6/8 - NO SN.

APPLICATION NO:
F/2001/4471

LOCATION:
Old Pollard Lodge Road, Whistley Green Reading.

APPLICANT:
Mr Jones & Ms Lewis Highway Associates

PROPOSAL:
Proposed two storey front extension to dwelling. + Single storey side + rear extensions previously approved by contact 98/68635/F

EARLIEST DATE FOR DECISION: **20/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/09/2001

28 Day Exp 22/8/01

CASE OFFICER: **Natalie Brown**

Photos in this file

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

900

- DO

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Jones & Ms Lewis
C/O Heighway Associates
74 Queen Street
Maidenhead
Berkshire
SL6 1HY

Application Number: F/2001/4471

Parish: **HURST**

Location: **Old Pollard, Lodge Road, Whistley Green, Reading.**

Proposal: **Proposed two storey front extension to dwelling plus single storey side and rear extensions previously approved by consent 98/68635/F**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The combined effect of a two-storey front extension and single storey side and rear extensions would adversely affect the character of the area and character of the original dwelling and would result in overdevelopment of the site. As such, the proposed development would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WHE8 of the Wokingham District Local Plan (Deposit Draft).

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 EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WHE8.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/09/2001

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.

Copy of decision notice sent to applicant also please

Received by Wokingham District Council

Application No: F/2001/4471

Proposal:
Proposed two storey front extension to dwelling.

Location:
Old Pollard, Lodge Road, Whistley Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4471 to enable the library staff to locate the correct information.

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 20/08/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 July 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4471

Applicant : Mr Jones & Ms Lewis Highway Associates.

Location : Old Pollard, Lodge Road, Whistley Green, Reading.

Proposal : Proposed two storey front extension to dwelling, and single storey side and rear extensions previously approved by consent 98/68635/F

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....6/8.....

Date Registered : 19/07/2001

Earliest Date for Decision : 20/08/2001

Latest Consultation Date/Site Notice Expiry Date : 20/08/2001

This application will have expired on: 13/09/2001. 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 - garaging & parking conds.

Archaeological site - Battie : Archaeological brief

- Highways : parking + garaging conds

250m landfill } - Env. Agency : cond rep landfill + soakaway
gtH2O protection }

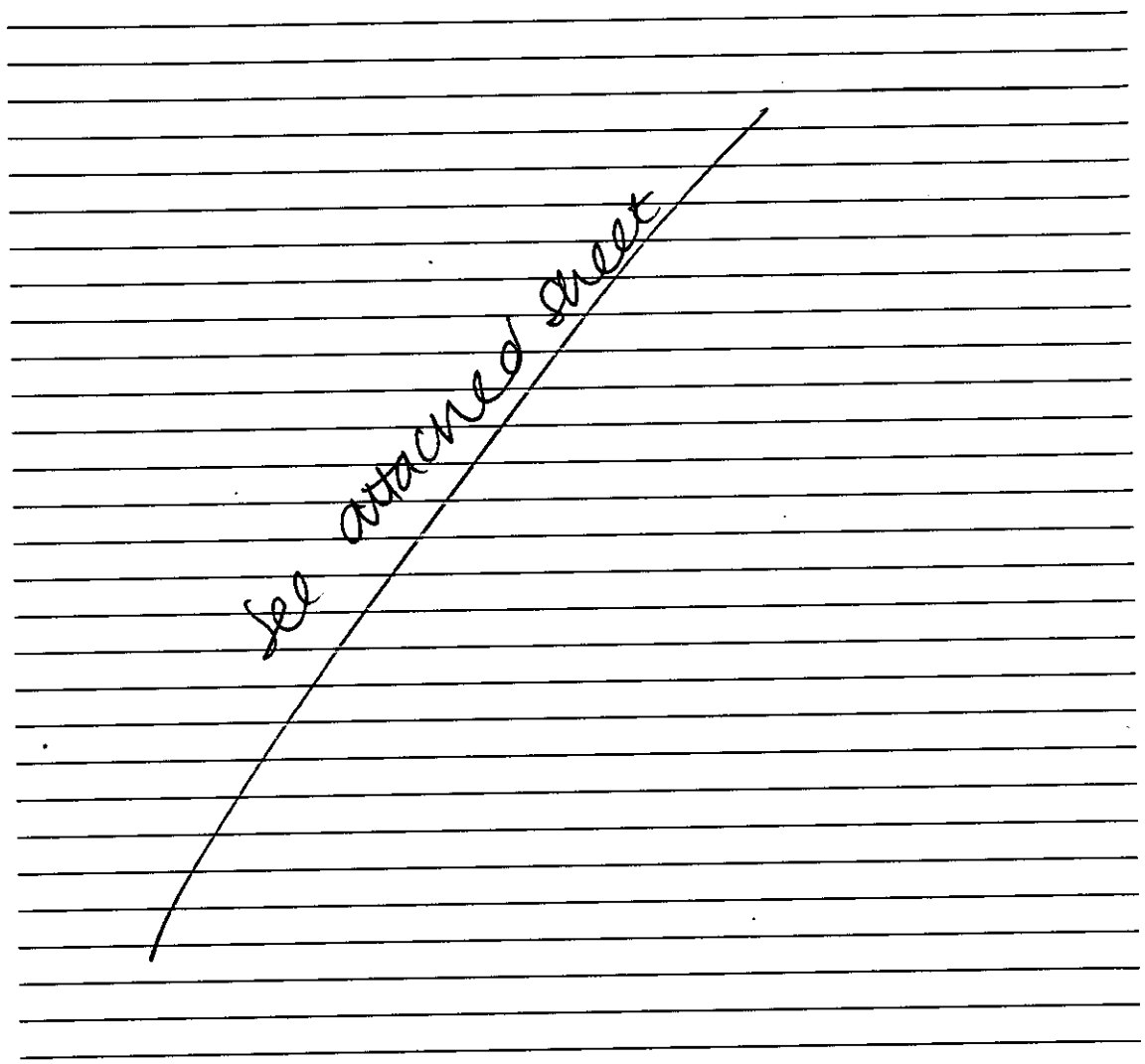
Planning Issues : wedge of ID'd SGH

letters or rep : Alma cottage.

prospective buyer.

Application Number: F/2001/4471

Appraisal :



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

Application Number F/2001/4471
Conditions/Reasons for Refusal

*Please amend description of development as per front cover *

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		(1)	The combined effect of a two-storey front extension and single storey side and rear extensions would ~~result in~~ adversely affect the character of the ~~[illegible]~~ area & character of the original dwelling & would result in overdevelopment of the site. As such, the proposed development would be contrary to the following local plan policies:
			BSP: EN1
			WDLP (DD): WOS3, WBE1, WHE8
			LOALP: LBE1, LBE2

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES: ——

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WHE8

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, LD3

MINERALS LOCAL PLAN POLICIES: ——

RECOMMENDATION AND CONDITIONS/REASONS AGREED: 3/9 [signature]
(Development Control Manager)

Date: 5/9/01

~~P.T.O. for further conditions & informative~~

RECORD OF SITE VISIT

SITE ADDRESS: Old Pollard Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2001/4471

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
wedge of 1Dd sett
Sandwiched between two roads.
rural entrance side of road.

3. DESCRIPTION OF SITE/BUILDING predom. lawn -
detached garage along boundary with Yeomans
dwelling located towards Broadwater lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached plot ~~faces Broadwater~~ between Broadwater lane + Lodge Rd.
Dwelling set fwd of Yeomans + Alma cottage (closer to Broadwater lane)
is a bungalow.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT (1.5-1.8m) approx some shrubs. 1.5m + ~~hedging~~ with Alma cottage. approx 1.5m fencing with Yeomans.

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4471
CASE OFFICER: Natalie Brown

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

Application Number: F/2001/4771-Old Pollard

Appraisal:

Development

The proposed development is for a two-storey front extension, which would be the full width of the dwelling and extend a further 3.2m into the front garden. The proposed part of the extension would have a pitched roof matching that of the existing dwelling. The resultant building would therefore end up with a double gable in the side elevations, there would be no windows proposed in the side (north and south) elevations, to face neighbouring properties.

There is another current application (F/2001/4333) on the above site for the same two-storey front extension but does not show that single storey side/rear part of consent 98/68635/F, is to be implemented.

This is a detached property located within a 'wedge' of identified of Hurst, and as an area of Special Character. The front is bound by Lodge Road and the rear bound by Broadwater Lane. Either side of each road is designated as rural/countryside. The sides of the site form boundaries with the neighbouring property and are marked by close boarded fencing. On site, there is a detached garage in the front garden and a lean-to style rear extension.

'Old Pollard' is located differently in the plot compared to the neighbouring properties. It is located along the end of the plot with Broadcommon Road and hence has a long front garden. The properties on either side are located towards the end of the plot with Lodge Road. All the properties are detached and are set away from the neighbouring boundaries. 'Old Pollard' is two-storey, 'Alma Cottage' (located to the north) is two-storey and 'Yeomans' (to the south) is a bungalow.

The property has been subject to previous applications as follows:

Application No.	Description of Development	Decision	Date of Decision
1945/72	Garage	C/A	21.12.72
98/68635/F	Single storey front/side/rear extension	C/A	09.08.99
99/70812/F	Two-storey rear extension	Refused	18.01.00
F/2000/0521	Two-storey rear extension	Refused	28.03.00
	Appeal F/2000/0521	Dismissed	10.01.01
F/2000/2817	Replacement dwelling	Refused	01.02.01

1) Impact upon neighbouring properties
NB: No letters of objections received with regard to impact upon amenities of neighbouring properties.

As stated above, Old Pollard is located at the end of the plot facing Broadwater Lane. The proposed development would be set away from the adjoining boundaries with the neighbouring properties (approximately 1.8m close boarded fencing). It is therefore considered that as the proposed development is located away from the neighbouring properties that there would be no significant adverse effects in terms of being overshadowing and overbearing.

With regard to overlooking, there are no windows proposed in the side elevations facing Yeomans and a door to a lobby area facing Alma Cottage. It is considered that should any windows be placed at ground floor level of the side elevations, this would cause no significant overlooking, due to the extension/dwelling being set away from the 1.8m boundary fencing. However, it is recommended that a condition be added to ensure that no windows are added at first floor level and above in the side elevations.

With regard to the proposed windows in the front elevation of the extension, at ground floor this would be a dining room and utility room, plus window in the single storey extension for a study, and due to being at ground floor level, would cause no overlooking. The first floor windows would be for two bedrooms.

In terms of effect upon Alma Cottage, Alma Cottage already has 4 windows in its side elevation looking towards the front amenity area of Old Pollard. It is considered that whilst there may be some overlooking to the amenity area of Alma Cottage, it could not warrant the refusal of the application, given the existing relationship between the two properties.

In terms of effect upon Yeomans, this does have some windows in its side elevation, however, it is considered that these would not be directly looked into, as the proposed windows at Old Pollard would not be opposite those at Yeomans. Again, whilst it is appreciate that there may be some overlooking, it is considered that this could not warrant the refusal of the application.

The principal of a single storey side/rear extension has already been accepted by application 98/68635/F, and it is not considered that these single storey extensions would have any adverse effect upon the amenities of neighbouring occupiers.

2) Impact upon the character of the area
Whilst Old Pollard is quite a prominent dwelling due being oriented differently in its plot compared to the adjacent dwellings, the proposed development

would be kept away from the road (Broadwater Lane) edge, and the visual impact when viewed from Broadwater Lane would be limited. The only elevations where the extensions would be visible would be from the side elevations.
The proposed front two-storey extension, unlike the previously refused two storey rear extension, would reflect the form, style and design of the original dwelling, and not be prominent within the Broadwater Lane streetscene by keeping the extensions away from the ditch which forms the boundary with the site.
Due to the fact the proposed two-storey extension would reflect the style and form of the existing dwelling, and that materials would match existing, it is not considered that there would be significant detrimental effects upon the character of the area that could warrant the refusal of the application.

However, this application seeks to implement part of a previously approved application (98/68635/F), by way of a single storey side/rear extension which would replace the existing simple lean-to style single storey extension. It is felt that two-storey extension together with the previously approved single storey side/rear extension would constitute over development of the site and together would affect the simple design of the existing dwelling.

