APPLICATION NO:

F/2000/2933

LOCATION:

Greenfields Farm Edneys Hill, Wokingham.

APPLICANT:

Mr A Harari

PROPOSAL:

Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2001

CASE OFFICER: **George Allpress**

APPROVED

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2933**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Harari
Greenfields Farm
Edneys Hill
Wokingham
Berkshire
RG414DT

Application Number: F/2000/2933

Parish: **WOKINGHAM**

Location: **Greenfields Farm, Edneys Hill, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and demolition of part of existing 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. The partial demolition of the conservatory, as indicated on plan no. G3/1 and G31a, shall be completed, prior to first occupation of the two storey extensions hereby approved.

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 compliance with Local Plan policies which seek to ensure that the rural character of the area is maintained.

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

Berkshire Structure Plan Policies C1, C3 and EN1.

South East Area Local Plan Policies STV2, SC19, SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7, WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

ADDRESS GREENFIELDS FARM EDNEYS HILL

PARISH Work ~~[illegible]~~ 1.4.86

PLOT No. SEE RUENDONS LANE

ORD. SHEET No. SU. 7956 (R)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70253/F	Mr. Alain Harari	2 St/F Ext & F/Fl/R	21.9.99	R
F/2000/1482				
F/2000/2525				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2000/2933

Proposal:
Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

Location:
Greenfields Farm, Edneys Hill, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. 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

11 December 2000

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

Tel: 0118 974 6442

Date: **11 December 2000**

My ref: F/2000/2933

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2933
Greenfields Farm, Edneys Hill, , Wokingham.
Proposed two storey side extension to dwelling and demolition of part of existing 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2933**
Greenfields Farm, Edneys Hill, , Wokingham.
Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6442

Date: **11 December 2000**

My ref: F/2000/2933

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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Greenfields Farm, Edneys Hill, , Wokingham.
Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6442

Date: **11 December 2000**

My ref: F/2000/2933

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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Greenfields Farm, Edneys Hill, , Wokingham.
Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2933**
Greenfields Farm, Edneys Hill, , Wokingham.
Proposed two storey side extension to dwelling and demolition of part of existing dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

PLANNING SERVICES | RPT
POL | TLS
DS | ENF
APP
CS
10 JAN 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2000/2933

Proposal: Proposed two storey side extension to dwelling and demolition of part of existing dwelling

Site Address: Greenfields Farm, Edneys Hill, Wokingham

Applicant: Mr A Harari

Your observations are required in respect of this application **by 04/01/2001**

No objections

FILE

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 1 February, 2001
My ref. BC/DC/2000/2933

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A Harari
Greenfields Farm
Edneys Hill
Wokingham
Berkshire
RG41 4DT

Dear Mr Harari

PLANNING PERMISSION 2000/2933
SITE: GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2933 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

GEORGE ALLPRESS
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2933	GA
BUILDING CONTROL NUMBER.	FP 2001/486	Martin
~~APPLICANT/AGENT~~	Mr A. Havasi	
ADDRESS OF SITE	Greenfields Farm Edneys Hill WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	GF3/1	GF3/1
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/1/01	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2000/2933

Applicant: Mr A Harari.

Location: Greenfields Farm, Edneys Hill, Wokingham.

Proposal: Proposed two storey side extension to dwelling and demolition of part of existing dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/12/00

Date of Neighbour Notifications: 11/12/00

Date of Site Visit: 21/12/00

Date Registered: 29/11/2000

Earliest Date for Decision: 04/01/2001

Latest Consultation Date/Site Notice Expiry Date: 04/01/01
08/01/01 (GA)

This application will have expired on: 23/01/2001. 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:

At the time of writing no representations have been received.

Planning Issues: The issues raised by this application are the effect on the character of a rural area.

The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy STV2, SC19, SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

Application Number: F/2000/2933

Appraisal:

The application property is a detached house in a large plot which is situated within a rural area where Policy STV2 and Policy SC19 apply.

