION OF PROPOSED WORK	s/s rear ext. remove existing dormer erect detached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/344/1	01/344/1
ELEVATIONS	01/344/4A	01/344/4
FLOOR PLANS	01/344/3A	01/344/3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/10/02	

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	

1933
(1)

E

BROOM COTTAGE

ADDRESS MAIDENHEAD ROAD PARISH HURST (X WOK/WITHOUT)

PLOT No. DUPLICATE (ORIGINAL MISSING) ORD. SHEET No. SU.8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
57/51	MR. L.C. CHANDLER	O/L	13.3.51	C/A
154/58	"	DETACHED BUNGALOW	11.11.58	APP C/A
05177	"	AGR. TO PRIVATE RES.	26.8.76	APP
09432	MR. A. ERANGEY	S/ST. EXTENSION	26.10.78	REF
BR 9654	"	ALT/EXT	15.11.78	REF
09899	"	S/ST. EXTENSION	18.1.79	REF
10213	"	"	15.3.79	C/A
BR 13380	"	"	30.4.80	APP
21065/6	"	S/L. RES CARAVAN	5.4.84	30.4.85
BR 22797	"	GARAGES, BUTCHERY, COLD STORE	5.6.84	APP
BR 22952	MR & MRS "	BILLIARD ROOM & STUDY	4.7.84	APP
[illegible]1647	"	BUTCHERS WORKSHOP, COLD STORE, GARAGES	28.6.84	REF

MINISTRY DECISION

SPECIAL ORDERS TPO 544/92

1933
(2)

E

BROOM COTTAGE

ADDRESS MAIDENHEAD ROAD PARISH HURST

PLOT No. DUPLICATE (ORIGINAL MISSING) ORD. SHEET No. SU. 8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21831	MR & MRS A. ERANGEY	BILLIARD ROOM & STUDY	26.7.84	C/A
[illegible]252/24302	"	REWEWAL 21065/6	11.9.85	30.4.87
24886	"	DOUBLE GARAGE	7.1.86	C/A
32403	W/DR.			
35860	APPEAL "	REDUNDANT AGR. BLDGS.	17.10.90	REF
		TO L.IND (B1)	17.10.90	REF
36199	TELECOMM SEC. CELL. RADIO	R/O S/ST. EQ. ROOM	23.10.90	REF
		30M. RADIO TOWER		
		AERIALS - FENCE 2.4M.		
38864	APPEAL MR. A. ERANGEY	C/O/USE REDUNDANT	11.3.92	REF
		BLDGS. TO L.IND.		
44943				
96/63765/E	W/DR.			

MINISTRY DECISION ENF. NOTICE AGAINS OFFICE/STORAGE UPHELD & PLANNING PERMISSION

SPECIAL ORDERS REF: 31.1.90 38860 - APPEAL DISMISSED - 19.9.91
38864 - APPEAL ALLOWED - 11.11.92

1933

(3)

ADDRESS BROOM COTTAGE MAIDENHEAD ROAD **PARISH** HURST

PLOT No. DUPLICATE - ORIGINAL MISSING **ORD. SHEET No.** SU.82 7K (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64704/F	MR. A. CRANLEY	AGR. BLOCK. TO L-IND. (B.C) CONSTRUCTION OF CAR CLEANER STORAGE AREA - RE-LOC. OIL TANK	17.2.97	C/A
FP/2000/0677	Mr. & Mrs. Dance	S/St/R & Det. Garage	14.6.00	APP
F/2000/1860	"	S/St/R & Det. Dble Garage + 1800 mm high soc. fence	8.9.00	REF

MINISTRY DECISION

SPECIAL ORDERS

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. L.C. Chandler.
"Woodcote", Beaurepaire Road, Wokingham, Berks.

Application No. 87/51.

Proposal Outline Application in respect of agricultural house at Pondwoods, Millingbear, Wokingham without for Mr. L.C. Chandler.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 15th day of March 19 51 subject to compliance with the specified hereunder :—

1. Detailed particulars of the design and external appearance of the proposed dwelling.
2. The building to be occupied by a member of the agricultural population. Agricultural population means persons whose employment or latest employment in agriculture as defined by section 119(1) of the Town & Country Planning Act, 1947, or in forestry, or in an industry mainly dependent on agriculture, and also the dependants of such persons as aforesaid.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

1. That the land will be included within the Rural Zone of the County Development Plan.
2. The application is in OUTLINE only.

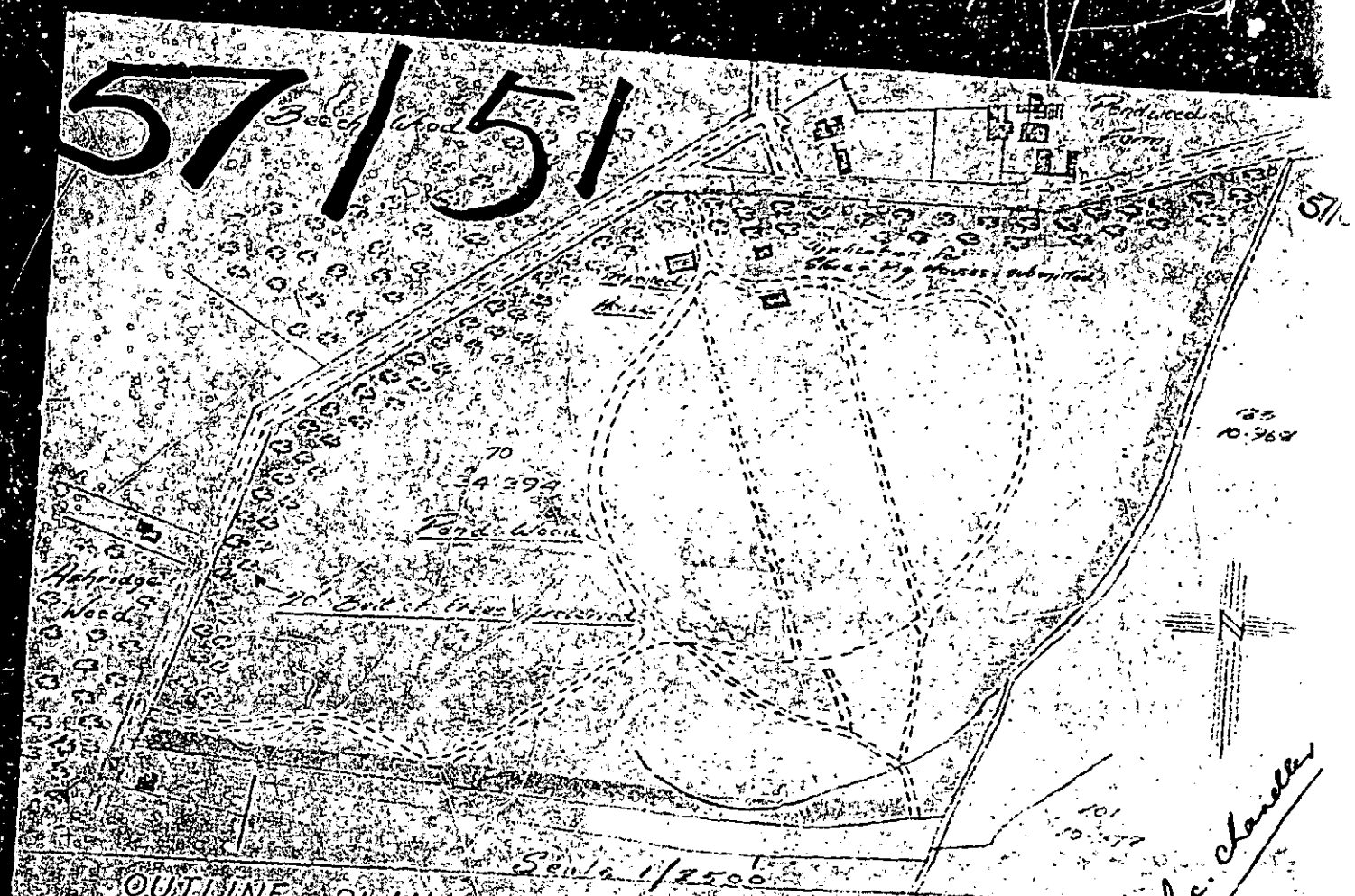
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Dated 19 MAR 1951

Geoffrey Shute
Clerk of the Council.

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

57/51



OUTLINE PLAN OF PROPOSED SMALLHOLDING DWELLING AT POND WOOD, WOKINGHAM BERKS.

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. L. C. Chandler,
Farley House,
Pondwood,
Billingbear.
WOKINGHAM, Berks.

Application No. 154/58

Proposal: Bungalow for an agricultural worker at Maidenhead Road, Pillingbear, Wokingham Without.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 11th day of November, 19 58 subject to compliance with the conditions specified hereunder:—

Except with the consent of the local planning authority the building hereby permitted shall only be occupied and used in connection with the use of 34 acres at Farley House, Pondwood Farm for agriculture.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