The Environmental Design Team were consulted on the application and considered that the doubling of the original floor area plus the addition of a single storey singles on the south side and rear would obscure the major part of the original cottage. The collective impact would be unacceptable and only one part of the proposed extensions would be acceptable, i.e. one or the other, not both. It is considered that it is essential to retain the character and scale of the cottage in an area acknowledged in the Local Plan as being of Special Character, and that at present, Old Pollard contributes to the special character.

It is recommended that the application be refused on this basis, as the combined effect of the two sets of extensions would adversely affect the character of the area and character of the dwelling.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms to three, thereby requiring 2 off-road parking spaces in order to comply with Council parking standards. Subject to the parking and garaging on site remaining, the Highway department would have no objection to the proposed development.

4) Archaeological Implications
The consultation response from Babtie recommended that an archaeology watching brief is required as there may archaeological implications at the site.

5) Ground water issues/Landfill
The site is located within a groundwater protection zone and within a landfill consultation zone. Provided that conditions are added with regard to landfill mitigation and soakaways, the Environment Agency would have no objection to the proposed development.

6) Letters of representation
Letters were received from the neighbouring properties of Alma Cottage and Lodge Road, and the Parish Council with regard to the extensions (proposed two-storey and previously approved single storey side/rear extension) would double the size of the building – this has been addressed above.
Neighbour comments also raised the point that no window is shown in the kitchen. The plans so not shoe a window in the elevation or floor plan of the extension, however, as mentioned above, as this would be at ground floor level, if a window was added to the side elevation, it would cause no overlooking to warrant the refusal of the application. It is considered unreasonable to restrict windows being added at ground floor level, though a condition would be added to restrict windows at first floor level or above.
Concern was also raised with regard to the drainage ditch at the rear of the site. However, the principal of the single storey extension has already been accepted. In anycase, the Environment Agency raised no objection subject to a condition with regard to soakaways.

Approval: ✓ **~~Refusal:~~**

F/2001/4471 2s front
retain s.s side/rear
98/68635/F.

- Archaeology
  31/7: cond as application F/2000/2817
  6/8: watching brief req'd.

- Env Agency (250m landfill consult / gH2O protection zone)
  10/8: conds re/ soakaways + landfill.

- Highways
  26/7: C049/C122 parking + turning cond.

- Parish Council
  16/8 - object - sig increase footprint + massing of the bldg on a narrow site. constitutes overdevelopment.

- Letters of rep. (1/8 - prospective buyers)
  7/8 - Alma cottage
  doubles size of bldg.
  no windows in north ∴ kitchen has no window
  6/8 - Yeomans.
  doubles size of bldg as implements previous s.s appn
  drainage ditch
  14/8 - Yeomans
  concerns as previous & notes no window in kitchen.

- Cons Officer:
  29/8: collective impact of a 2s extn & s.s extns would be unacceptable. One extn or the other - not both. would affect the area special character. old pollard currently contributes to the special character

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____





old postcard from gate (Broadcommon Rd) of Alma cottage

EL25 1870 NA 0ANA0 NNN 0

319-960 (No. 5) BTS



Old Road from gate of Alma Cottage
&
Broadcommon Rd.

EL25 1870 NA 0ANA0 NNN 0

319-960 (No. 6) BTS







Old Road from gate of Yeomans (BC rd)
Alma cottage (back, left)

EL25 1870 NA 0ANA0 NNN 0

319-960 <No. ⇨> BTS



Old Pollard from gate of Yeomans (BC ed)

Alma cottage (back, left)

EL25 1870 NA 0ANA0 NNN 0

319-960 <No. 1 ✉> BTS


·TH

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~04 JUL 2001~~	Valid 19 JUL 2001	Map No. 38. Site 0.05
Officer: NAB	Application No. F 2001 4471	Easting: ..... Flood Pln .....
		Northing: ..... Mineral .....

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

19 JUL 2001 4471

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING

Location: THE OLD POLLARD / WHISTLEY GREEN ~~LODGE ROAD~~

Parish: ~~W~~ HURST Ward: Hurst
24/7/01 T.W

Applicant: MR JONES & MS LEWIS

Fee Received 95-00 Required ..... Additional ..... Refund .....
(4)

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	RED OUTLINE	16/7	✓ 19 JUL 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Ground floor + first floor windows in E. elevation are shown differently in floor plans / elevations	16/7	✓ 19 JUL 2001
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) - previously consulted
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250 m LANDFILL CONSULTATION ZONE & GROUNDWATER PROTN ZONE.
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

PRE APPS ATTACHED
• AREA OF ARCHAEOLOGICAL POTENTIAL.

NEIGHBOURS:

2 X SITE NOTICE & SEE MAP

ONE ON LODGE ROAD
ONE ON BROADWATER LANE

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 29/08/01

Location:

The Old Pollard Whistle Green HURST

Proposal:

Two storey extension to front and single storey extension to rear and side (previously approved)

F/2001/4471

In response to your consultation for the above application, the Design comments are as follows;
The doubling of the original floor area plus the addition of the single storey extensions at the rear and on south side would obscure the major part of original cottage.

I consider the collective impact would be unacceptable; only one part of the proposed extensions would be acceptable, in my terms. It should be one or the other but not both.
It is essential to retain the character and scale of the cottage in an area acknowledged in the Local Plan to be of Special Character.

At present, Old Pollard contributes to this special character.

Harold Sanders.

Harold Sanders
Conservation Architect

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

14th August, 2001

NB

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

16 AUG 2001

COPIES TO:

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/2001/4471

I refer to the above-mentioned Application by Mr. Jones and Ms Lewis in respect of Old Pollard, Lodge Road, Whistley Green, Hurst; proposed two storey front extension to dwelling.

My Council object to this proposal as it would significantly increase the footprint and massing of the building on a relatively narrow site. The proposal constitutes overdevelopment.

Yours sincerely,

Clerk

Date: 08 August 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/4471

Location: Old Pollard, Lodge Road, Whistley Green, Reading.

Proposal: Proposed two storey front extension to dwelling.

Applicant: Mr Jones & Ms Lewis Highway Associates.

Case Officer: Natalie Brown

The new plans show the following: Windows now shown on first floor plan for bedroom 3 and bathroom. Drawing no DES 31 A.

Comments are required by 18/08/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

IT IS NOT OBVIOUS THE DIFFERENCE BETWEEN THIS APPLICATION AND F/2001/4333.

IT WOULD APPEAR TO BE THE SAME PROPOSAL AND REVISIONS/CORRECTION TO PLANS AND ELEVATIONS DO NOT HAVE ANY IMPACT ON MY PREVIOUS COMMENTS.

IS THIS A DUPLICATE APPLICATION?

Harold Sanders. 16.08.01.

NON
– HS consulted on this application - see further comments on file

TEL:- 01189341421 obs NB

Mr John Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH

13/08/01

PLANNING SERVICE
POI
DC
APP
CS
14 AUG 2001
COPIES TO:
ACK: ✓
FILE:

PLANNING APPLICATIONS
F2001/4333
F2001/4471
OLD POLLARD, WHISTLEY GREEN, HURST, BERKS.

Dear Miss Brown,

Thank you for your two letters dated 8/8/01 regarding the above planning applications.

APPLICATION F2001/4333

1/ I have no comment regarding the addition of first floor near windows for Bedroom 3 & the Bathroom. In fact I pointed out that they were missing to your colleague Mr Allpress, letter dated 17/7/01.

2/ I note that the incorrect floor plan for this application is in the public file at the R.D.C. office, & that you have anotated a note to this effect on the file. It is difficult to comment, within the timescale when the incorrect drawing is on file, because I never know whether the applicant will make additions.

APPLICATION F2001/4471

1/ The first floor near windows for Bedroom 3 & the Bathroom were shown on the original plan, there appears to be confusion from which of the two planning applications these windows were omitted.

2/ The application proposes a front extension to the dwelling. This is incorrect, the plan shows the

existing

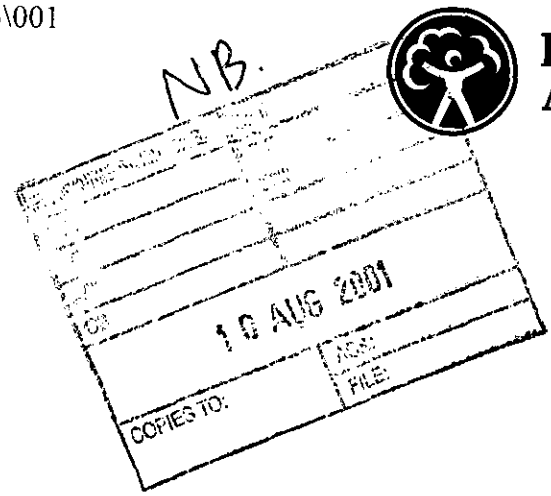
existing single storey side building being increased in size by some 7 SQ meters. As I pointed out in my previous letter to you dated 6/8/01, permission was only granted for this side extension when the then proposed front extension was a 9SQ meter breakfast room, single storey, at one side of the front of the dwelling. (See Planning Application 98/68635/F.) This application was granted because it kept the proposed front & side single storey extensions in proportion to the existing dwelling.

3/ I note that on the plan there is no window shown for the proposed Kitchen!! This seems rather unusual, is this an oversight, or can we expect yet another planning application showing a window?

Yours faithfully
John Phillips

WOKINGHAM DISTRICT COUNCIL
MISS NATALIE BROWN
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM RG40 1WR.

Our ref: SP\2001\004203\001
Your ref: F/2001/4471
Date: 7th August 2001



ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG40 1WR

Dear Madam

PROPOSAL: Proposed Two Storey Extension
LOCATION: Old Pollard, Lodge Rd, Whistley Green, Reading

Thank you for your letter dated 25th July 2001, which was received on 27th July 2001. You are asked to quote the following reference in any correspondence: **SU77SE/25/18**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 788 742	100m	Whistley Mill	Inert Waste
SU 788 737	45m	Whistley Court	Industrial & Commercial

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: Heighway Associates, 74 Queen Street, Maidenhead, Berks, SL6 1HY

Date: 08 August 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4471

Location: Old Pollard, Lodge Road, Whistley Green, Reading.

Proposal: Proposed two storey front extension to dwelling.

Applicant: Mr Jones & Ms Lewis Highway Associates.

Case Officer: Natalie Brown

The new plans show the following: Windows now shown on first floor plan for bedroom 3 and bathroom. Drawing no DES 31 A.

Comments are required by 18/08/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 4471 (Planaps) / (Ludhouse) Date Rec. 7/8/01.

Location: Old Pollard, ~~Whistley Green~~. Lodge Road, Whistley Green

Parish Hurst.

Applicant:

Description of attached plans Windows now shown on first floor plan for bedroom 3 + bathroom.

Drawing No's: DES 31 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted:

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	HS	✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: (Mr Lacey) Alma Cottage, (Mr Phillips) Yeomans (both Lodge Rd). + (Mr Evans) 2 Thornbury Green. Twyford

(plus those on original application) Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y/N (Delete as required)

Redate Application Y/N From

New Site Notice Y/N

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 08.08.PS

Yellow - Part One Copy
Green - Officer's Copy

TEL:- 0118 9341421

005 NB

Mr John Phillips
Yeomans
Lodge Road
Whistley Green
Reading
RG10 0EH



PLANNING APPLICATION F/2001/4471 6/8/01

ADDRESS:- OLD POLLARD, LODGE RD, WHISTLEY GREEN, HURST.

PLANNING SERVICES
DC
APP
CS
AUG 2001
COPIES TO:
ACK:
FILE:

Dear Miss Brown,

I am writing regarding the above Planning application for "Old Pollard" Lodge Rd., Whistley Green, Hurst.

My bungalow "Yeomans" at Whistley Green, adjoins the "Old Pollard" site, & I would ask you to consider the following points.

1/ I strongly object to the proposed Front & Side extensions as shown on the plan. The proposed extension more than doubles the size of the existing cottage & is too large for the site.

2/ Some weeks ago a person who said he owned the cottage informed me that he intended to seek planning permission for a two Storey Front extension only. He said he would demolish the existing single storey rear & side buildings. He submitted a planning application F/2001/4333 to your planning colleague Mr Allpress, showing this.