Planning permission was refused for a two storey front and rear extension at this property on the 21st September 1999. And an application for a two storey extension was withdrawn on the 27th November 2000 because the officer recommendation would have been that planning permission be refused.

The current application is submitted as a revised scheme in an attempt to address the issues raised by the previous submissions.

The physical constraints of the building are such that scope to extend the property is constrained by the internal layout. Consequently any addition would result in an irregular appearance unless considerable rebuilding was undertaken.

The site is however reasonably secluded and one which is screened from views from Edneys Hill by a mature, tree lined hedgerow. The extension would be built on the side of the house facing away from the open countryside. The proposed extension mirrors the design of the existing building and would be subservient in terms of roof line.

The application proposes partial demolition of an existing conservatory so as to ensure compliance with Policy limits.

There are no neighbour issues as there is no other residential dwelling within 40 metres of the house, and the proposed extensions are within policy limits.

In conclusion the extension is appropriately designed and sited, and would not have an adverse impact on the rural environment.

There would be no increase in parking demand.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2000/2933
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
			Non Standard Condition
			The partial demolition of the conservatory, as indicated on plan no.G3/1 and G31a, shall be completed, prior to first occupation of the two storey extensions hereby approved.
			Reason:
			To ensure compliance with Local Plan policies which seek to ensure the rural character of the area is maintained.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy STV2, SC19, SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Greenfields Farm, Edneys Hill, Wokingham.

APPLICATION NUMBER: F/2000/2933

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Rural area with sporadic residential dwellings.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No other residential dwelling within 40 metres.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing
LEVELS	Fall to east south and west.
BOUNDARY TREATMENT	Mixed hedge timber fencing
OTHERS	Rural Area

By hand 15.12.00.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2933 relates.

Address of site GREENFIELDS FARM

EDNEYS HILL WOKINGHAM

Signed

Date 14/12/00

Postage
will be paid
by licensee

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



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2000	Map No 82 Site 0.10
Officer: GA / Application No. F/2000/2933	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND DEMOLITION OF PART OF EXISTING DWELLING

Location: GREENFIELDS FARM EDNEYS HILL

Parish: WOKINGHAM Ward: Evendons 11.12.2000 43

Applicant: MR A HARARI

fee paid on 2000/2525 w/drawn

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			
5	Elevation plans	New conservatory door shown on SE elevation, not shown on floor plan.	11/12	
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 : 11.12.2000 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 pre-apps.....

NEIGHBOURS:

S/N + Hare End Nursery, 151 Nashgrove Lane ✓
Randalls Farm, Edneys Hill
Ten Acre Farm, Edneys Hill
Cedar Bank, Randalls Farm, Edneys Hill

Byhand 29.11.00.

Environmental Services

For office use only.
Application number: 29 NOV 2000 2233

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	ALAIN HARARI GREENFIELDS FARM SNEYS HILL WOKINGHAM BERKS RG41 4DT 0118 978 2280
2	Agent's Name Address and postcode Phone number	N/A
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.	AS I ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND DEMOLITION OF PART OF CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK RENDERING AND SLATES ALL 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	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.		
	FEE WAS PAID ON F/2000/2525 WITHDRAWN ON 27th NOVEMBER 2000		
	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.