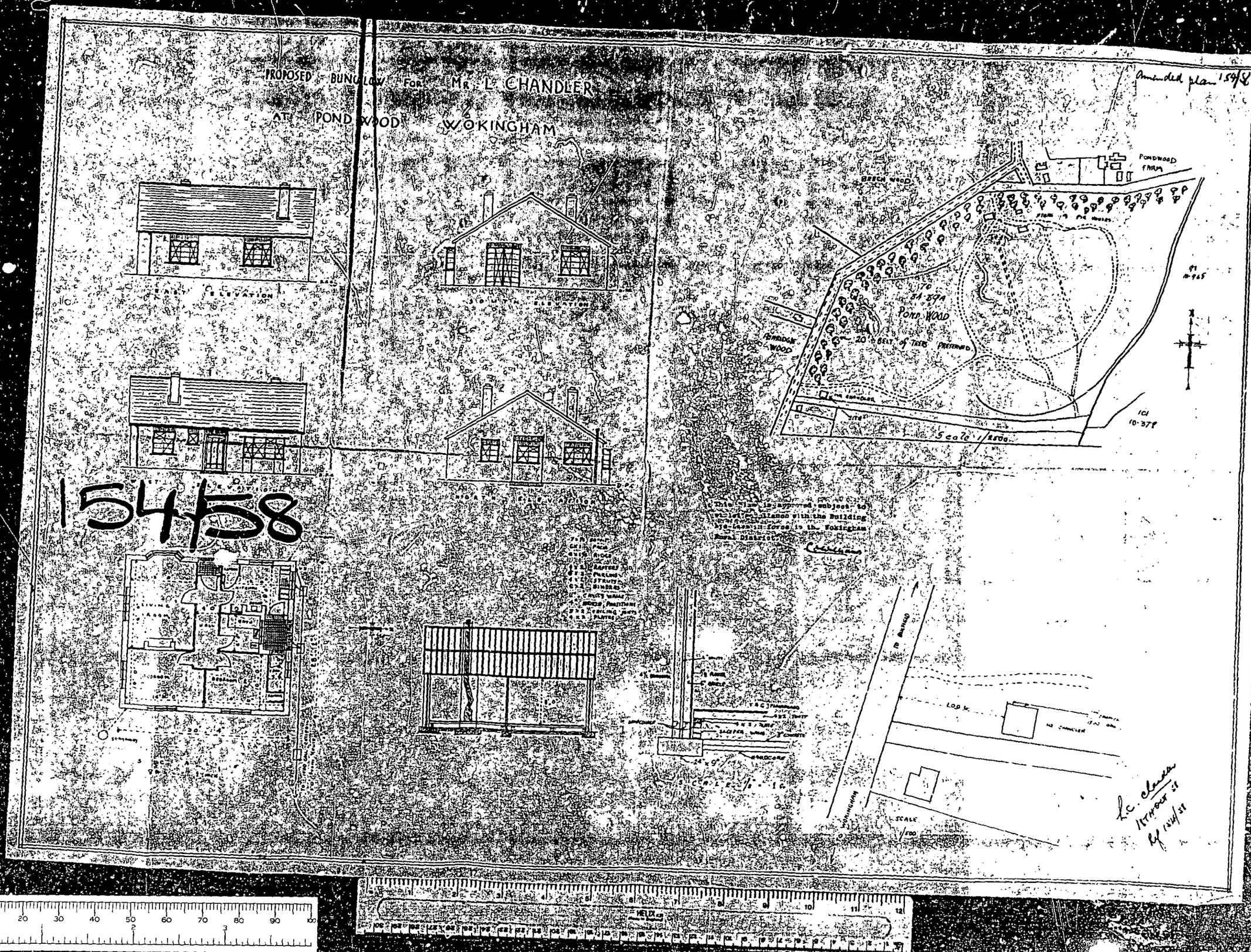
The site is in an unnotated area of the Development Plan where general building is not to be encouraged.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 20 NOV 1958

Clerk to the Council

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


PROPOSED BUNGALOW FOR MR. L. CHANDLER
AT POND WOOD WOKINGHAM
Amended plan 154/58
EAST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
BEECH WOOD
PONDWOOD FARM
POND WOOD
20' BELT of TREES PRESERVED
Scale 1/2500
This plan is approved subject to strict compliance with the Building Bye-Laws in force in the Wokingham Rural District.
154/58
TO BRAYBROOK
TO WOKINGHAM
SCALE 1/500
L.C. Chandler
18th Oct 58
Ref 154/58

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: Mr. L.C.Chandler,
Farley House,
Pond Wood,
Billingbear,
WOKINGHAM
Berks.
RG11 5 RN

Application No: ...05177...

Proposal: Change of use from agricultural worker's house to private residence (Plan No. 154/58 refers)
Broom Cottage, Pond Wood, Billingbear, Wokingham Without.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 2nd day of September, 1976, ~~subject to compliance with the conditions specified hereunder~~

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: .....

.....
District Secretary

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

WOKINGHAM DISTRICT COUNCIL

JLR/FW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

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

To. Mr. A.J. Erangey,
c/o Messrs. Johnson Izod Associates,
35, Broad Street,
WOKINGHAM. Berks.

Application No. 10213

Proposal Single storey extension at "Broom Cottage" Maidenhead Road, Wokingham Without.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 15th day of March 19 79, subject to compliance with the conditions specified hereunder:—

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

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.

3. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without the prior written permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:

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

2. To ensure that the materials are in keeping with those existing.

3. To prevent an overdevelopment of the site and to prevent an intensification of development in a rural area.

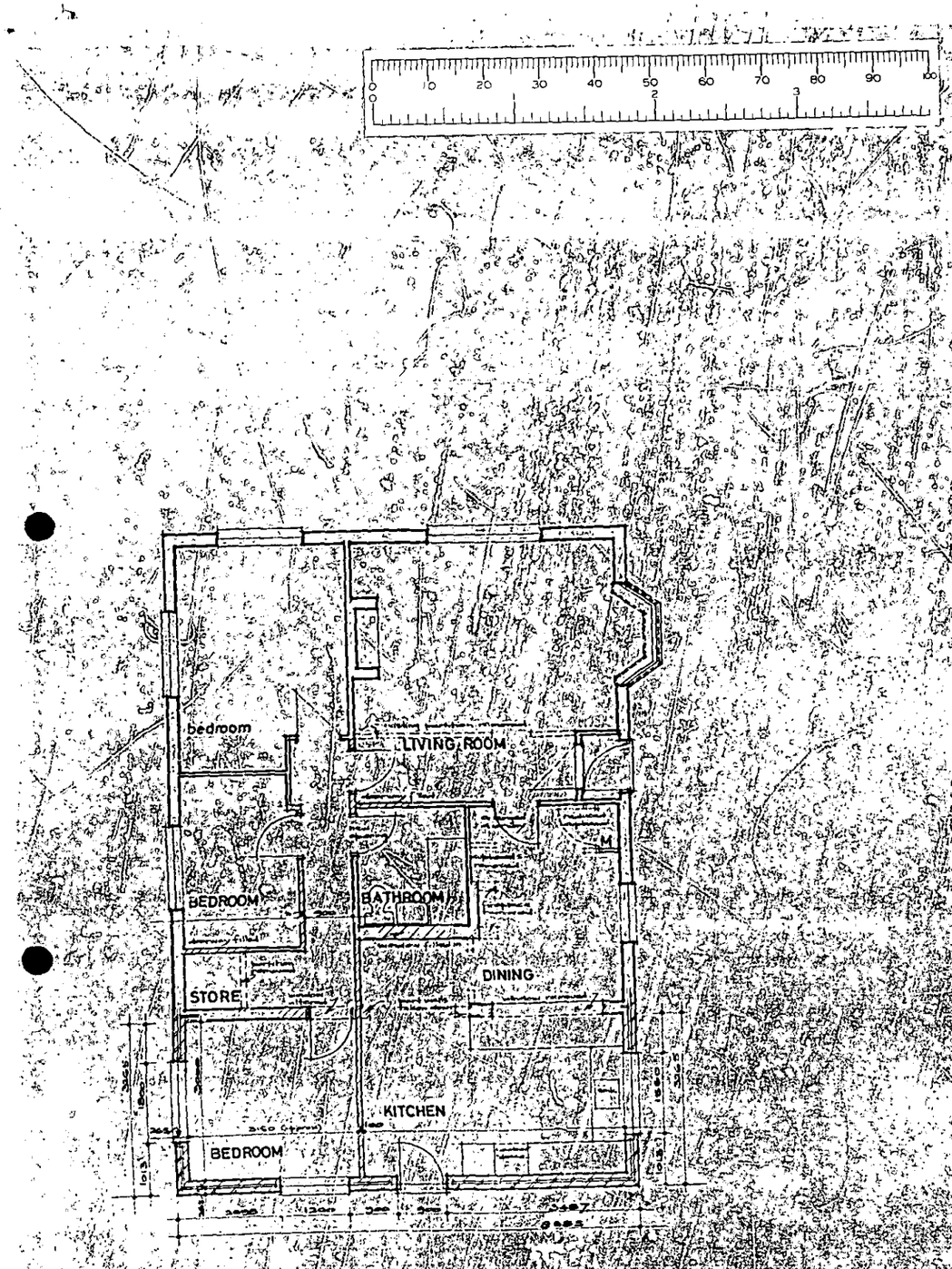
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 9 MAY 1979

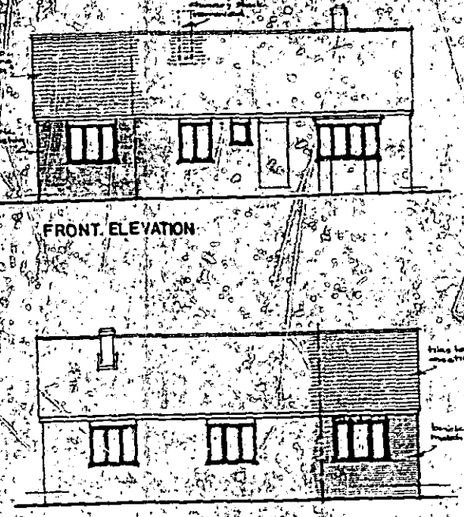
District Secretary

Revisions

Num	Description	Date
	10213.	15 FEB 79

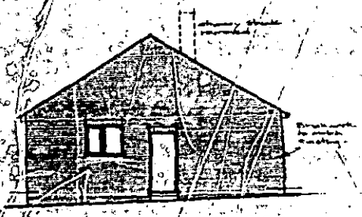


GROUNDS FLOOR PLAN

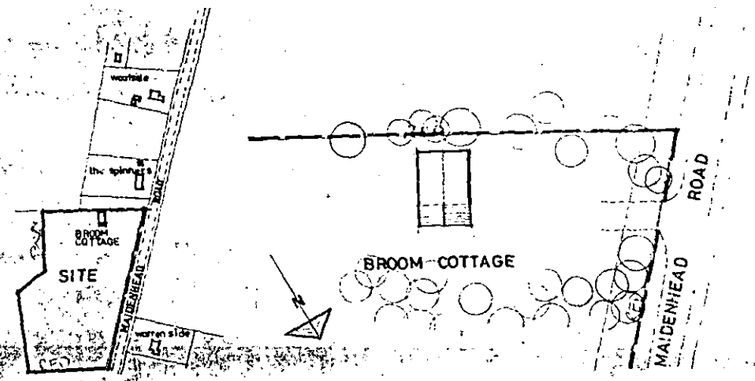


FRONT ELEVATION

REAR ELEVATION



SIDE (NORTH EAST) ELEVATION



LOCATION PLAN 1:2500

PART SITE PLAN 1:500

Client MR. ERANGEY

Project BROOM COTTAGE, WOKINGHAM.