I wrote to Mr Allpress on 17/7/01 saying that I had no objection to the Front extension as shown on this application. That planning application ref F/2001/4333 is still being considered by Mr Allpress.

3/ Now he has submitted this new planning application F/2001/4471 showing not only the Front extension, but retaining the existing rear building, & increasing the size of the

existing side building. I note the drawing says that the rear & side extensions have been approved on a previous application. They were approved previously but there was then no major front extension, only a sun lounge on one side of the front of the cottage.

4/ It appears to me that the applicant is trying to obtain planning permission by stealth, such that if a sufficient number of planning applications are submitted, & various bits are approved on each application then these bits can be shown as approved, on future applications.

5/ There is a main drainage ditch at the rear of our properties "Old Pollard" & "Yeomans". It is vital that this main drain is kept clear & open, or piped, at all times to help prevent flooding. While dry in summer it can carry a great deal of water in a wet winter. The "Old Pollard" site was badly flooded last winter.

6/ As at today's date 6/8/01 no Red Planning notice for either application (F/2001/4333 or F/2001/4471) has been displayed at the site. This could preclude comment by other interested parties within the time scale of 21 days.

WOKINGHAM DISTRICT COUNCIL
MISS NATALIE BROWN
PLANNING SERVICES
P.O. BOX 157
SHUTE END WOKINGHAM RG40 1WR.

005 NB

PLANNING
PDL
DL
APP
CS
07 AUG 2001
COPIES TO:
FILE:

YOUR REF:
F/2001/4471
NATALIE BROWN

ALMA COTTAGE
LODGE ROAD
WHITLEY GREEN
READING BERKS
RG10 0EH 4/8/01

Dear Madam,

With reference to the above planning application my property is to the North of 'OLD POLLARD'.

This application comes a month after application F/2001/4333 which doubled the size of the existing building. This plan increases the ground floor area by at least a further 40%.

I note that there are no windows on the North Side of the proposed building so that the Kitchen has

no window.

In common with the last application no planning notice has been displayed on the site.

Yours faithfully

Stephen Lacey

STEPHEN LACEY

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

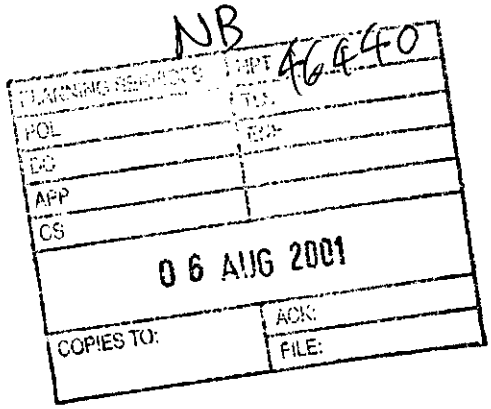
Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

NB 46440



3rd August 2001.

Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

APPLICATION F/2001/4471
Old Pollard, Lodge Rd, Whistley Green

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

Watching Brief issued 10/07/01.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
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Cardiff
Chelmsford
Coventry
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Telford
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Wallingford
Westminster

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Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recd 8.40AM 1.8.01

2 Thornbury Grn.
Twyford
Berkshire
RG10 9RH
01 August 2001

Natalie Brown
~~George Allpress~~
Planning Services
P.O. BOX 157
Shute End
Wokingham
RG40 1WR

Dear ~~George~~ Natalie Brown

Planning Application F/2001/4471

Application No: ~~F/2001/4333~~ Parish: St Nicholas, Hurst
Site Details: Old Pollard, Lodge Road, Whistley Green
Application Details: Proposed two storey front extension to dwelling.

This letter is to inform you that on 23 April 2001 my wife and I made an agreement with Ms Helen Lewis and Mr I Jones to purchase this property in it's current condition. Until I found out about the planning application yesterday at around 5pm, I still considered this transaction to be progressing as agreed.

We have already spent in excess of £1200 in survey costs. The maximum value that this property could be sold for as valued by the surveyor in a situation where there is a willing vendor and a willing purchaser is £208,000. This is £2000 less than the price we originally agreed on.

The reason I am only giving you this information at this late stage is that I was only made aware of this planning application late yesterday afternoon.

Yours truly,

William Evans

encl. 1 copy of NOTIFICATION OF SALE.

NB 46 285

PLNG
POL
DC NB
APP
SS
01 AUG 2001
COPIES TO: FOR:
FILE:

STUARTS
Estate Agents and Valuers

NOTIFICATION OF SALE (Subject to Contract) **Date :** 23/04/01 **Your Ref :** THEOL/11005/1

Mr W and Mrs H Evans
2 Thornbury Green
Twyford
Reading
RG10 9RH

Property Address:
The Old Pollards, Lodge Road
Hurst
Reading
Berkshire
RG10 0EH

Vendor(s):
Ms Helen Lewis
Burkes Corner
87 Aylesbury End
Beaconsfield
Bucks HP9 1LS

Mr I Jones
9 New Road
North Ascot
Berkshire SL5 8QB

Purchaser(s):
Mr William Evans
Mrs Hester Evans
2 Thornbury Green
Twyford
Reading
RG10 9RH

Vendor's Solicitor:
Laurance Warnell
Erhardt & Warnell Solicitors
20 High Street
Eton
Berkshire
SL4 6AX
Tel: 01753 620994
Fax: 01753 620449

Purchaser's Solicitor:
Robert Watcham
Field Seymour Parkes
The Old Coroners Court, 1 London St
Reading
Berkshire
RG1 4QW
Tel: 01189 391011
Fax: 01189 502704 DX Ref: 4001 Reading 1
e-mail: enquiry@fieldseymour.co.uk

Sale Price: **£210,000**

Other Information:
Offer to include full planning documentation as approved on planning number 98/68635/F

Local Authority: Wokingham District Council
Buyers Position: In rented nothing to sell
Financial Arrangements: Mortgage agreed in principal

Stuarts Estate Agents
Tel: 0118 934 4222Fax: 0118 934 1110

Our Ref : DAW / Sale

It is requested that any further negotiations are conducted through this office.
The purchaser's solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries and local and other searches.
Copies of this form have been sent to all parties named above.
Please acknowledge receipt of this notification.

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

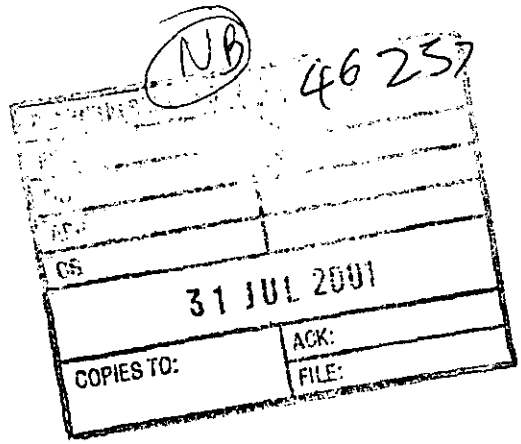
A member of Babtie Group

Our ref Kgb001

Your ref As below

27th July 01

Ms N Brown
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Dear Natalie,

PLANNING APPLICATION F2001/4471
OLD POLLARD

Than you for your letter of 25th July with reference to the above planning application.

I would advise that the same condition as on the previous application (F/2000/2817) be attached to the present application

If you wish to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
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Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HIGHWAYS CONS[redacted]TION SHEET

From: Natalie Brown **Date:** 25 July 2001

Application Number: F/2001/4471

Proposal: Proposed two storey front extension to dwelling.

Parish: HURST PARISH

Site Address:
Old Pollard, Lodge Road, Whistley Green, Reading.

Applicant:
Mr Jones & Ms Lewis Highway Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 26/07/01

Heighway Associates
chartered architects

imaginative solutions to build on . . . . .

74 Queen Street
Maidenhead
Berkshire
SL6 1HY

t 01628 783118
f 01628 783156

Website
www.heighwayassociates.com

email
mail@heighwayassociates.com

Ms E Circuit
Planning Services
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

19 JUL 2001 4471

2nd July 2001

Dear Ms Circuit,

RE: Proposed alterations and extension to the Old Pollard, Lodge Road, Hurst.

Further to my letter dated 29th June please find enclosed our Client's second planning application in respect of the above.

Accordingly please find enclosed 6 sets of drawings, 6 completed application forms and a cheque for £95 in respect of the application fee.

Broadly speaking this application is for a 2 storey extension to the front as the previous application, with the retention of the single storey side and rear extension previously approved- application No 98/68635.

We are not re applying for the previously approved single storey 'breakfast room.'

Obviously our Client's would prefer to build this scheme as it affords more sensible accommodation.

In the meantime if you have any queries then please do not hesitate to contact me.

Yours sincerely,

Jonathan Heighway

Jonathan Heighway
BSc(Hons) Dip Arch RIBA
Heighway Associates Chartered Architects

Associated Office
Heighway Field Associates
Exeter
t 01392 490800
f 01392 499639

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

Tel: (0118) 974 6492

Date: **25 July 2001**

My ref: F/2001/4471

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/2001/4471
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed two storey front 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/2001/4471**
Old Pollard, Lodge Road, Whistley Green, Reading.
Proposed two storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

1957/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

19 JUL 2001 4471

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MS H LEWIS + MR I JONES
	ADDRESS	THE OLD POLLARD, LODGE RD
		WHISTLEY GREEN, HURST
		BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	HEIGHWAY ASSOCIATES
	ADDRESS	74 QUEEN ST
		MAIDENHEAD
		BERKS
	POST CODE	SL6 1HY Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE OLD POLLARD LODGE RD
		WHISTLEY GREEN HURST
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY FRONT EXTENSION RETAINING
		PREVIOUSLY APPROVED SINGLE STOREY
		+ SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: PAINTED BRICKWORK TO ALL MATERIALS TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show its route and any proposed alternative on the plans

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application site outlined in red. ✓
(ii) ~~1:500~~ scale site layout plan showing position of adjoining dwellings ✓
(iii) ~~1:100 or 1:200~~ scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

19 JUL 2001 4471

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

CERTIFICATE A

I certify that:

- at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.
- None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

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

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

- ~~None of the land forms part of an agricultural holding~~

SIGNED [signature] ON BEHALF OF H LEWIS + I JONES

DATE 2 JULY 2001

"OLD POLLARD"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. Old Property RD. SHEET No. SU. 7974 38