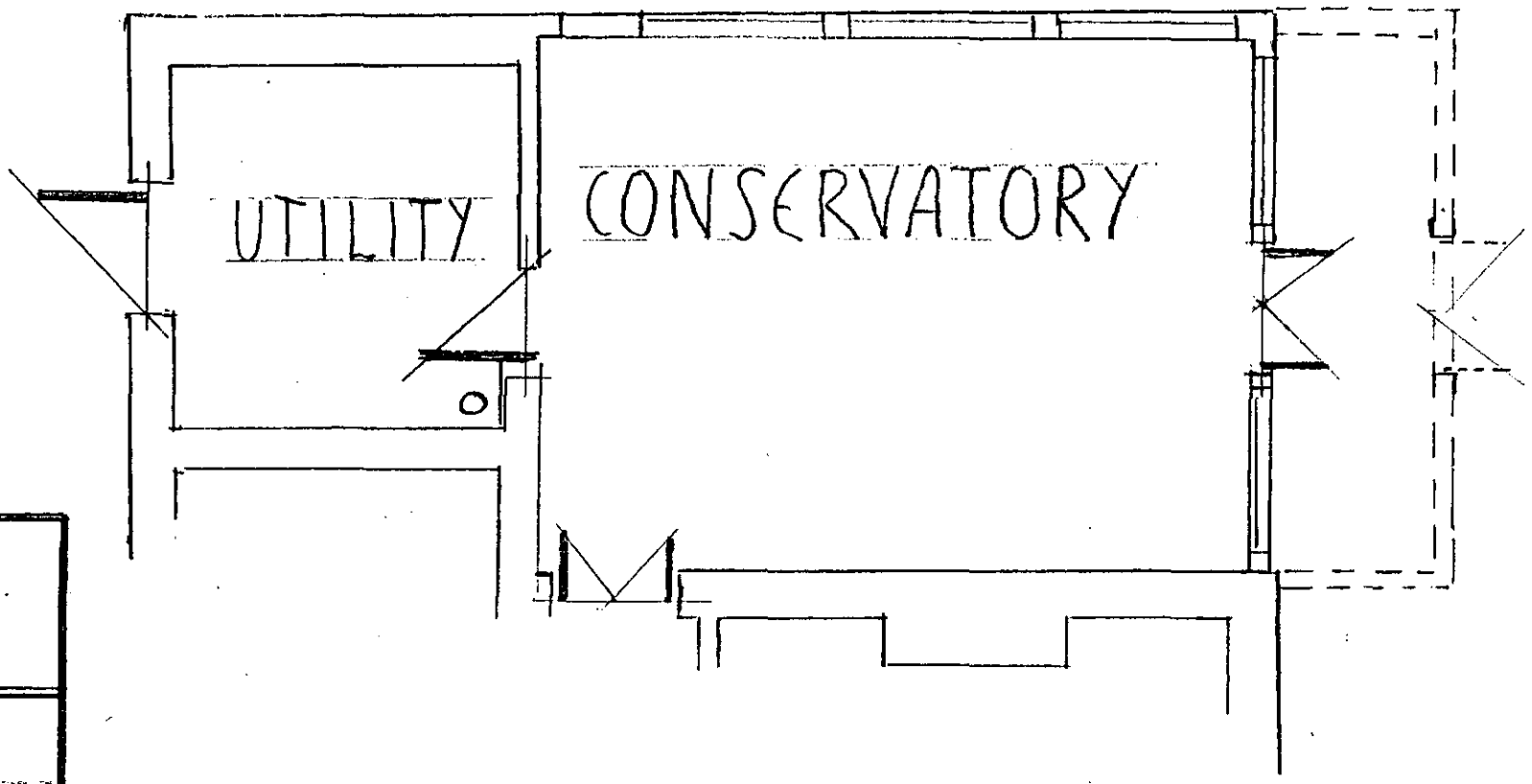
Your signature: [signature]