Johnson Izod Associates Architects and Landscape Consultants
35 Broad Street Wokingham Berkshire RG 11 1AU Wokingham (0734) 782353

Description	Scale 1:50, 1:100	Project No	Drawing No
	Date February 1979	1765	9

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr and Mrs A J Erangey
c/o K Crawford (Metra Designs)
Sundene
Beech Walk
Windlesham, Surrey

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

Application No. 21831 (F)

Proposal Extension to form billiard room and study -
Broom Cottage, Maidenhead Road, Wokingham Without (North Ward)

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 extension hereby permitted shall be used only for domestic purposes ancillary to the enjoyment of the existing dwelling as such on the site. No trade or business of any kind whatsoever shall be carried out in the extension and it shall not be occupied as a separate dwelling unit.

REASON In the interests of amenity and to avoid an inappropriate form of development. (181)

Date 30 JUL 1984

District Secretary

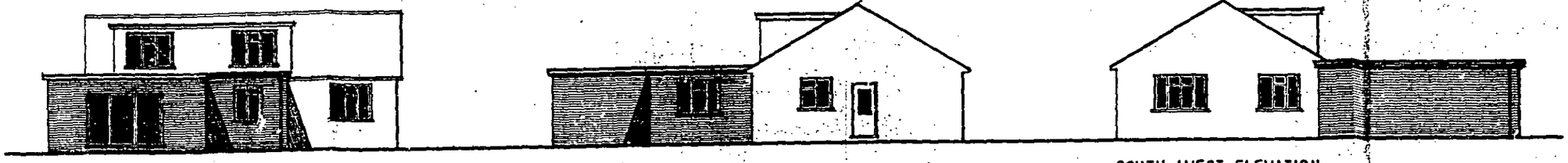
N.B. A statement of the applicant's rights is set out overleaf.

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.

21831

31 MAY 1984

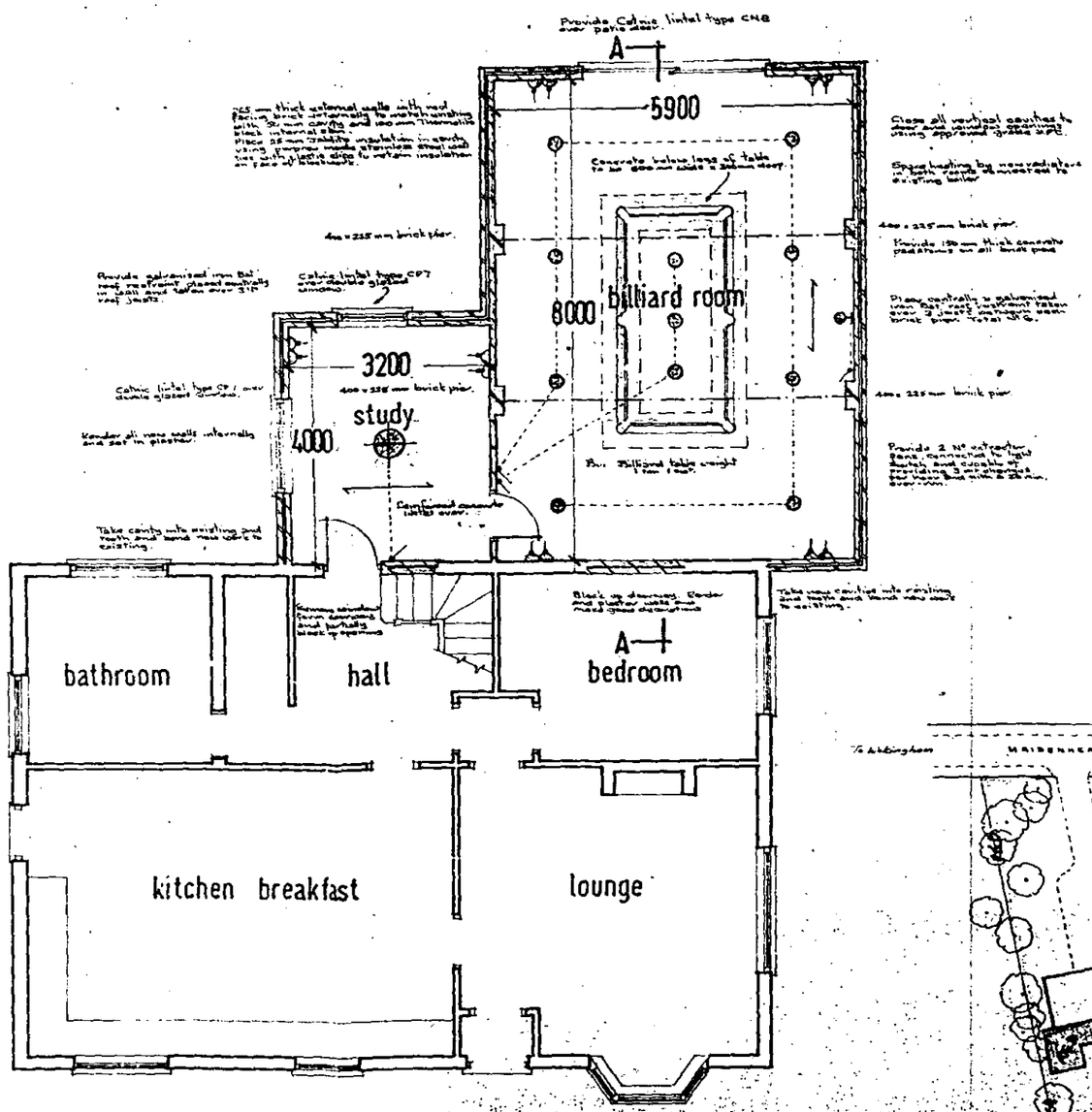
APPROVED



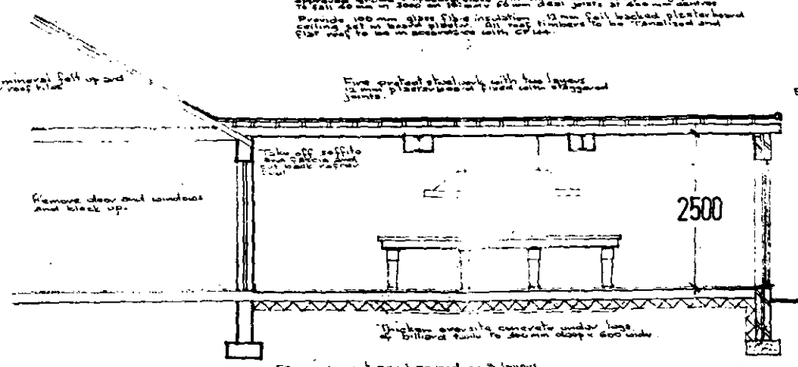
SOUTH EAST ELEVATION

NORTH EAST ELEVATION

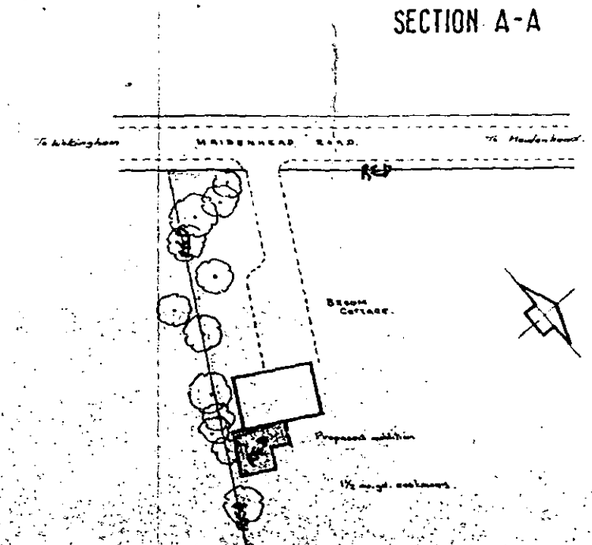
SOUTH WEST ELEVATION



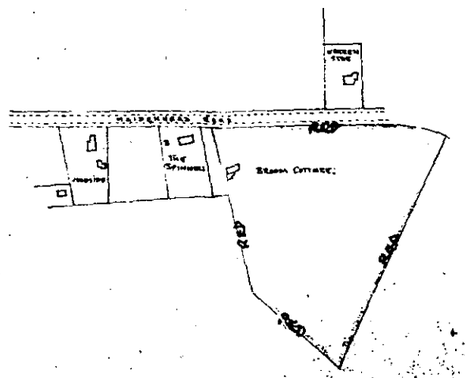
FLOOR PLAN



SECTION A-A



BLOCK PLAN 1:500



SITE PLAN 1:2500

PROPOSED ADDITION TO FORM BILLIARD ROOM AND STUDY

FOR Mr. Mrs. A. J. ERASEY.

BROOM COTTAGE
MAIDENHEAD ROAD
WOKINGHAM
BERKSHIRE

METRA DESIGNS (ALDERSHOT)
BURDENS BEECH WALK WINDLESHAM SURREY
Tel. BAGSHOT 74695, ASCOT 21445

SCALE 1:50 : ELEVATIONS 1:100

DRAWING Nº M 133/1

TOWN AND COUNTRY PLANNING ACT 1971

To: MR A J ERANGEY
C/O FAULKNERS
49 HIGH STREET
KINGS LANGLEY
WD4 9HU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1BN

Application No (F) 24864

Proposal:
ERECTION OF DETACHED DOUBLE GARAGE
BROOM COTTAGE MAIDENHEAD ROAD WOKINGHAM WINDSOR (NORTH WARD)

The Wokingham District Council, in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council and 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 (5)

1 REASON This condition is imposed by virtue of section 41(1) of the Town and Country Planning Act 1971 (3F)

2 All materials to be used in the elevations of the proposed development shall be as stated in the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority (14)

2 REASON To ensure that the development will be of satisfactory appearance.(9R)

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 (64)

3 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 (64R)

-6 FEB 1986

Date.....