BUILDER

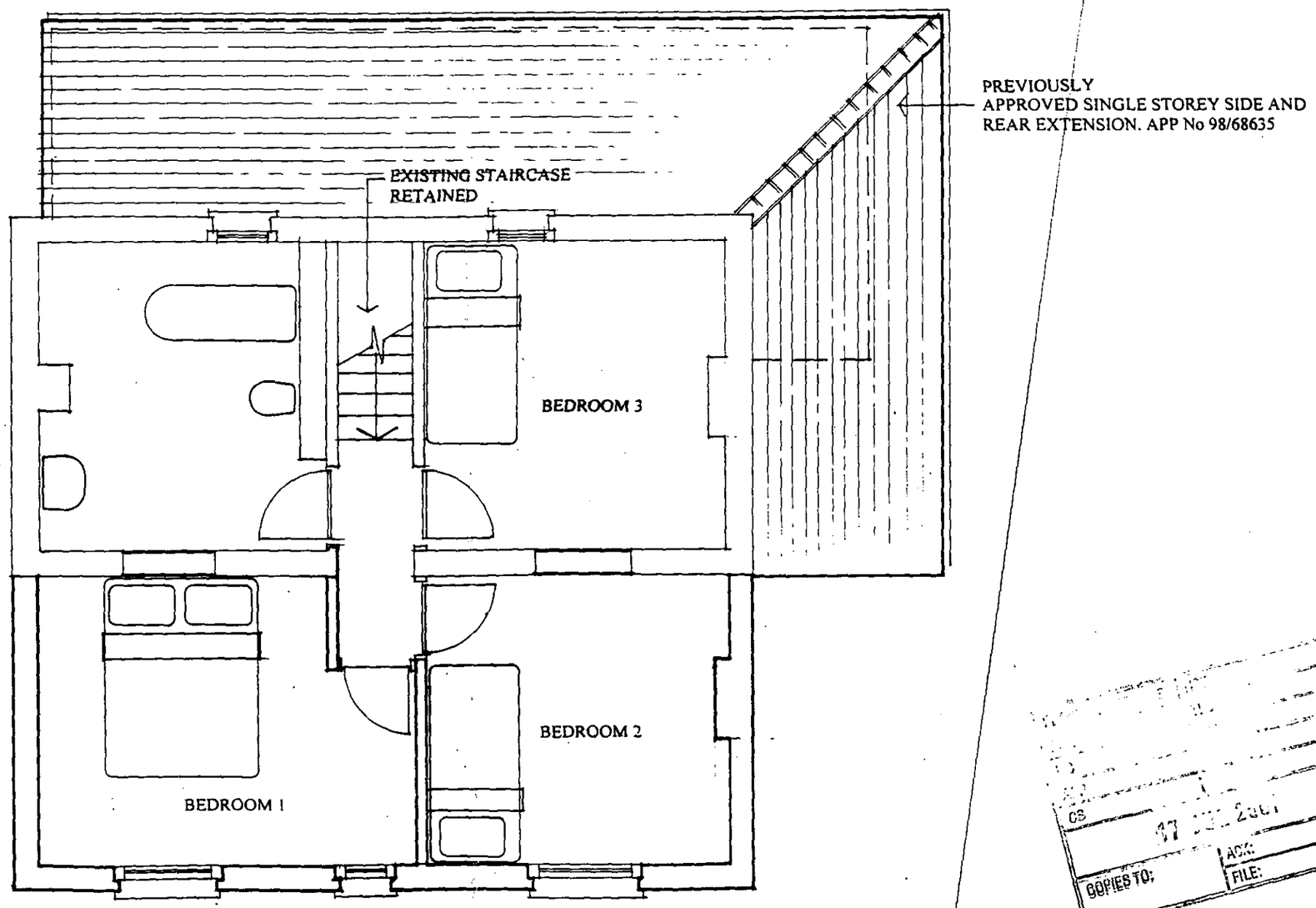
Plan No.	Applicant	Description of Development	Date of Decision	Decision
1945/72	Mr C.W. Sanders	Garage	21.12.72	C/A
98/68635/F	Mr A. Chesters.	s/st/fr/ser/ext's and loft conversion	9/8/99	C/A
99/70812/F	Ms. Lewis & Mr. Jones	2 St/R ext.	18/1/00	RE
F/2000/0521	" " "	" "	28/3/00	RE
F/2000/2817	Miss Lewis & Mr. Jones	Demolish dwelling & erect replacement	1/2/01	RE
		19.JUL.2001*	4471	

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed 0521 - 10/01/01

SPECIAL ORDERS

DRAINAGE



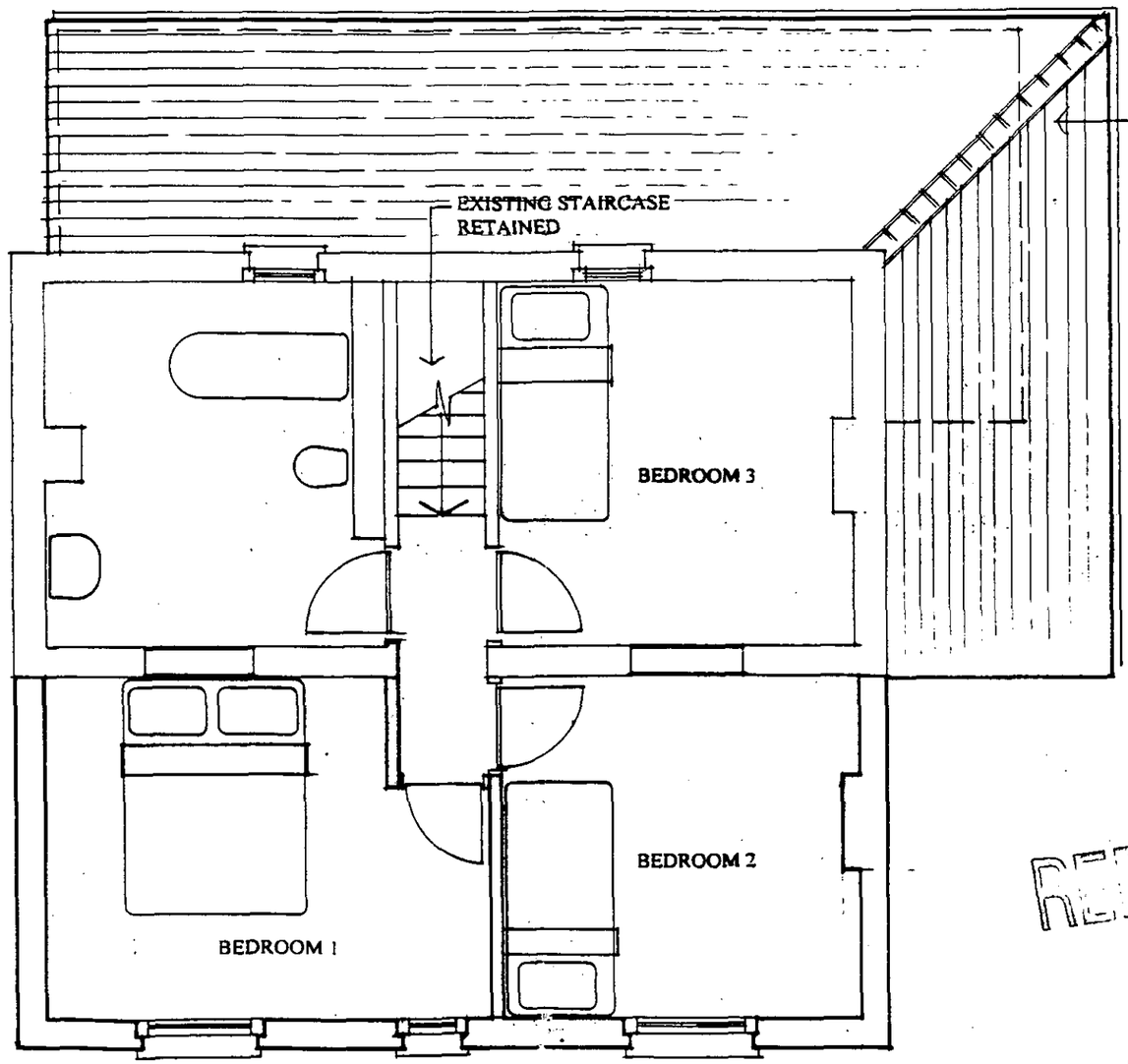
PROPOSED FIRST FLOOR PLAN @1.50

19.JUL.2001* 4471

COPIES TO:
ACK:
FILE:

DRWG DES31 A.
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
Heighway Associates Chartered Architects
www.heighwayassociates.com
June 2001

REV A 16.7.01. LINDOUT MODEL TO REAR FIRST FLOOR TO CO-ORDINATE WITH PLAN.



PROPOSED FIRST FLOOR PLAN @1.50

REVISED

07 AUG 2001
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FILE:
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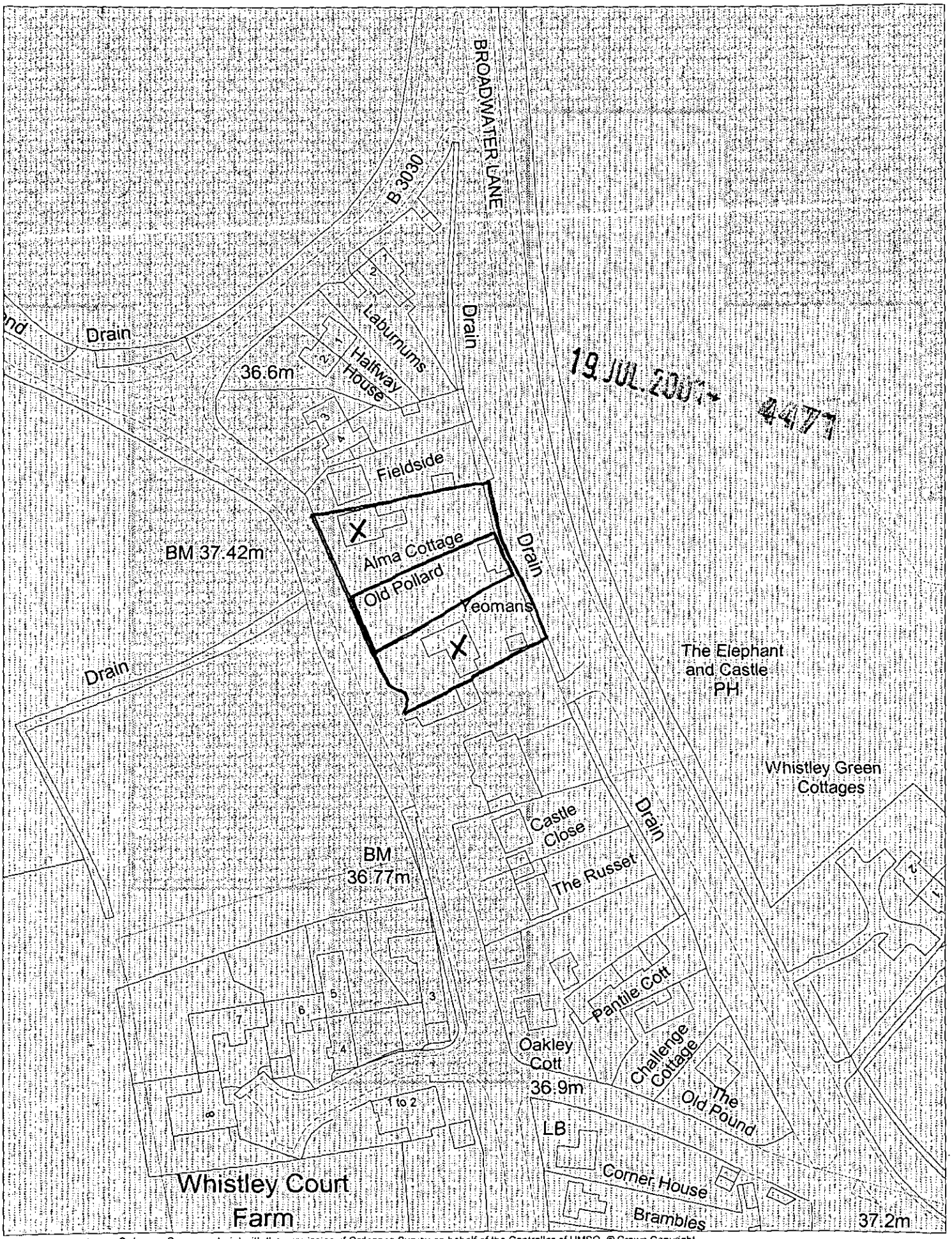
APP
CS
HPT
TLS
ENF

4471

REVISED PLAN

DRWG DES31 A.
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
Heighway Associates Chartered Architects
www.heighwayassociates.com
June 2001

REV A 16.7.01. LINDSAY MEDIA TO REAR FLAT FLOOR TO CO-ORDINATE WITH PLAN.



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Development Control Section, Environmental Services, Wokingham District Council.

10 July 2001 Scale: 1 : 1250

PROPOSED ALTERATIONS AND EXTENSION TO

THE OLD POLLARD

WHISTLEY GREEN, HURST.

FOR MR I JONES AND MISS H LEWIS.