on behalf of

Date 28th Nov 00

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

REF APPLICATION No F/2000/2933



GREENFIELDS FARM
EDNEYS HILL
WOKINGHAM RG41 4DT

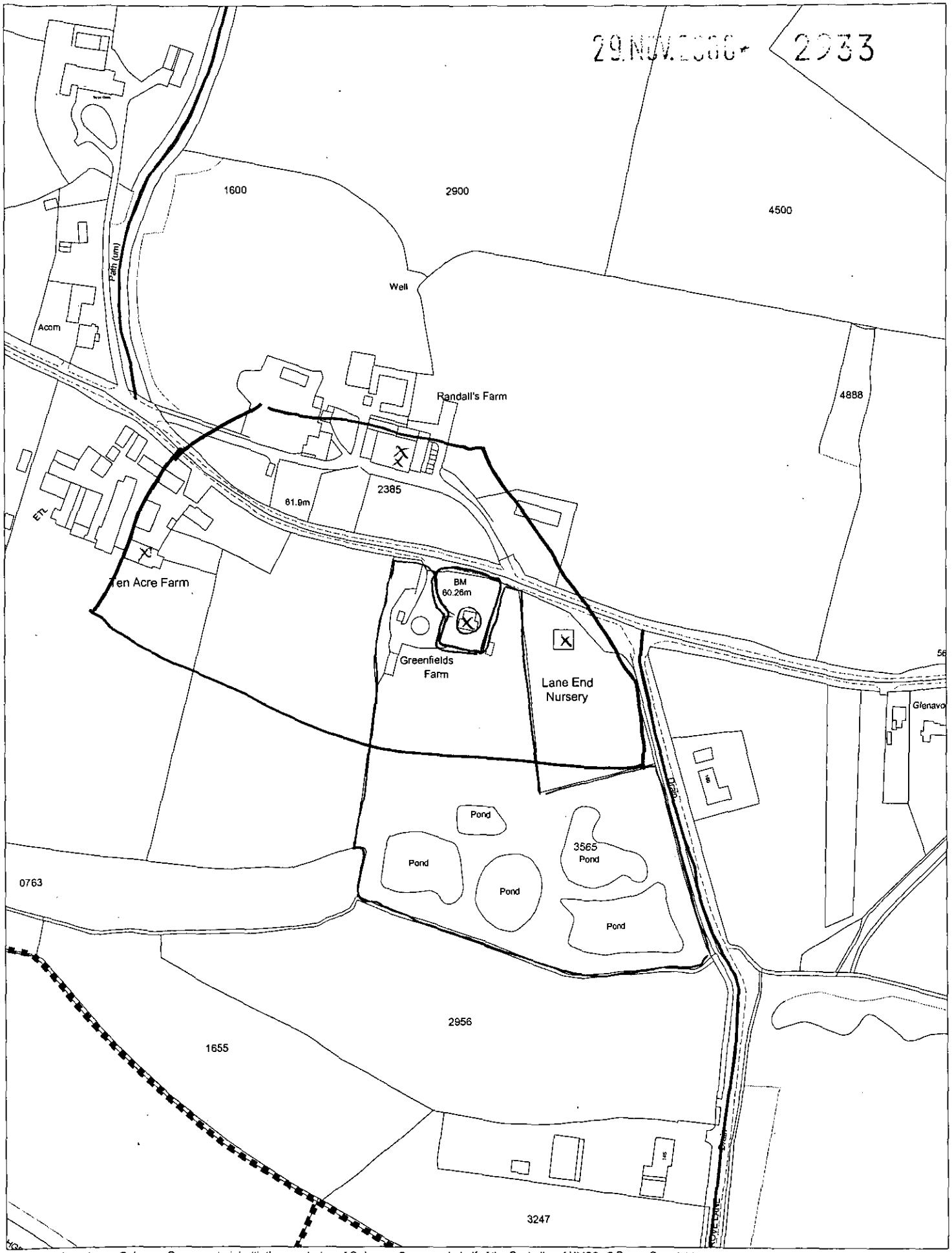
CONSERVATORY DOORS

SCALE 1:50

DATE DECEMBER 2000

GF 3/1a