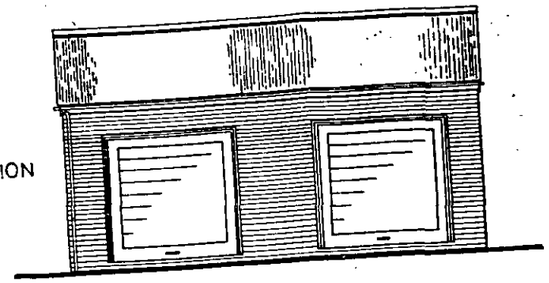
District Secretary

N.B. A statement of the applicant's rights is attached

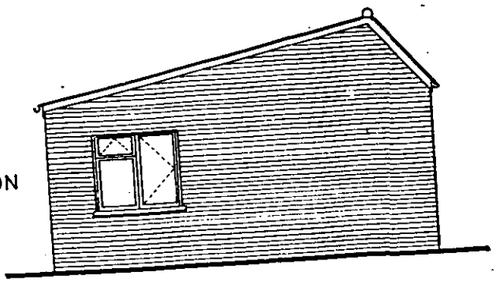
This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

29 NOV 1985 24880

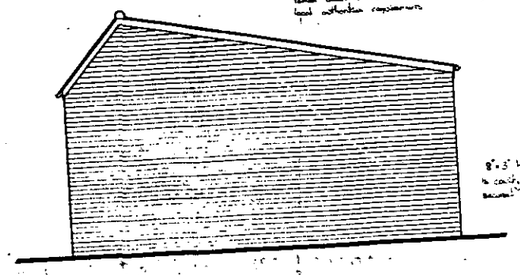
EAST ELEVATION



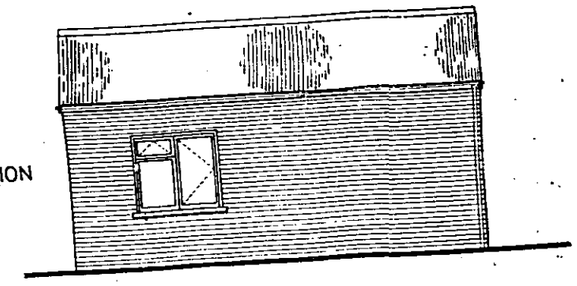
SOUTH ELEVATION



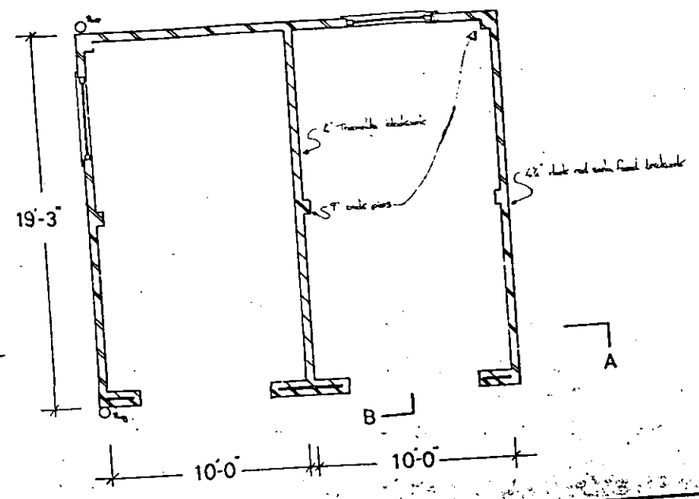
NORTH ELEVATION



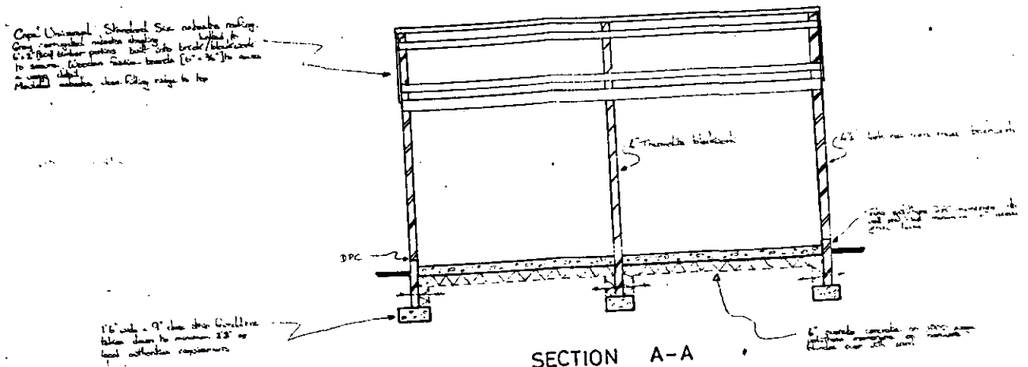
WEST ELEVATION



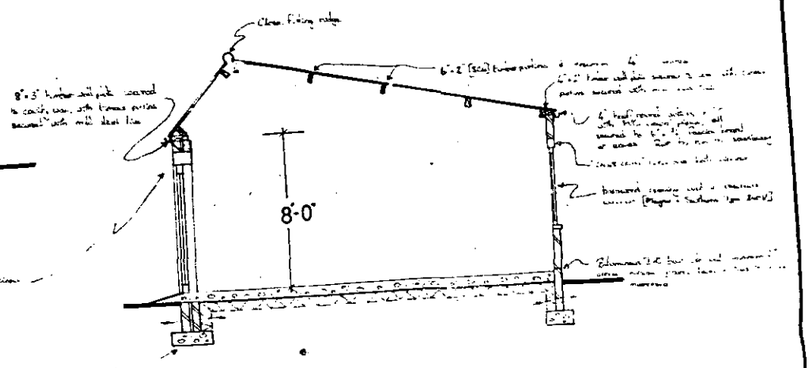
PLAN



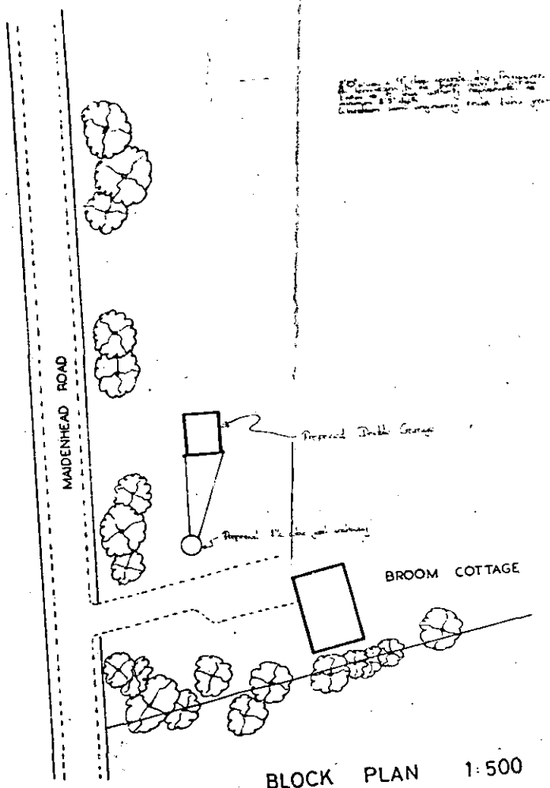
SECTION A-A



SECTION B-B



BLOCK PLAN 1:500



PROPOSED DOUBLE GARAGE AT
BROOM COTTAGE
MAIDENHEAD ROAD
WOKINGHAM
BERKSHIRE

PLANS & ELEVATIONS

25/Nov/85

Dwg. 675

Scale. 1:50/1:500

FAULKNERS
Chartered Surveyors, Auctioneers and Estate Agents
49 High Street, Kings Langley, Herts.
Telephone: Kings Langley 64166

Applicationo	Name & Address
F/2001/3716	Mr R Wardle St Nicholas Hurst Parish Council Glenrocques 52 Altwood Road MAIDENHEAD Berkshire SL6 4PZ
Application Approved	Letter sent 05/07/01

F/2001/3716.

Change description :-

"1.8m high security fence" to

"1.8m high fences comprising 1.5m high close boarded fence with 0.3m of trellis on top."

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3716

Applicant : Mr & Mrs J Dance C/O Roger Pring & Sons.

Location : Broom Cottage, Maidenhead Road, , Wokingham.

Proposal : Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/4

Date of Neighbour Notifications : .....

Date of Site Visit : 30/4

Date Registered : 03/04/2001

Earliest Date for Decision : 14/05/2001

Latest Consultation Date/Site Notice Expiry Date : 14/05/2001

This application will have expired on: 29/05/2001. 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 :

Hurst PC :

Highways : 23/4 : no objection subject to parking, paving + turning conds.

Planning Issues : WLP : rural
WDLP : countryside.

Application Number: F/2001/3716

Appraisal :

History: 57/51 : O/L for detached dwelling
154/58 - detached bungalow
0577 : agricultural dwelling to private residence.
1023 - Single storey extension.

(154/58) original footprint/floor area

30'4" by 25'1" = 9.25 × 8.56 = 79.18m².

(1023) extn : 3.265 × 8.59 = 28m².

NB: There is currently a first floor incorporating a rear dormer extn - it appears from the history card that this was never given permission but it will be proposed to be removed. So will not be include in calculations.

existing extension (joining to dwelling - no p.p & proposed to remain)
: 2.7 × 5.2 = ~~108.4m²~~ 14.04m²

Proposed extns: 14.3 × 6.3 = 90.09 } 95.05
+ 2.1 × 1.1 = 2.31 }
+ $2.3^2/2$ = 2.645 }

~~extn~~ % Cumulative % inc in footprint/floor area
= $\frac{28 + 14.04 + 95.05}{79.18} \times 100$ = 173% inc.