HEIGHWAY ASSOCIATES CHARTERED ARCHITECTS

JUNE 2001

www.heighwayassociates.com

tel 01628 783118
fax 01628 783156
mail@heighwayassociates.com

19 JUL 2001
4471
RECEIVED

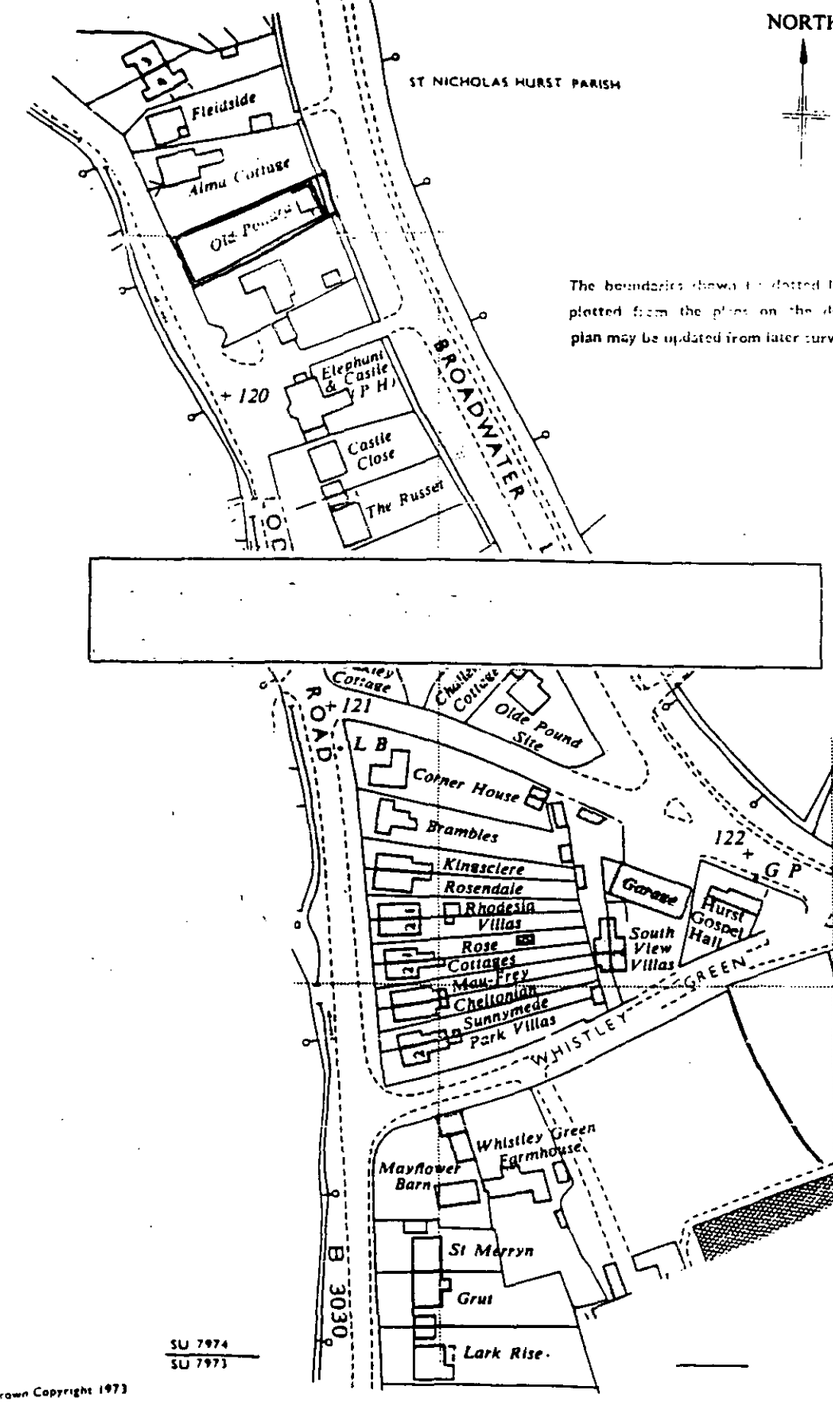
NATIONAL GRID PLAN SU 7974 SECTION B

BERKSHIRE
WOKINGHAM DISTRICT

NORTH

ST NICHOLAS HURST PARISH

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



SU 7974
SU 7973

Crown Copyright 1973

SITE LOCATION PLAN @1.1250

REFUSED
19. JUL. 2001 * 4471

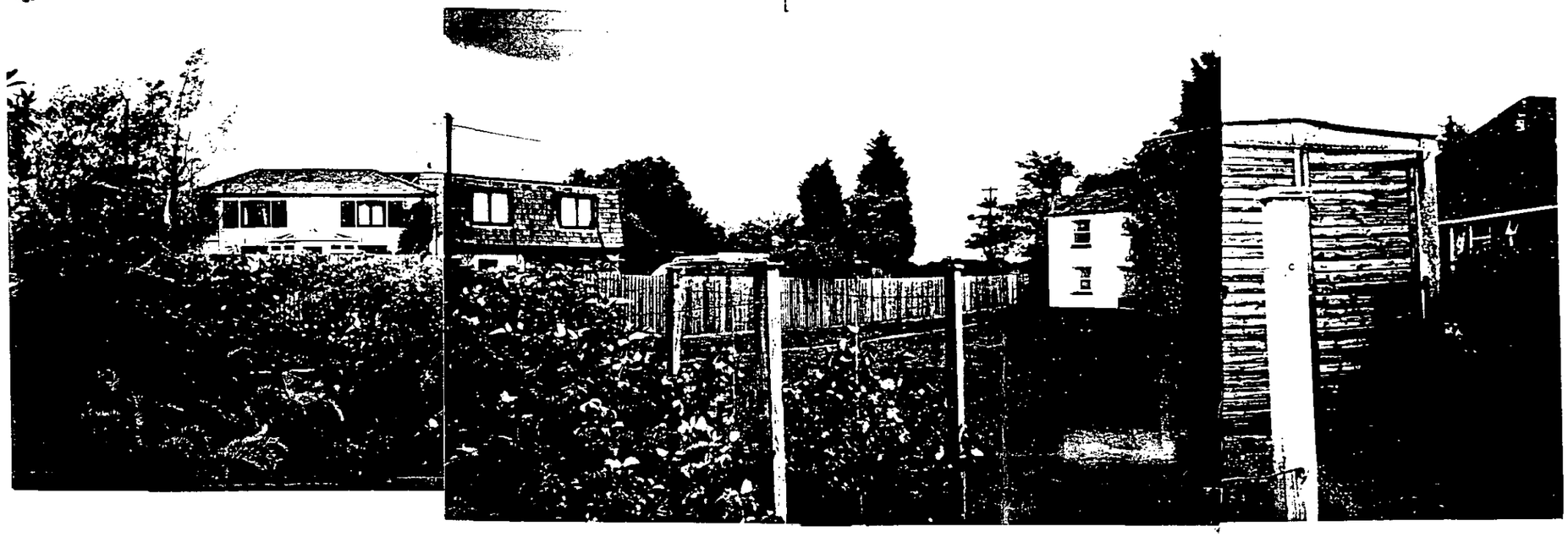
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
Heighway Associates Chartered Architects
www.heighwayassociates.com
June 2001



SITE PLAN @1.500

PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, **HURST.**
Highway Associates Chartered Architects
www.highwayassociates.com
June 2001

APPROVED
19 JUL 2001
4471

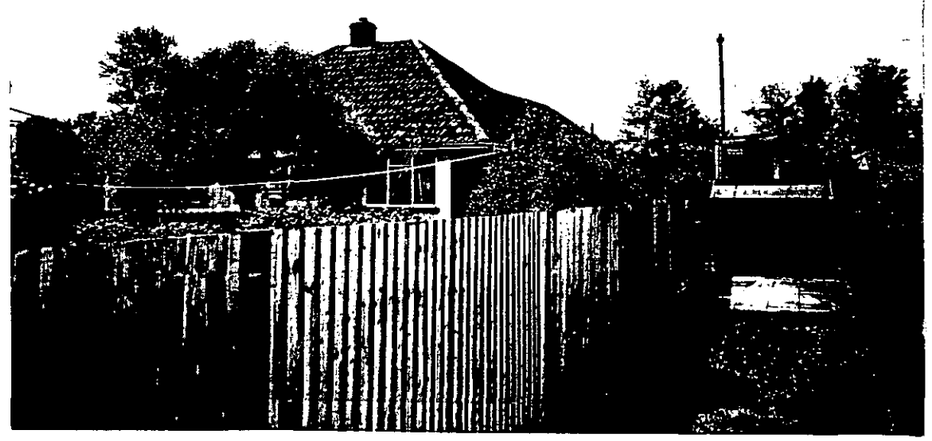


Heighway Field Associates
chartered architects

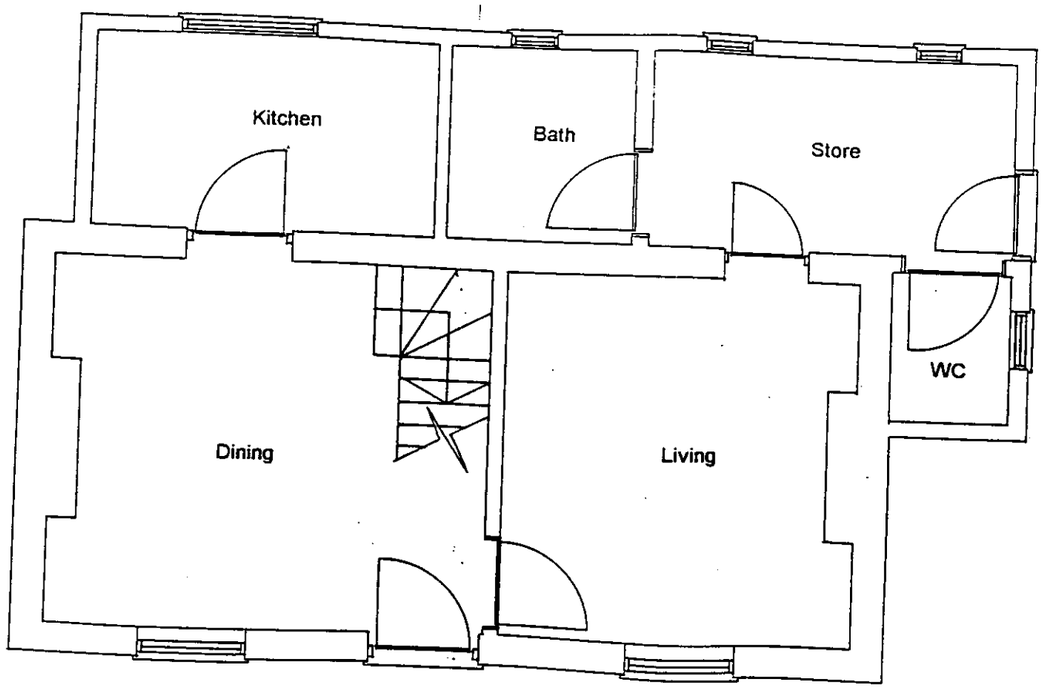
SHEET 6.



REFUSED
19 JUL.2001 4471
JUL.2001 4471



a



EXISTING GROUND FLOOR PLAN @ 1:50
DRWG NO SUR 1

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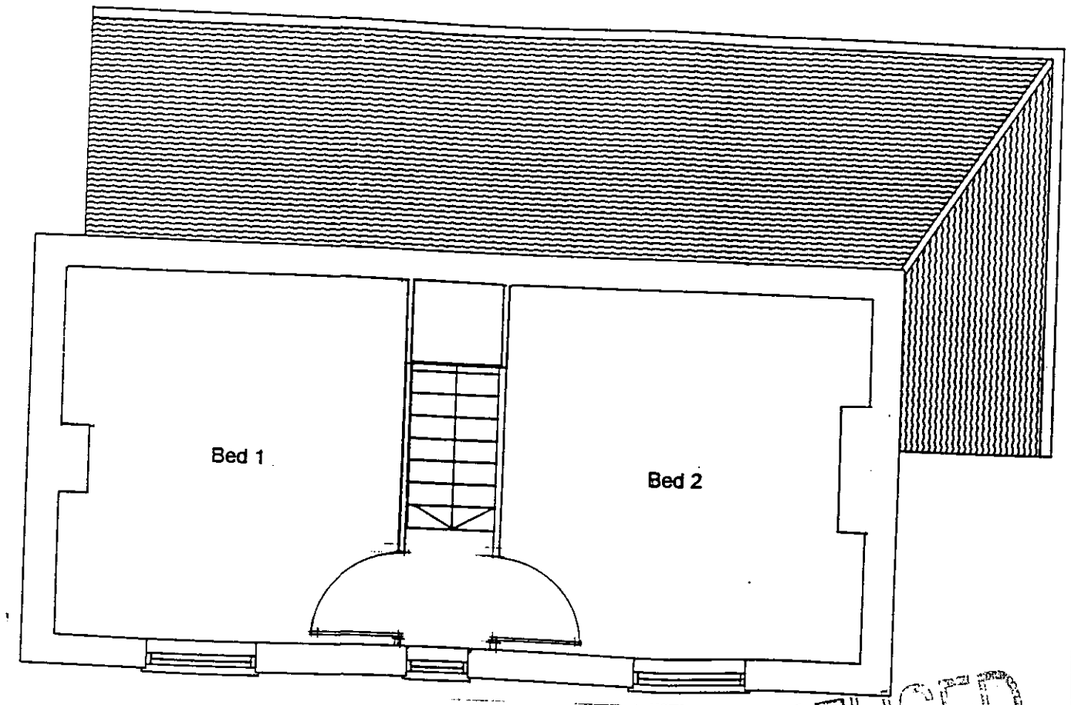