ALAN HARARI 01189782280



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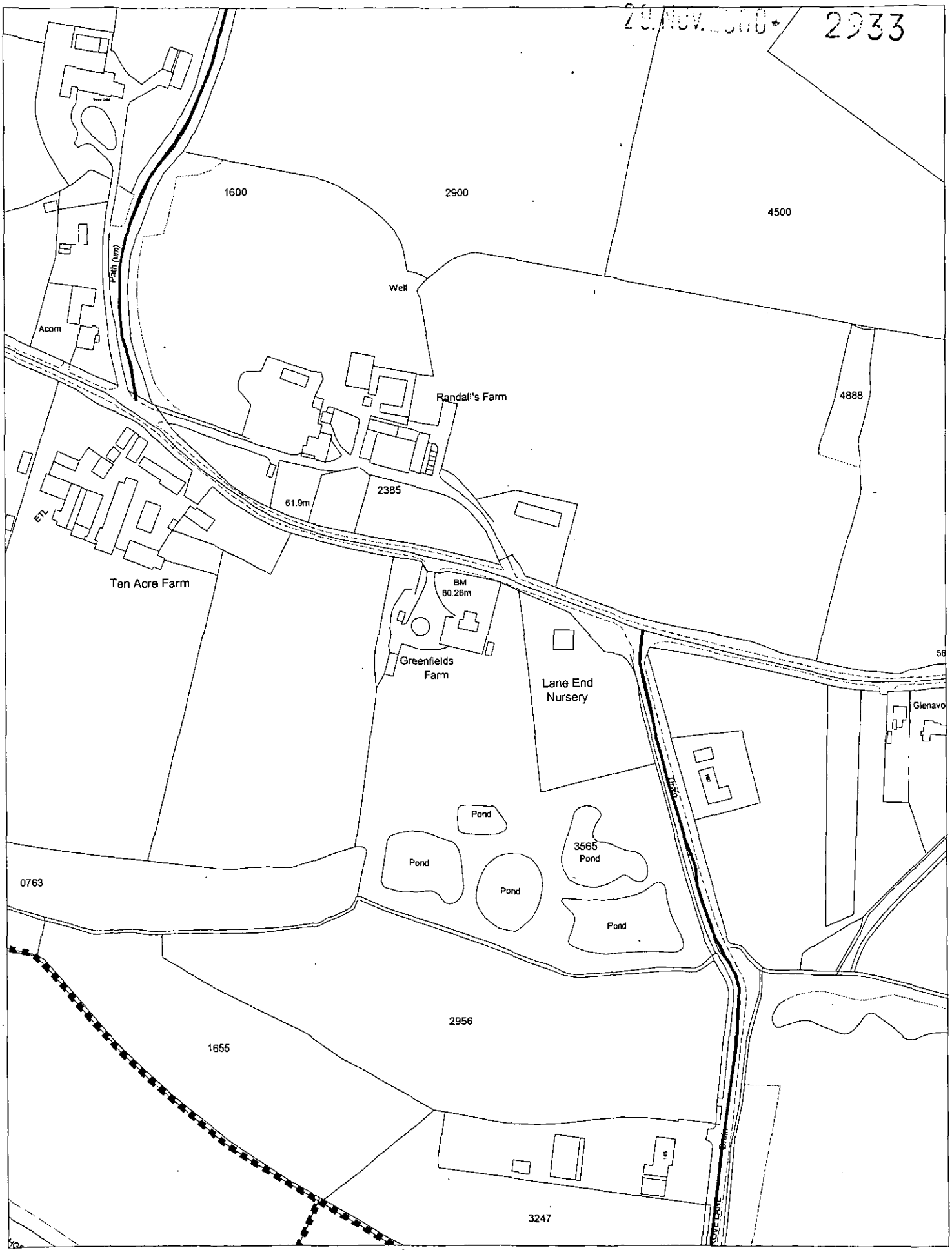
Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000 Scale: 1 : 2500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000 Scale: 1 : 2500