57.92m² : approx 1st floor accomodation
taking this into account = $\frac{28 + 14.04 + 95.05 - 57.92}{79.18} \times 100$ = 100% in floor area.

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

Application Number F/2001/3716
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5yrs.
(2)	C014	R014	Ex finishes to match
(3)	C049	R049	Garaging to be retained
(4)	C122	R122	parking & turning
(5)			Prior to the erection of the 1.8m ~~fence~~ fence hereby permitted, details shall be provided to show elevational plans of the fencing & approved in writing by the LPA. The fencing shall be erected in accordance with the approved details & in the position as approved by this consent.
		Reason:	In the interests of the visual amenity of the area

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LN2, LBE1, LBE2, LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WCC1, WCC7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	C2
MINERALS LOCAL PLAN POLICIES:	—

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 29.6.01.

& see previous appn F/2000/1880

RECORD OF SITE VISIT

SITE ADDRESS: Broom Cottage
Maidenhead Road Wokingham.

APPLICATION NUMBER: F/2001/3716

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/4

1 SITE/STATUTORY NOTICE DISPLAYED ? see on front fence

2. DESCRIPTION OF SURROUNDINGS
rural
detached dwelling

3. DESCRIPTION OF SITE/BUILDING
Existing outhouse joined to dwelling + rear dormer extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan

5. SITE CONSTRAINTS

TREES TPO at front · Trees etc along boundary with path

ACCESS/PARKING Driveway access - gates set back from road edge

LEVELS

BOUNDARY TREATMENT 1.8m fencing @ front (with driveway access) + with path adj Ashcroft

OTHERS fencing at rear & alongside dwelling to be resited.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3716
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number: F/2001/3716

Appraisal:

Development
This application is a resubmission of the refused application F/2000/1860, is for a single storey rear extension to the dwelling, removal of the existing dormer extension, new detached garage and 1.8m high security fencing. The site lies within an area designated as countryside and rural.

- Outline permission was given to the bungalow in 1951 under consent 57/51
- The bungalow was built under consent 154/58 to occupied in connection with agriculture
- Consent 05177 permitted the change of use from an agricultural worker's house to a private residence
- Consent 10213 gave permission for a single storey side extension

NB: There is no record of the dormer having had planning permission and this is proposed to be removed.

1) Impact upon neighbouring properties
The property is set away from neighbouring boundaries and is well screened along the side boundary with the path that separates 'Broom Cottage' from 'Ashcroft'. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2) Impact upon the open character of the area
The proposed development is well screened from the eastern boundary and from 'Ashcroft' by a footpath that has many trees and bushes along its boundary. The site itself is set away from the front boundary by some 15m with there being a 1.8m fence along the boundary with Maidenhead Road. This fence is set back from the road frontage by approximately 4m. The site is therefore well screened, and the loss of the dormer is seen to be an improvement to the appearance of the dwelling. The proposed extension would not be visible from the road frontage with the exception of the proposed garage. However, a gap would be retained between the dwelling and garage and so would therefore not have an adverse effect of appearing to increase the frontage of the property. Over the previously refused application, the length of the proposed extension has been reduced by about 4m, which is considered to be more acceptable.
With regard to the fence, a letter has been received form the agent clarifying that this would be a 1.5m close boarded fence with 0.3m of trellis on top. This would run along side the property. There is currently a 1.8m alongside the property and the proposal would moved further out. It is recommended that a condition is added t o see the elevation of the fence, however, it is not considered that a fence in this position would be detrimental to the character of the area.

3) Impact upon highway safety (parking provision)
The proposed development would incorporate 3 bedrooms. Subject to parking, garaging and turning remaining for such a use, the Highways department would have no objection to the proposed development.

Approval: ✓ **~~Refusal:~~**

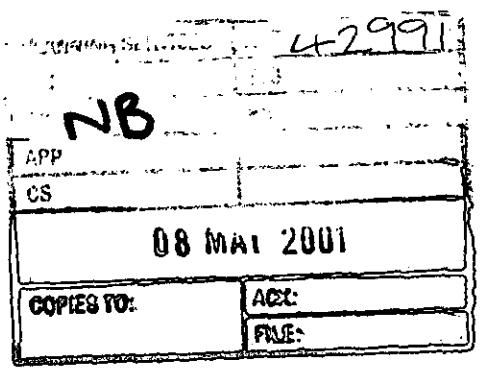
ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Natalie Brown,
Planning Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref; F/2001/3716
My Ref; RP/344



3 May 2001

Dear Miss Brown,

Re;

Removal of rear dormer to existing bungalow, construction of single storey rear extension and detached garage and erection of new fencing to Broom Cottage, Maidenhead Road, Wokingham, Berkshire, RG40 5RH.

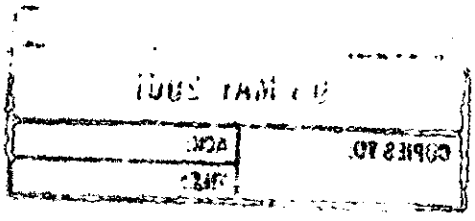
Yesterday I received a message that you required elevational information on the 'Security Fencing' which forms part of the above application.

I have now spoken to my Client regarding the fencing for which approval has been sought and am informed that the term 'Security Fencing' maybe misleading. In actual fact the fencing proposed is to be 1800mm high, as noted, comprising 1500mm high close boarding topped with 300mm of trellis. This is required merely to enclose the rear garden to the cottage for the safety of the children and pets and to define the boundary.

Please contact me if you require any further information.

Yours sincerely,

Roger Pring.
C/c Mr. & Mrs. J. Dance.

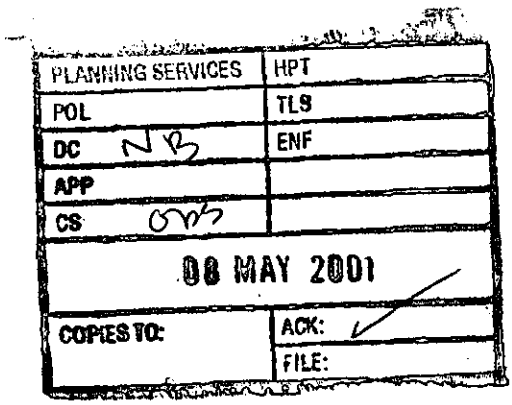


ST. NICHOLAS HURST PARISH COUNCIL

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

4th May, 2001

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,

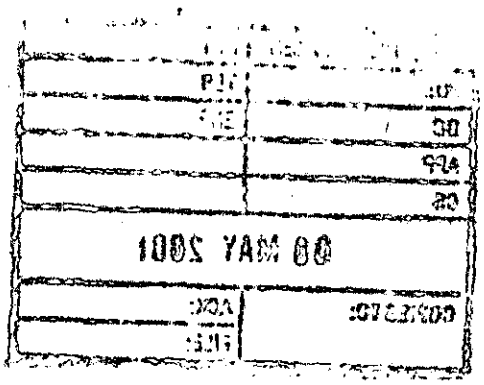
Application No. F/2001/3716

I refer to the above-mentioned Application by Mr. and Mrs. J. Dance of Broom Cottage, Wokingham Road, Hurst; proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8 metre high security fence.

My Council have no adverse comments to make on the Application, except for the proposed erection of the security fence which is considered to be totally inappropriate in this rural setting. It is recommended that approval should not be granted for this part of the Application.

Yours sincerely,

Clerk


09 MAY 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 APR 2001	
Officer: NAB	Application No. F/2001/3716

Map No. 56. Site 107.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING. REMOVAL OF EXISTING DORMER EXTENSION. ERECTION OF OF DETACHED GARAGE AND ~~FENCE~~ HIGH SECURITY FENCE 1.8m

Location: BROOM COTTAGE MAIDENHEAD ROAD

Parish: HURST Ward: HURST

20.04.01

Applicant: MR/MRS DANCE

re submission 2000/1860 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			
4	Correct S 66 certificate	Fencing elevations of 1.8m fence	(by phone) 2/5/01	
5	Elevation plans	Other elevations garage	20.04.01	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	2000/1860 not in files to check notifications.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20-04-01 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: - rural area -
..... no type supps .....
.....
.....

NEIGHBOURS:

..... site notice & see map for neighbour notifications .....
.....
.....
.....
.....
.....
.....
.....
.....

03.APR.2001* 3716

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

1 April 2001

Dear Sirs/Madam,

Re;

Removal of rear dormer to existing bungalow, construction of single storey rear extension and detached garage and erection of new fencing to Broom Cottage, Maidenhead Road, Wokingham, Berkshire, RG40 5RH.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 00/344/1 to 4. No fee is enclosed as this is a re-submission following the refusal of application no. F/2000/1860.

The application drawings take into account the discussions my Client had with Mr. John Mitchell which were confirmed by my Client on the 29 March 2001. It is, therefore, anticipated that this application can be processed to a satisfactory conclusion.

If, in the unlikely event that, there are any issues which you would like to discuss I would be pleased to attend a meeting.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. J. Dance.

REGISTERED NO. 2284491

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

Tel: (0118) 974 6492

Date: **20 April 2001**

My ref: F/2001/3716

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/2001/3716
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.

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/2001/3716**
Broom Cottage, Maidenhead Road, , Wokingham.
Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 20 April 2001

Application Number: F/2001/3716

Proposal: Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.

Parish: HURST PARISH

Site Address:
Broom Cottage, Maidenhead Road, , Wokingham.

Applicant:
Mr & Mrs J Dance C/O Roger Pring & Sons.

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 25/04/01

Environmental Services

For office use only.
Application number: 03.APR.2001* 3716

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 & MRS J DANCE BROOM COTTAGE MAIDENHEAD ROAD, WOKINGHAM, BERKS RG4 5RH. 0118 974 0000
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 278, NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM, BERKSHIRE, RG40 3NT 0118 973 3502
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.	BROOM COTTAGE MAIDENHEAD ROAD, WOKINGHAM, BERKSHIRE RG40 5RH.
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVAL OF DORMER TO EXG. BUNGALOW, ERECTION OF SINGLE STOREY REAR EXTENSION & DETACHED GARAGE & 1800mm HIGH SECURITY FENCE
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.	RENDER TO WALL & CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3 (being Lost)	Proposed: 3 (to replace those lost)
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.	✓	
	RE-APPLICATION. FORMER APPLICATION NO. F/2000/1860 (REFUSED)		
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: WG

on behalf of MRS MRS J. DANCE

Date 02/04/01

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

Received by Wokingham District Council

Application No: F/2001/3716

Proposal:
Proposed single storey rear extension to dwelling. Removal of existing dormer extension. Erection of detached garage and 1.8m high security fence.