EXISTING FIRST FLOOR PLAN @ 1:50

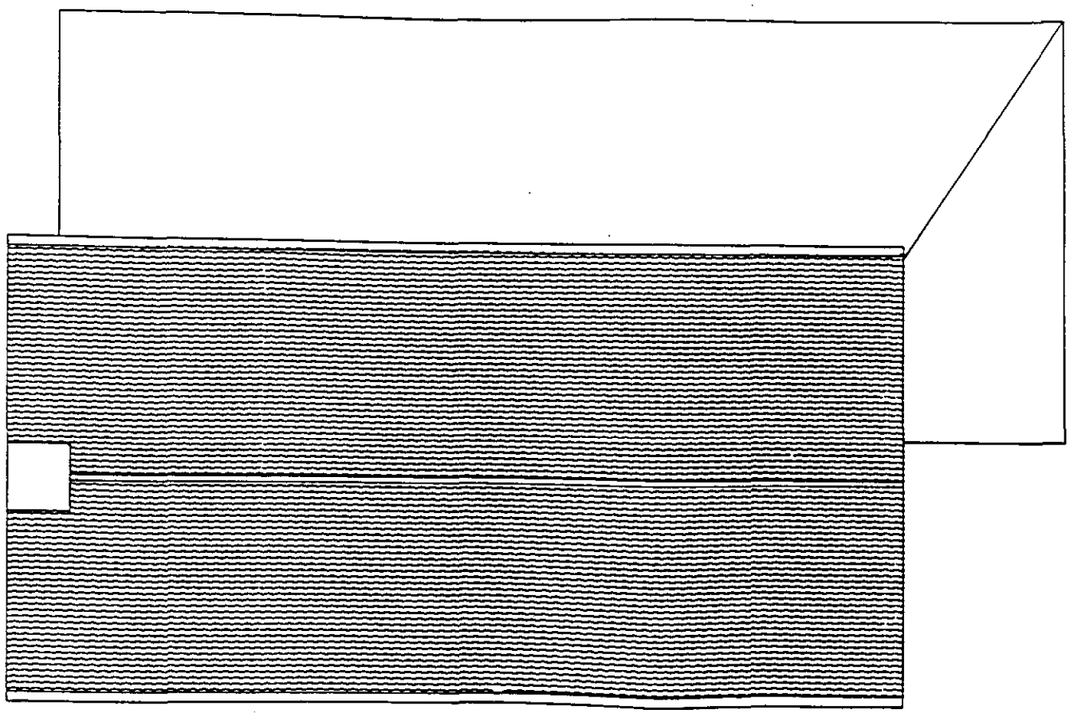
REFUSED

19 JUL 2001 4471

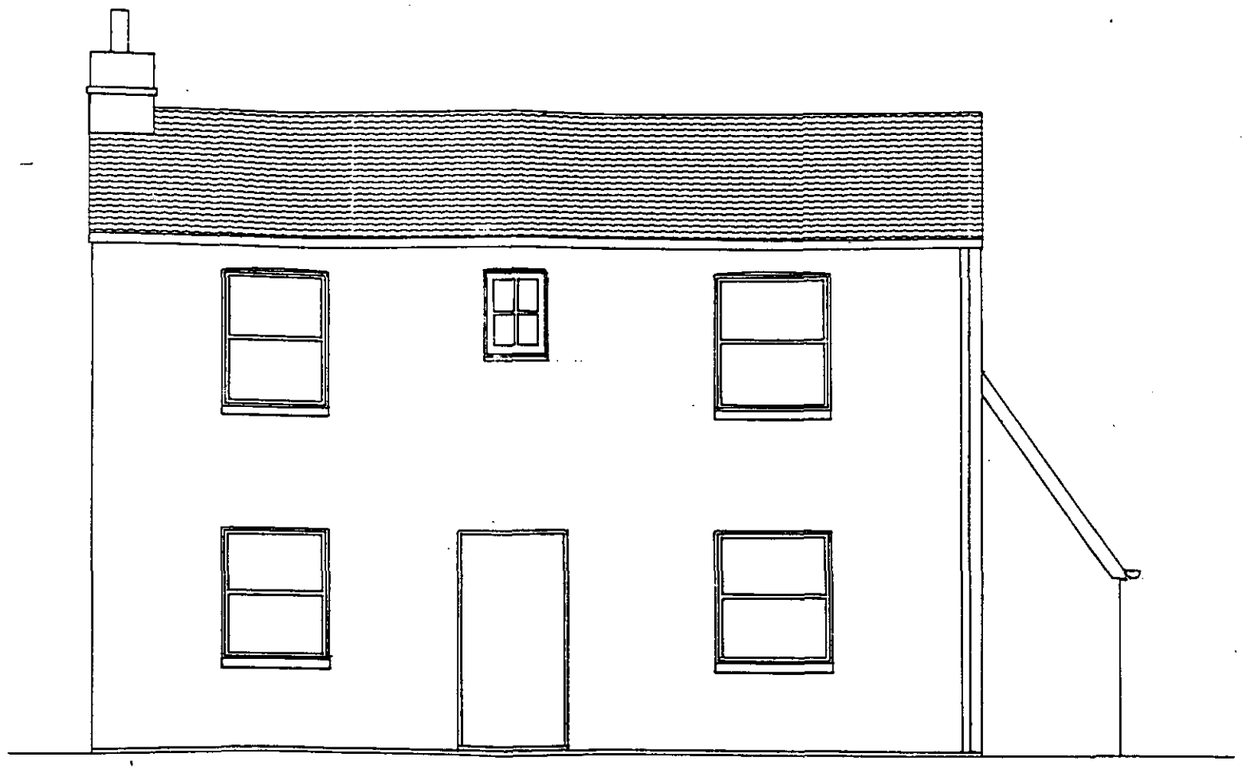
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.

Heighway Associates Chartered Architects
www.heighwayassociates.com

June 2001



EXISTING ROOF PLAN @ 1:50
DRWG NO SUR 2



EXISTING FRONT ELEVATION @ 1:50

REFUSED

19 JUL 2001 4471

PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.

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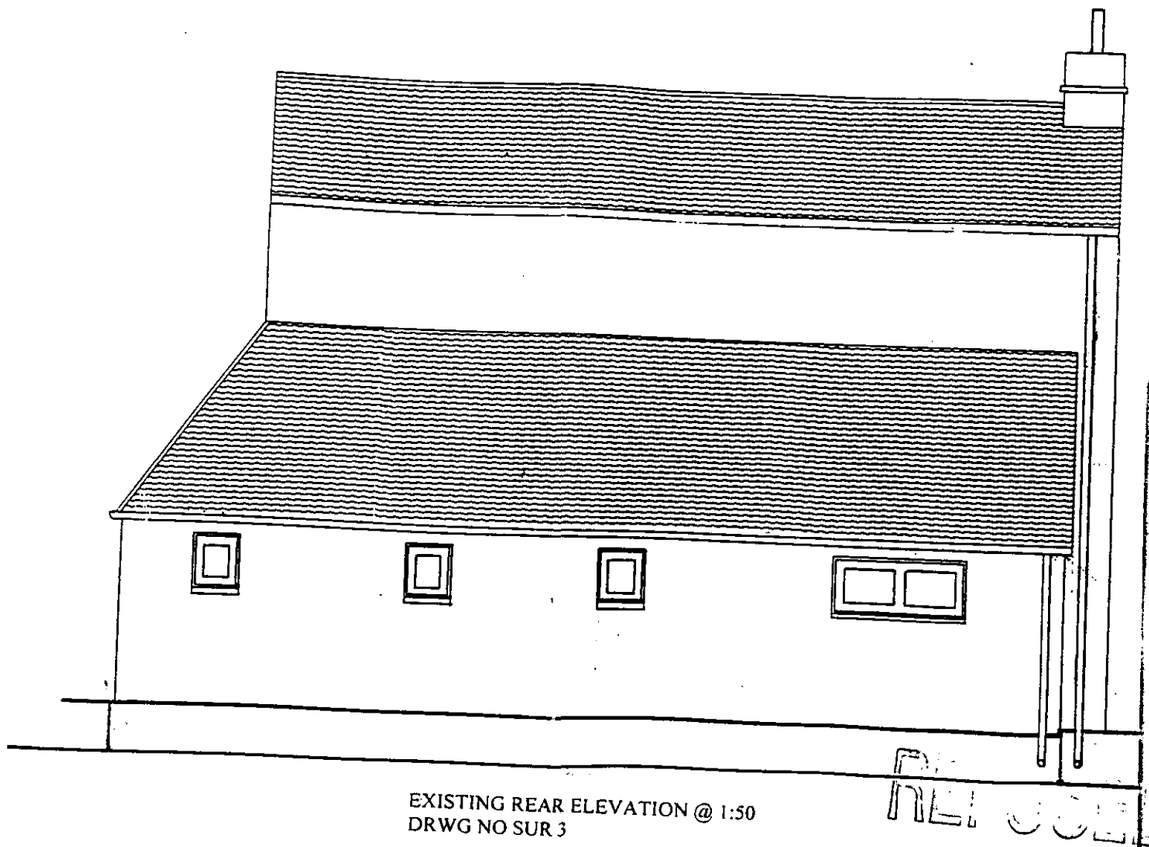
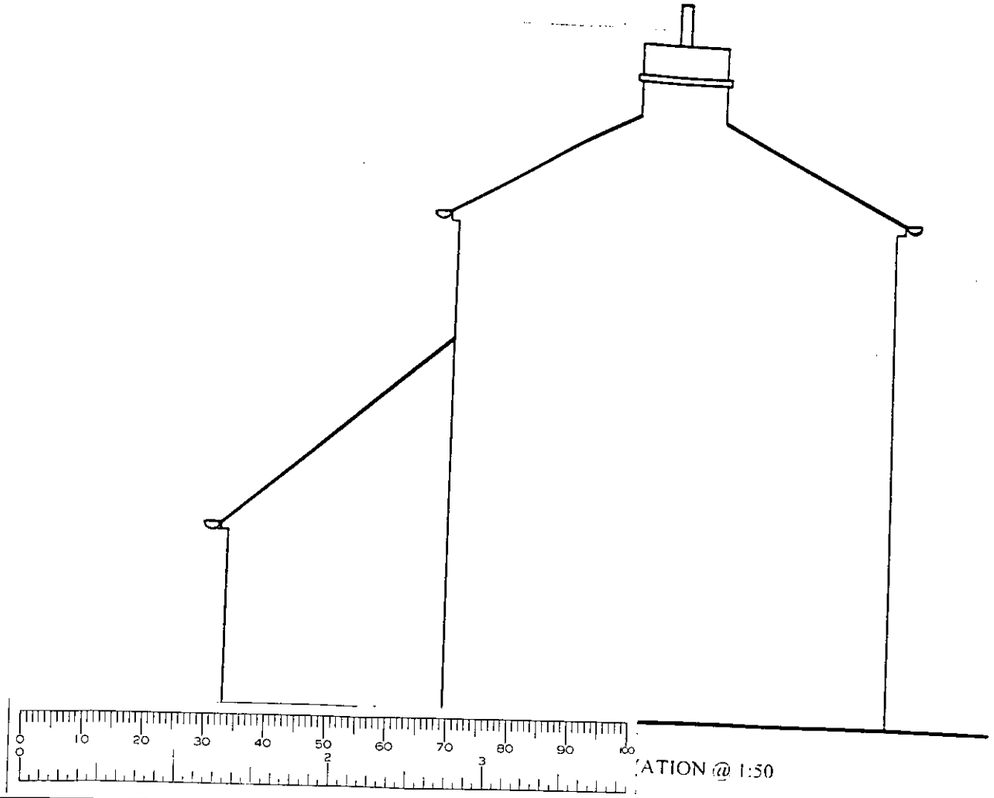
EXISTING SIDE ELEVATION @ 1:50



EXISTING REAR ELEVATION @ 1:50
DRWG NO SUR 3



ATION @ 1:50

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RECEIVED
19 JUL 2001
4471

EXISITNG GRASS BANK

EXISTING DRAINAGE DITCH

EXISTING SINGLE STOREY STRUCTURE DEMOLISHED

EXISTING BOUNDARY FENCE

CLOAKROOM

STUDY

PREVIOUSLY APPROVED SINGLE STOREY SIDE AND REAR EXTENSION. APP No 98/68635

SITTING ROOM

KITCHEN

EXISTING

EXISTING BOUNDARY FENCE

UTILITY ROOM

DINING ROOM

PROPOSED

PROPOSED GROUND FLOOR PLAN @1.50

19 JUL 2001 4571

DRWG DES30

PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.