N W E S



Site Plan, Scale: 1 to 2500

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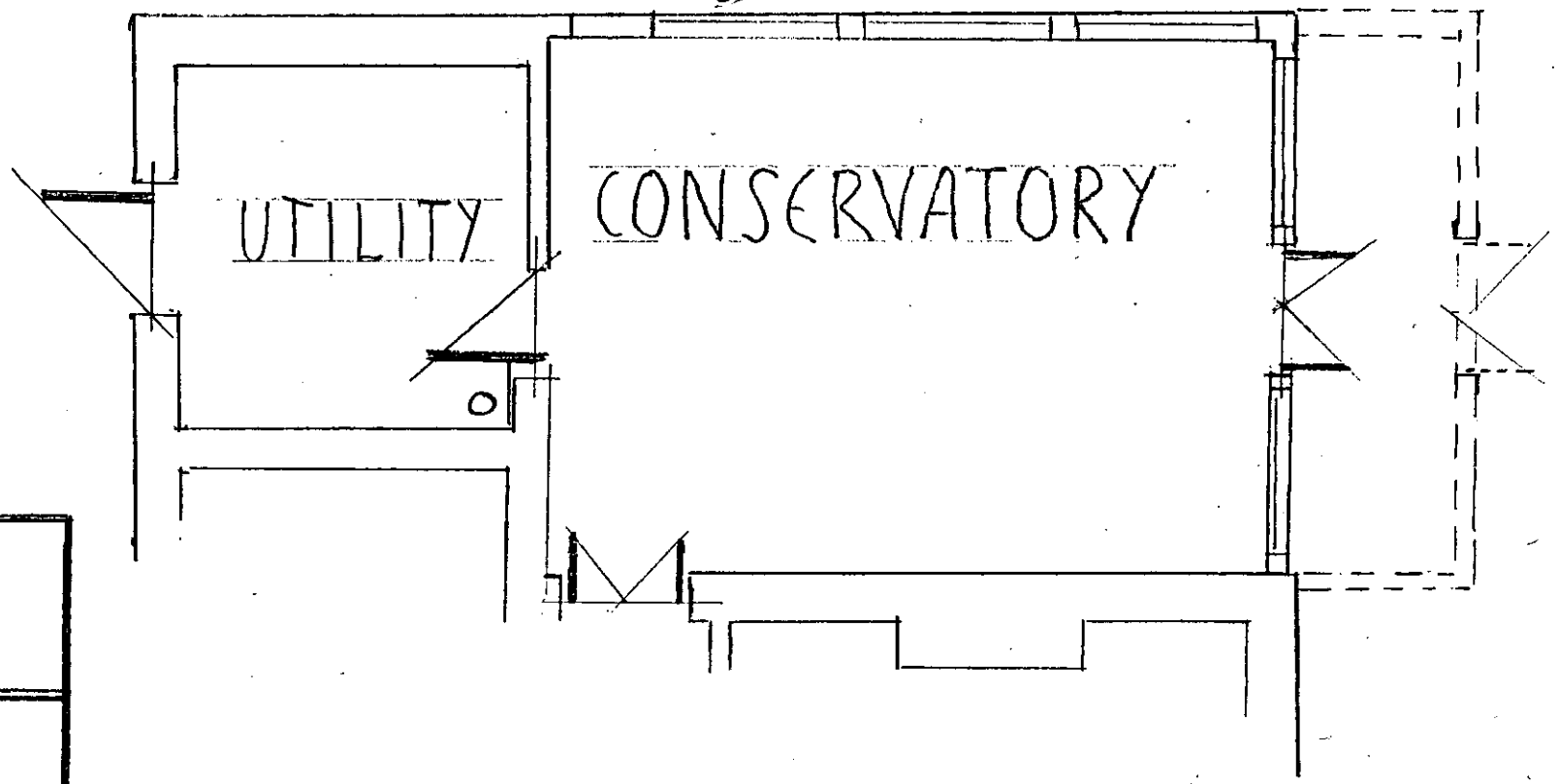
Date: 27 November 2000