Location:
Broom Cottage, Maidenhead Road, , Wokingham.

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

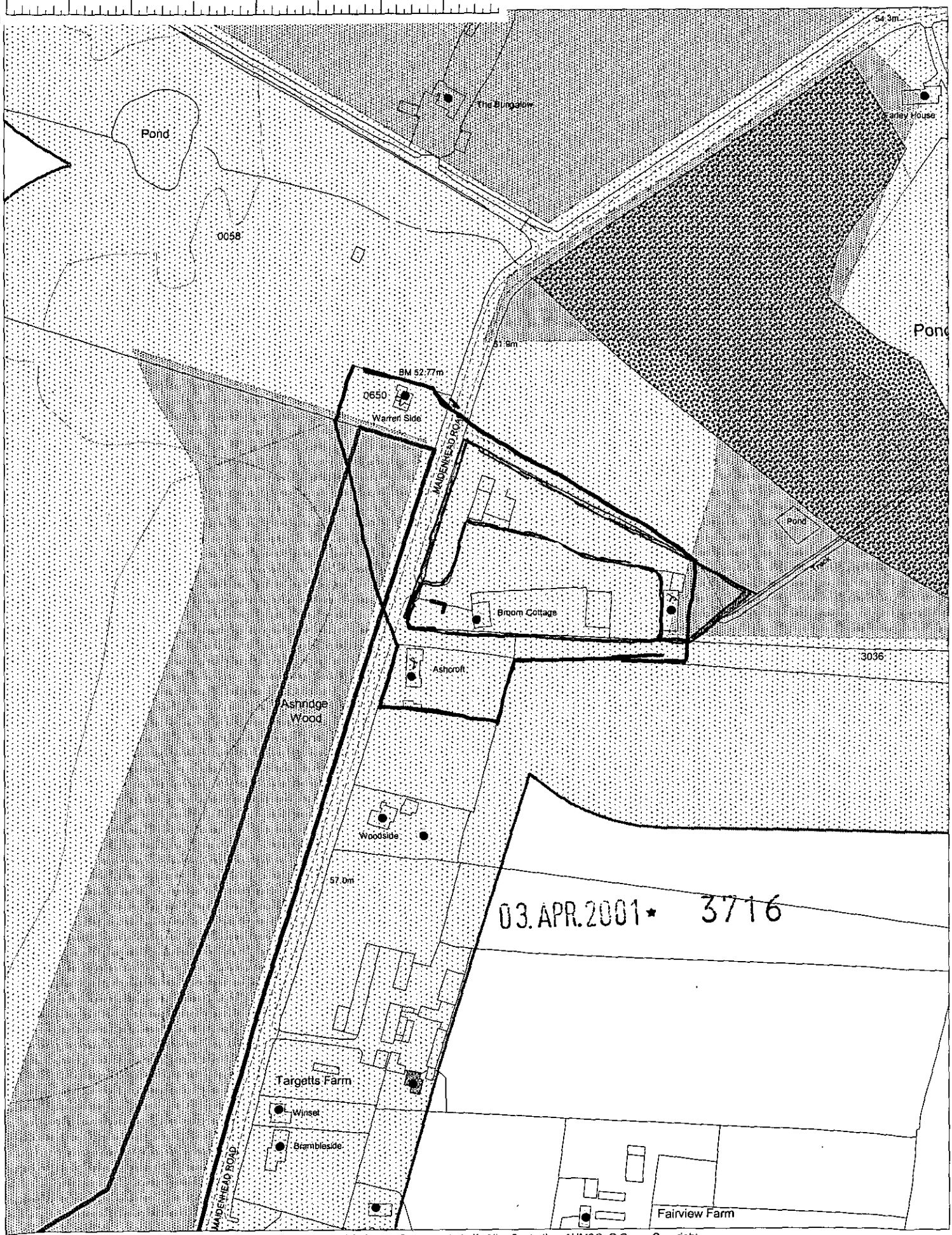
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 14/05/2001. 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

20 April 2001



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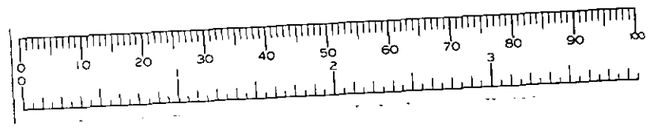
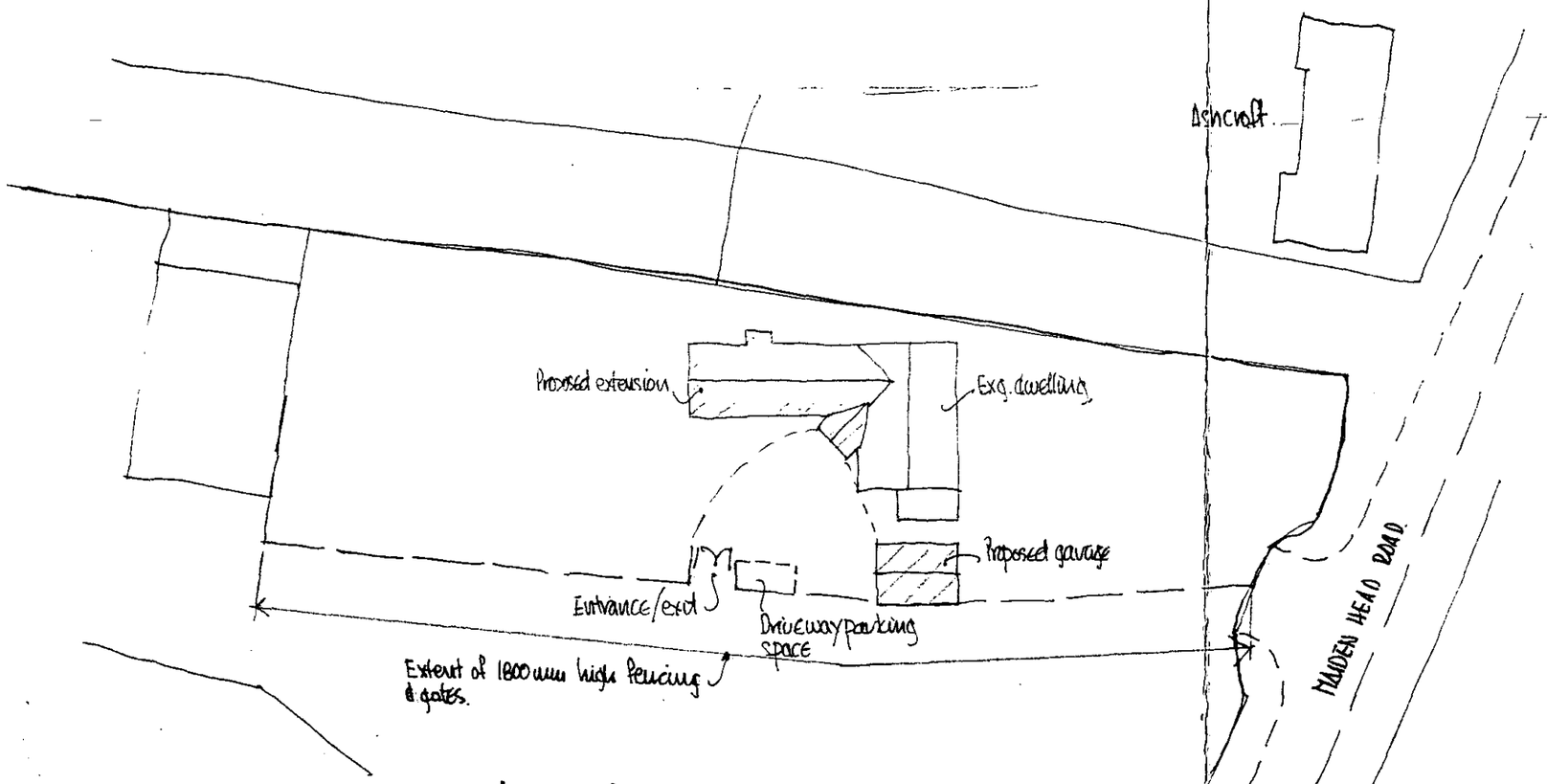
Development Control Section, Environmental Services, Wokingham District Council.

5 April 2001

Scale: 1 : 2500

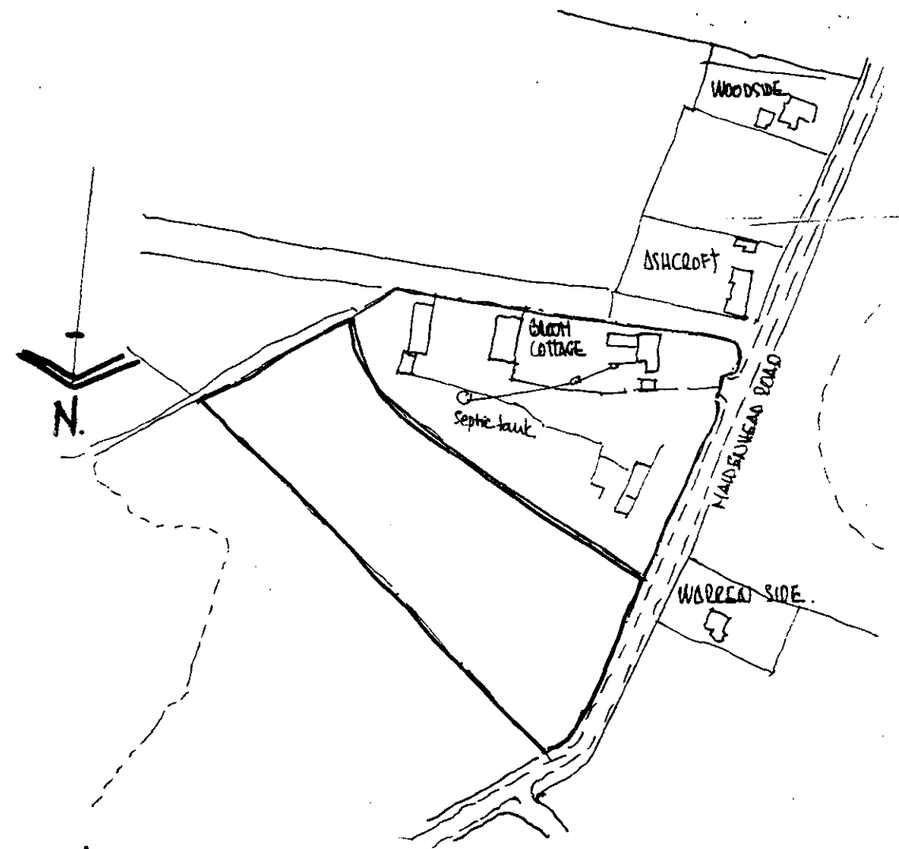
N W E S





SITE PLAN 1:500

Parking arrangements. 3 bedrooms require 2 parking spaces.
2 spaces in proposed garage
1 space on driveway by ent/exit.