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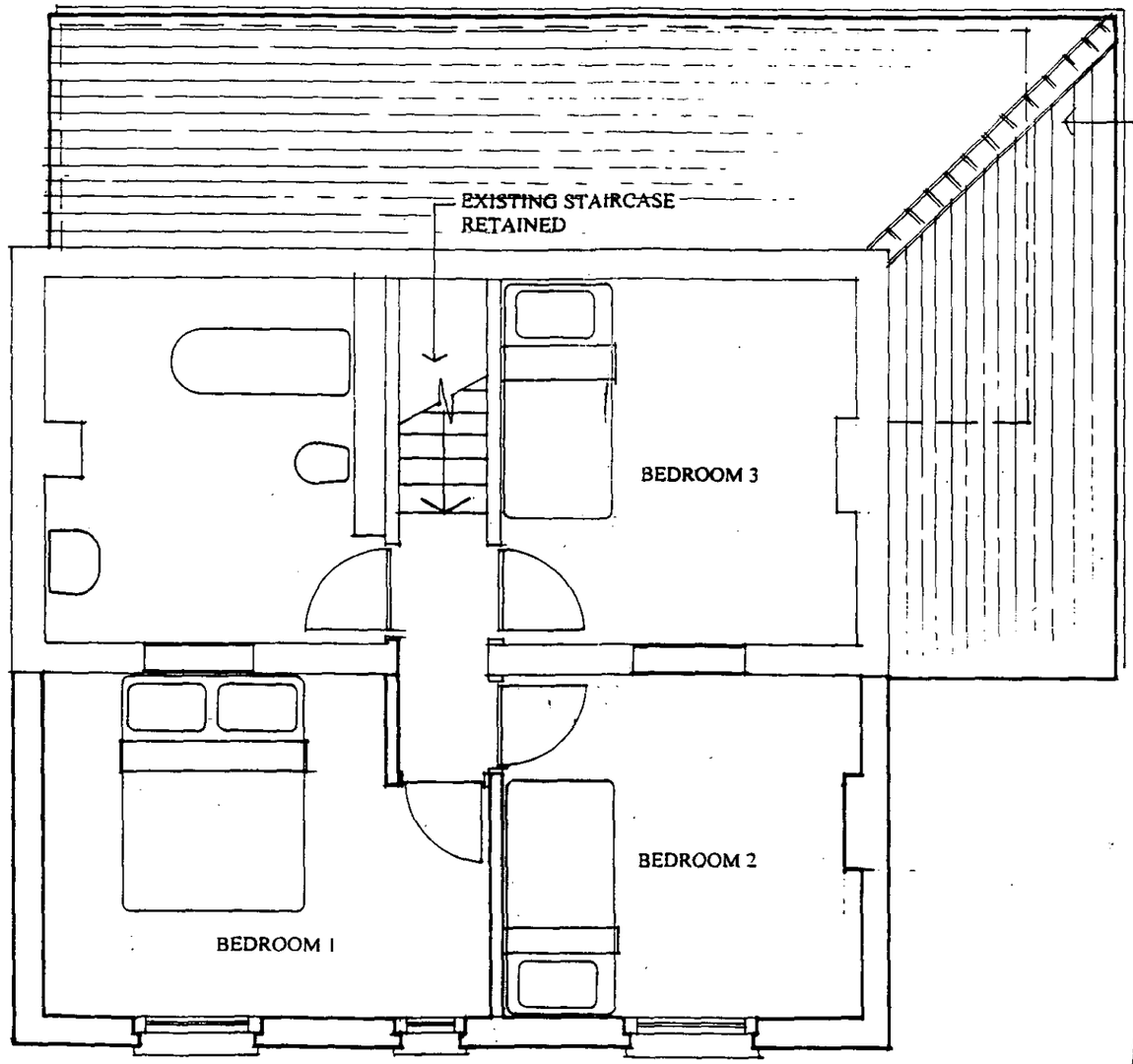
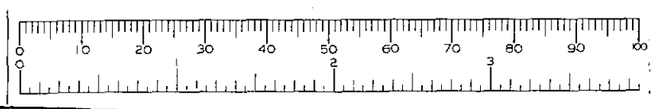


PROPOSED FIRST FLOOR PLAN @1.50



SUPERSEDED BY DRWG DES31 A

19 JUL 2001 4471

DRWG DES31
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
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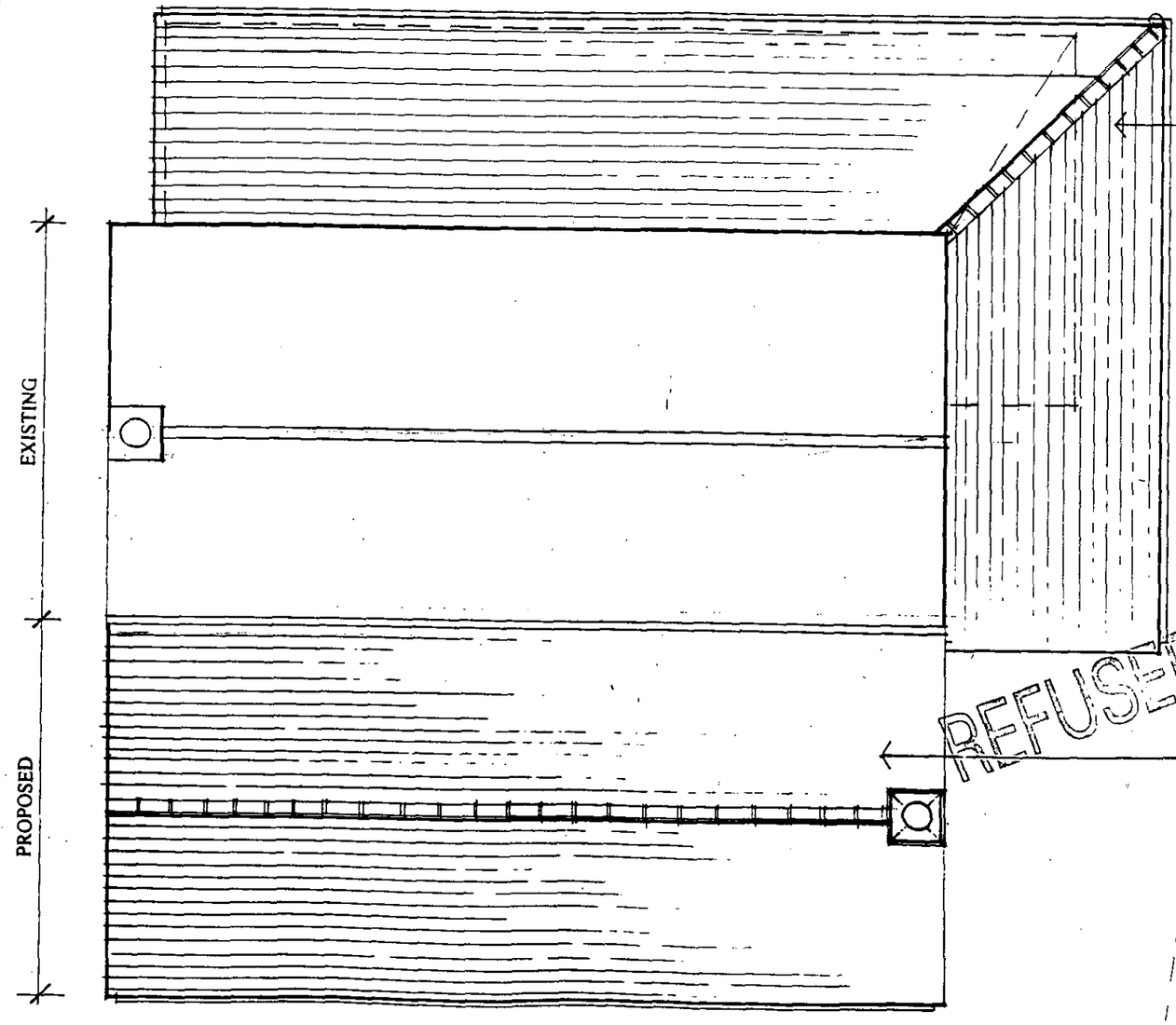
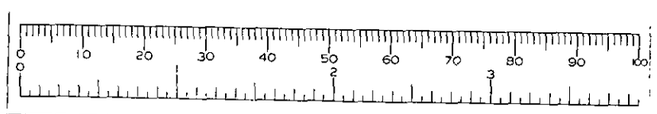