N
W
S

REF APPLICATION No F/2000/2933

APPROVED



NORTH

GREENFIELDS FARM
EDNEYS HILL
WOKINGHAM RG41 4DT

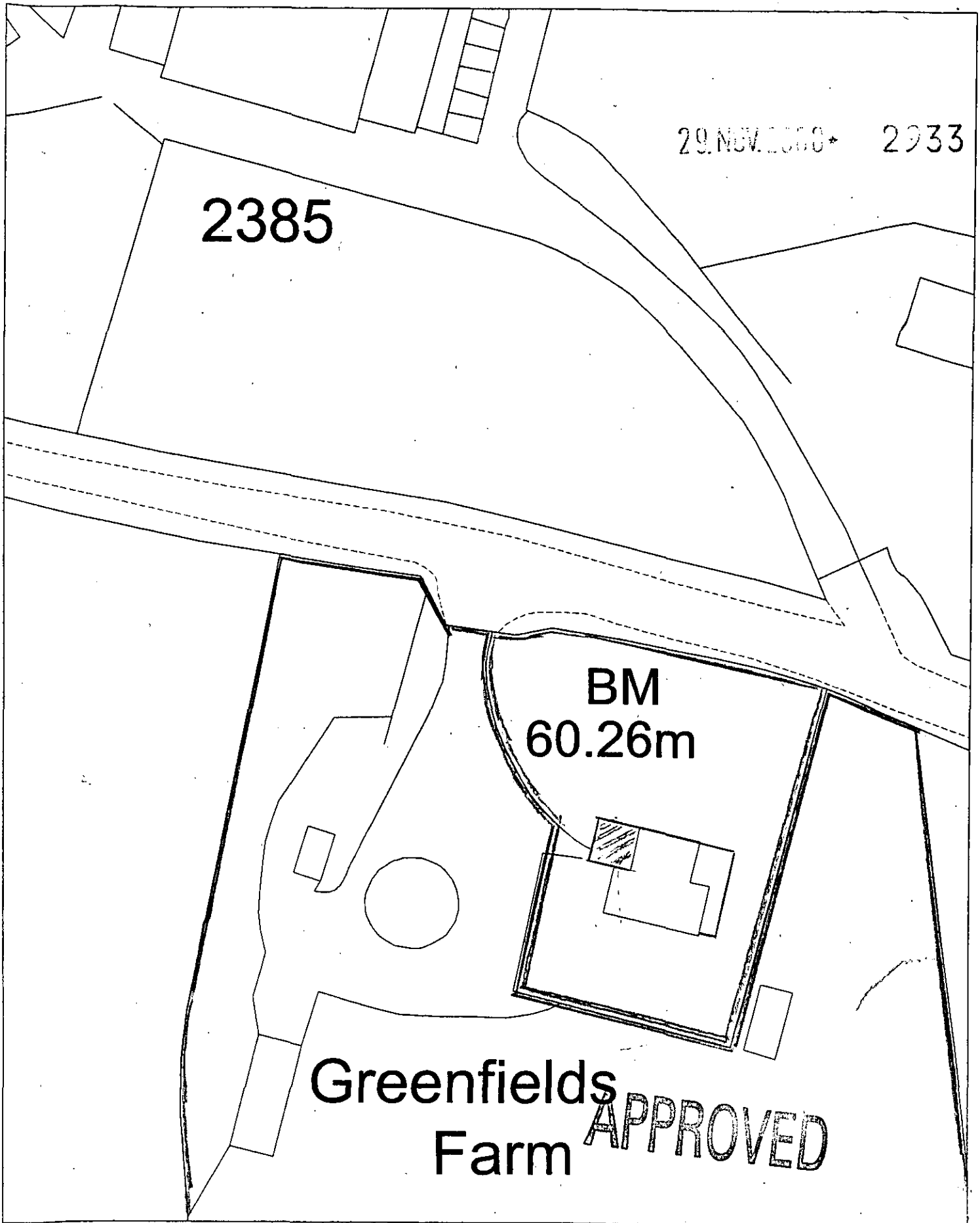
CONSERVATORY DOORS

SCALE 1:50

DATE DECEMBER 2000

GF 3/1a

ALAN HARRIS 01189782230



Site Plan, Scale: 1 to 500

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Date: 27 November 2000

N
W E
S