LOCATION PLAN 1:2500

APPROVED

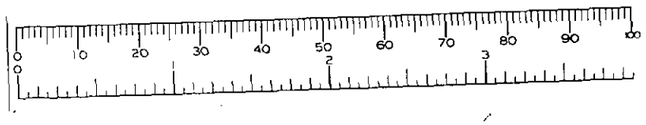
BROOM COTTAGE, MAIDENHEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 5RH.

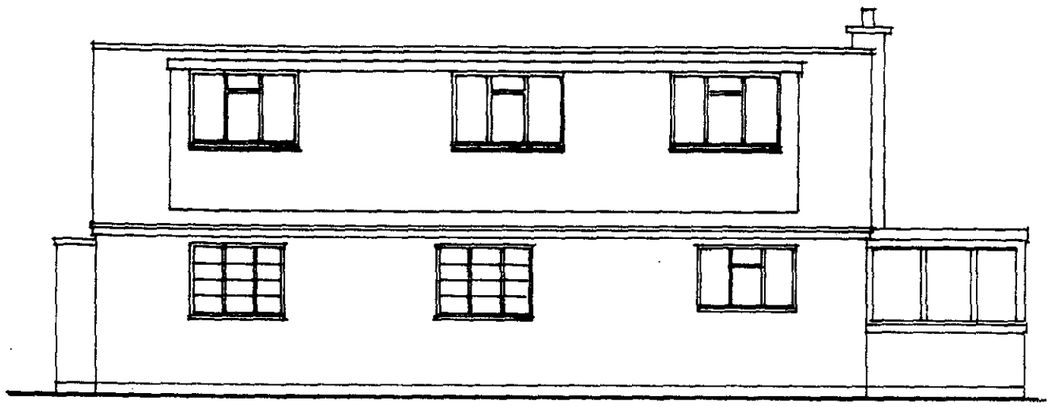
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290

DRG. NO.: 01/344/1 SCALE: as shown DATE: 30/05/01

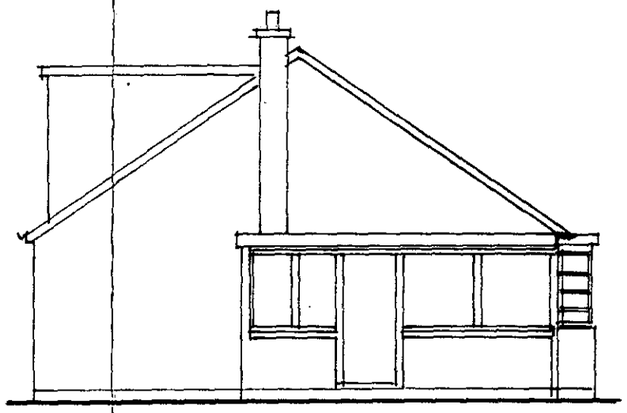
Revisions

30/10/02

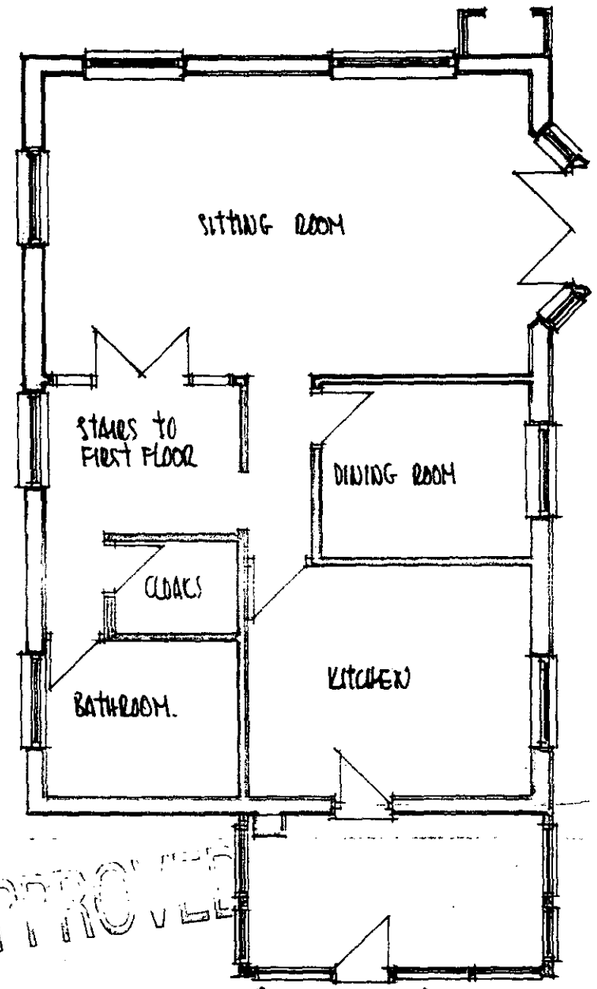


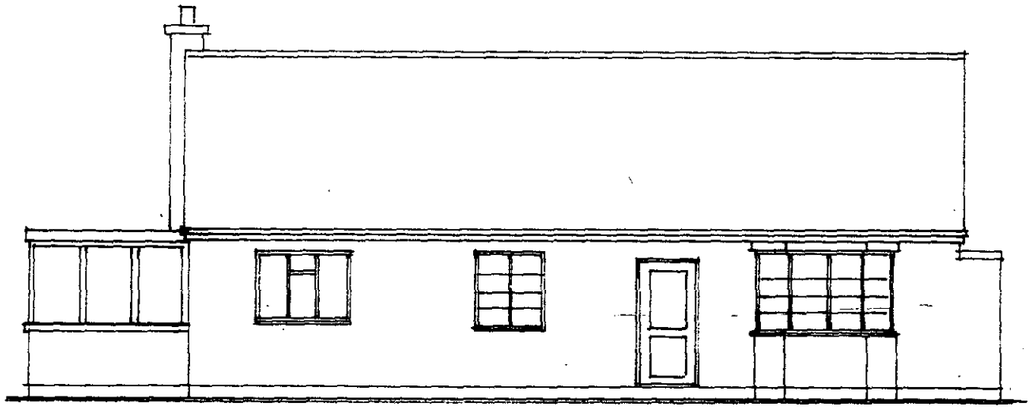


EAST ELEVATION

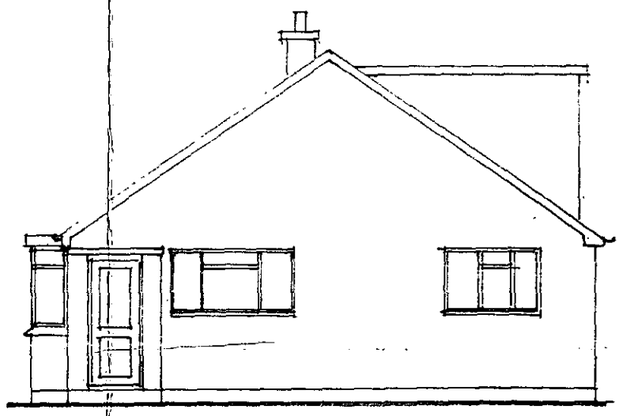


NORTH ELEVATION





WEST ELEVATION



SOUTH ELEVATION

GROUND FLOOR PLAN

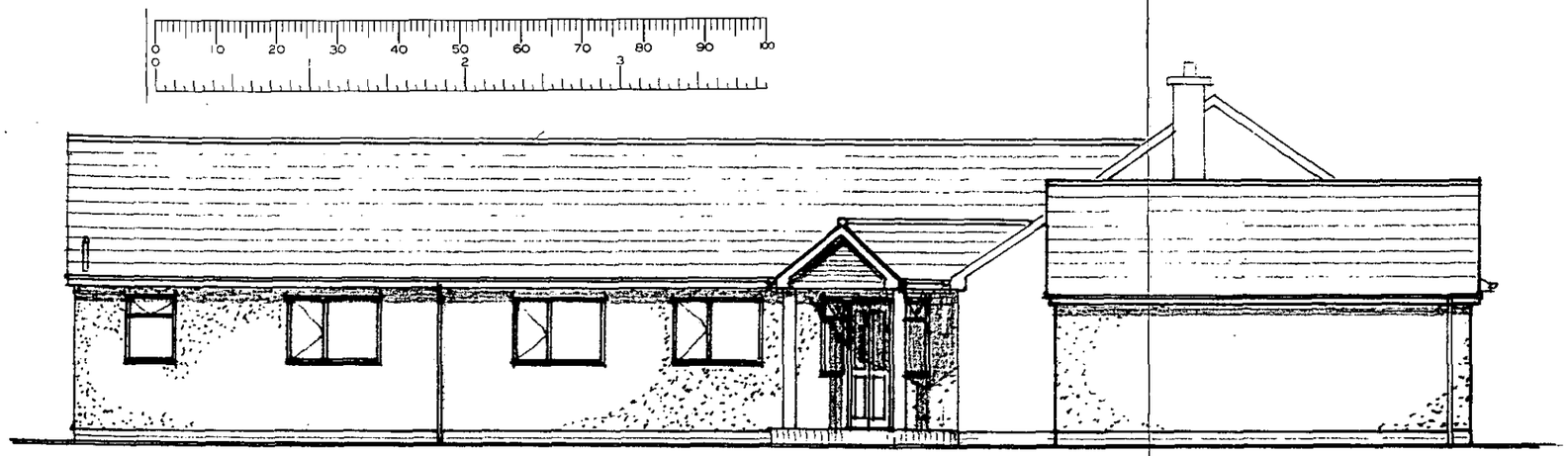
PLAN & ELEVATIONS : AS EXISTING

BROOM COTTAGE, MAIDENHEAD ROAD, WOKINGHAM, RG40 5RU

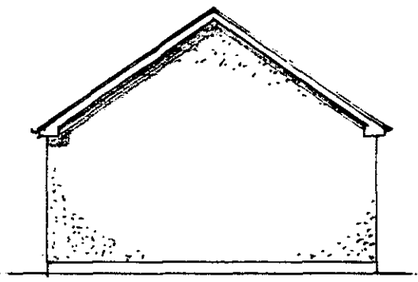
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290

DRG. NO.: 01/344/2 SCALE.: 1:100 DATE: 31/03/01

Revisions:



NORTH ELEV.