PROPOSED ROOF PLAN @1.50

REFUSED
19 JUL. 2001 * 4471



DRWG DES32
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
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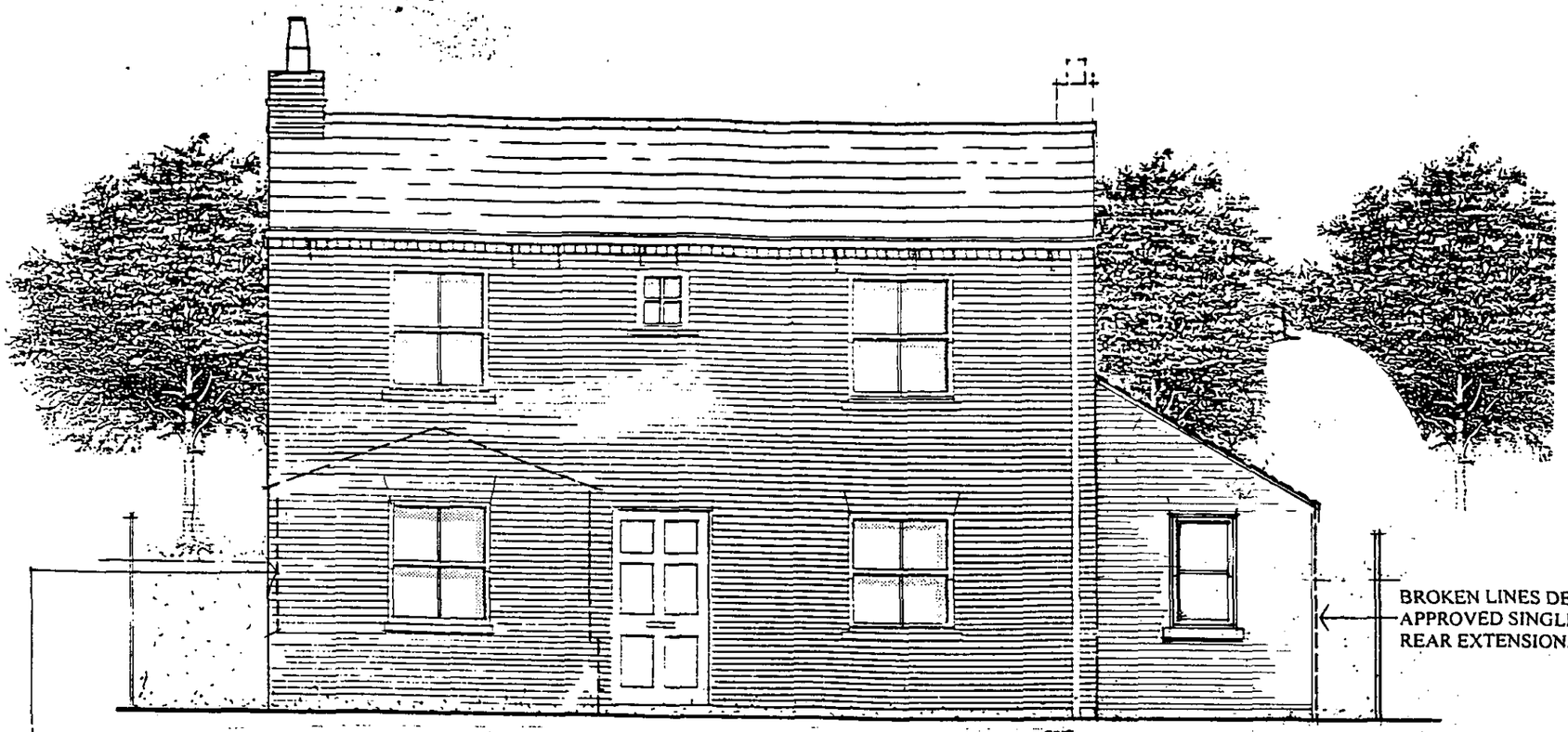
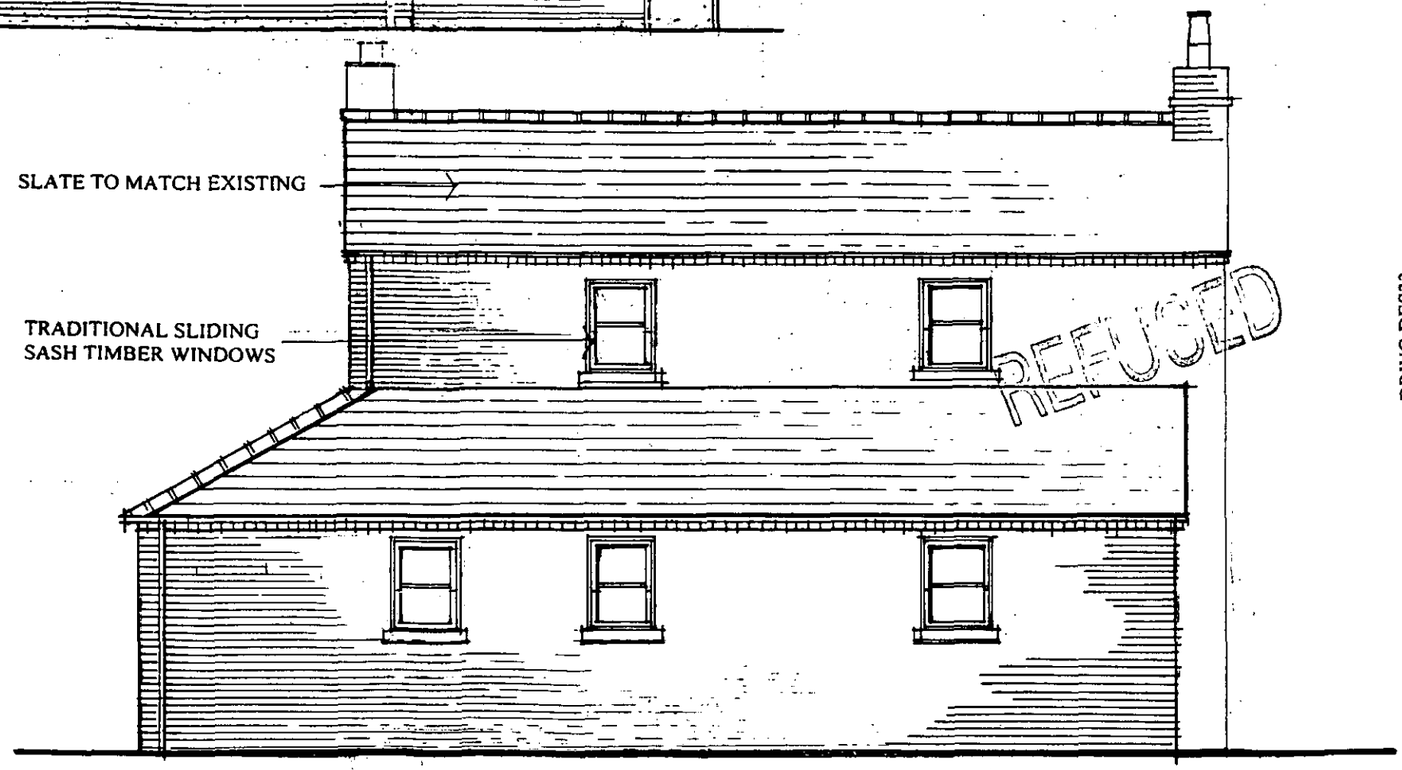


PROPOSED WEST ELEVATION @ 1.50
VIEW TO LODGE ROAD

BROKEN LINES DENOTE PREVIOUSLY APPROVED SINGLE STOREY FRONT EXTENSION. APP No 98/68635

BROKEN LINES DENOTE PREVIOUSLY APPROVED SINGLE STOREY SIDE AND REAR EXTENSION. APP No 98/68635



PROPOSED EAST ELEVATION @ 1.50 VIEW TO BROADWATER LANE

19.JUL.2001* 4471

DRWG DES33
PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.
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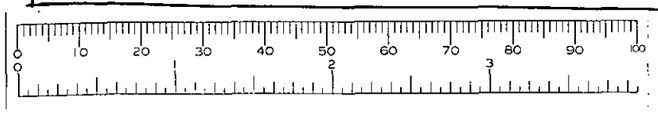
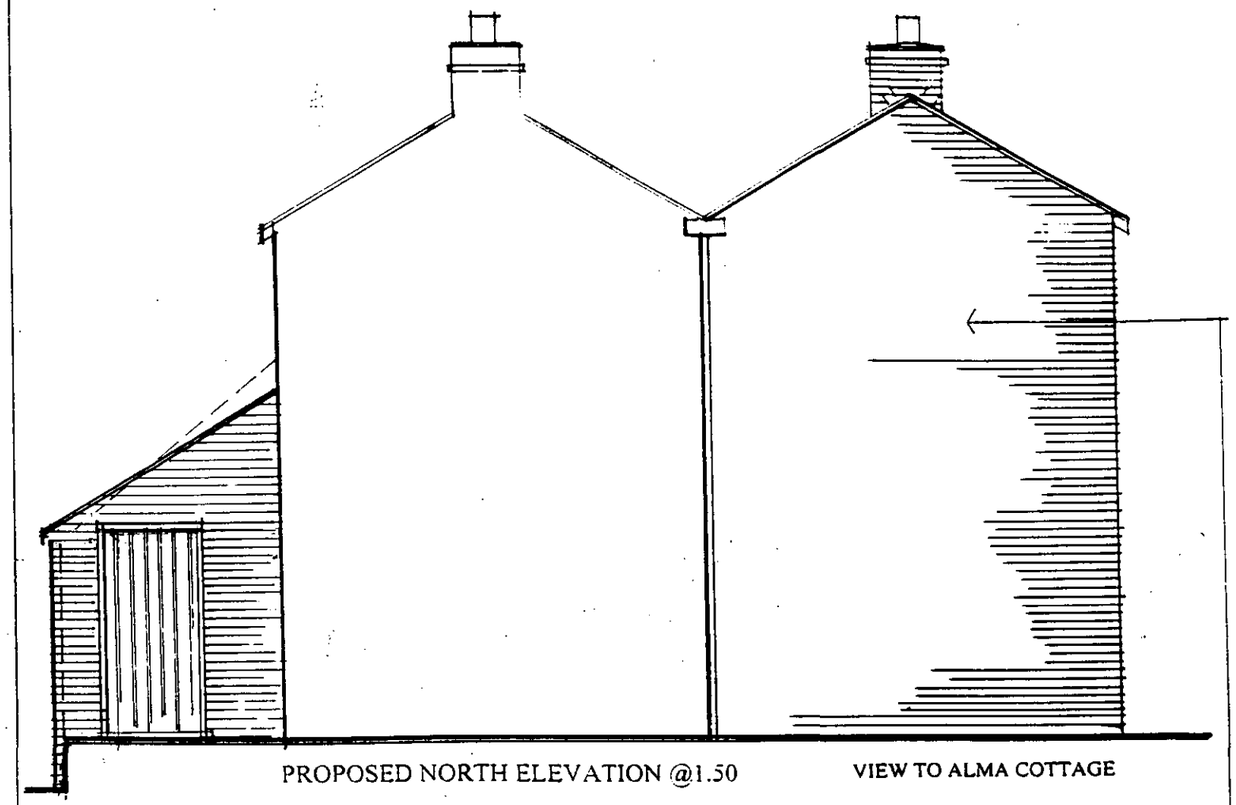
June 2001



19.JUL.2001* 4471



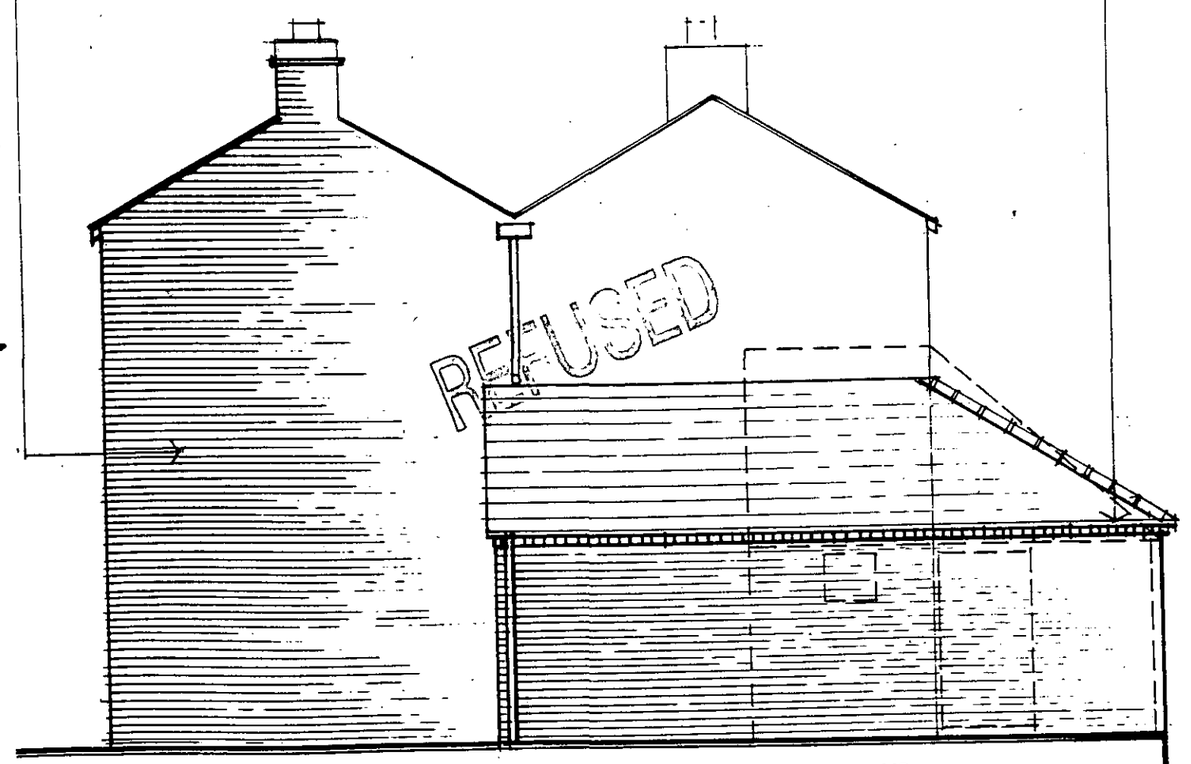
PROPOSED NORTH ELEVATION @1.50

VIEW TO ALMA COTTAGE

EXISTING | PROPOSED

BRICKWORK TO MATCH EXISTING

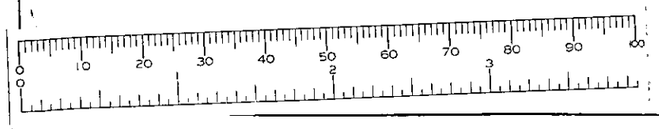
EXISTING SINGLE STOREY STRUCTURE DEMOLISHED



PROPOSED SOUTH ELEVATION @1.50

VIEW TO YEOMANS

PROPOSED | EXISITNG



DRWG DES34

PROPOSED ALTERATIONS AND EXTENSION TO THE OLD POLLARD, WHISTLEY GREEN, HURST.

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