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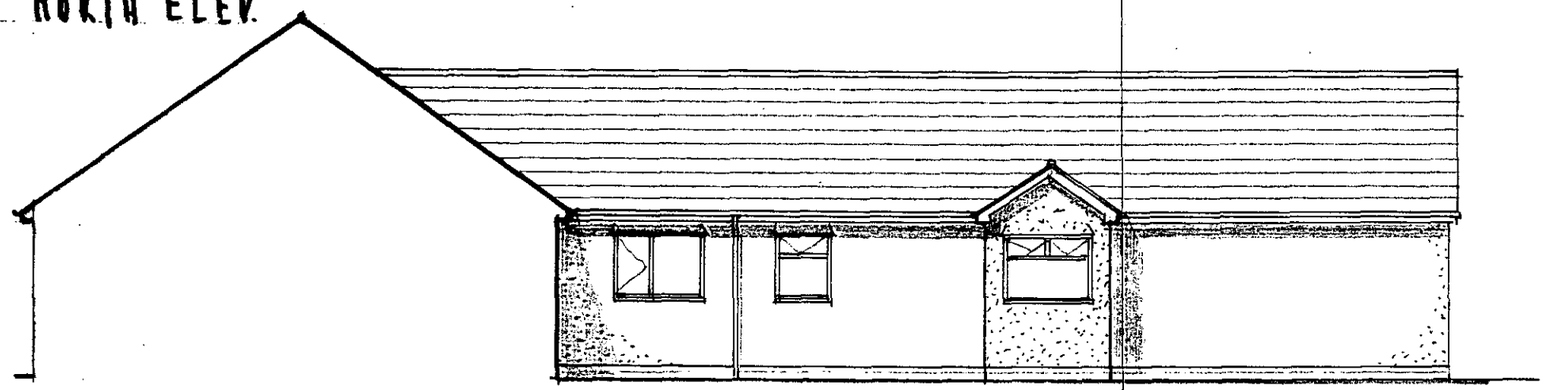
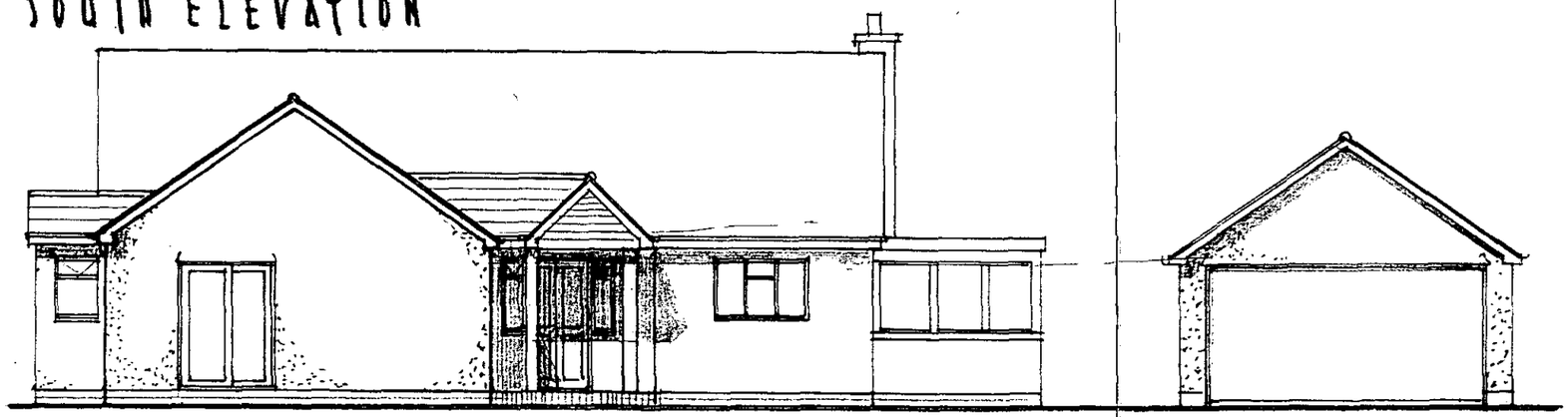


SOUTH ELEVATION



EAST ELEVATION

1 Existing dormers to be removed & roof made good.
2 Roof tiles to match existing.
3 All external walls to be render finished.

APPROVED

ELEVATIONS AS PROPOSED

'BROOM COTTAGE', MAIDENHEAD ROAD, WOKINGHAM, RG40 5RH.

ROGER PRING & SONS.
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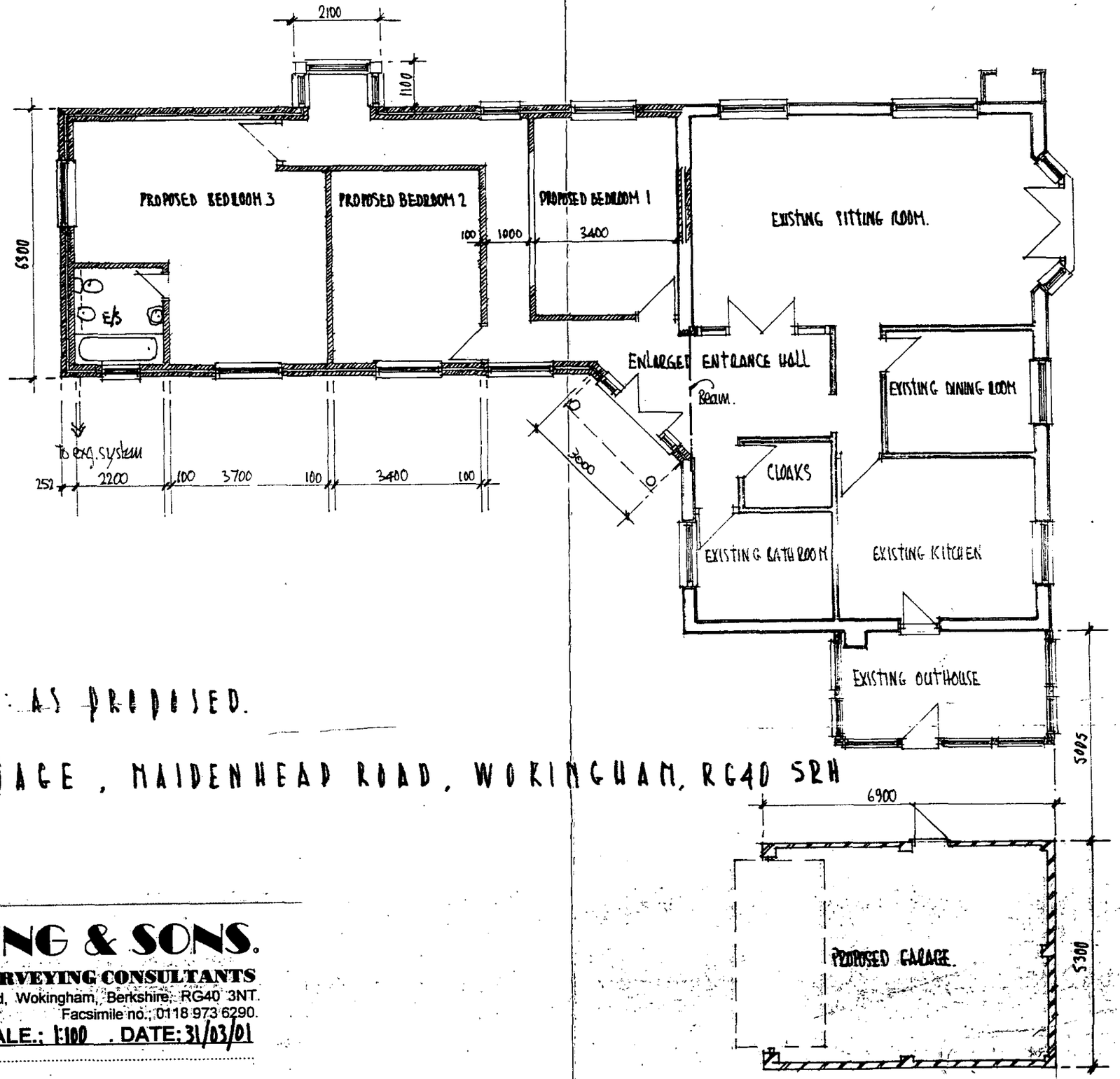
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/544/4 SCALE: 1:100 . DATE: 21/03/01

Revisions:

30/10/02



FLOOR PLAN : AS PROPOSED.

BROOM COTTAGE, MAIDENHEAD ROAD, WOKINGHAM, RG40 5RH

APPROVED

30/10/02

ROGER PRING & SONS.

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DRG. NO.: 01/344/3 .SCALE.: 1:100 . DATE: 31/03/01

Revisions;.....