APPLICATION NO:
F/2000/1341

LOCATION:
Queens Arbour Haines Hill, Twyford Reading.

APPLICANT:
Mr Godsel C/O R G Butler

PROPOSAL:
Proposed single storey extension to staff accommodation

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **20/06/2000**

CASE OFFICER: **Simon Lewis**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Godsel
C/O R G Butler
11 Strathmore Drive
Charvil
Reading
Berks
RG10 9QT

Application Number: F/2000/1341

Parish: **HURST**

Location: **Queens Arbour, Haines Hill, Twyford, Reading.**

Proposal: **Proposed single storey extension to staff accommodation**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The outbuildings are considered ancillary to the main dwelling house and shall not at any time form a seperate planning unit.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the roof of the outbuilding.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 15/06/2000

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1341	SL
BUILDING CONTROL NUMBER	FP 2001/1628	Andy
~~APPLICANT~~/AGENT	R.G. Butler	
ADDRESS OF SITE	Queens Arbour Hungerford Lane TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S ext to staff accomodation	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	03-90-10B	Site plan 452/2
ELEVATIONS	379-14	452-1
FLOOR PLANS	379-14	452-1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/3/01	

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	

Tel: (0118) 974 6454

Date: 9.6.2000

My ref: F/2000/1341

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1341
Queens Arbour, Haines Hill, Twyford, Reading.
Proposed single storey extension to staff accommodation

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19.6.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1341**
Queens Arbour, Haines Hill, Twyford, Reading.
Proposed single storey extension to staff accommodation

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: Ross Date: 14.6.00

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6454

Date: 9.6.2000

My ref: F/2000/1341

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Tel: (0118) 974 6000
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1341**
Queens Arbour, Haines Hill, Twyford, Reading.
Proposed single storey extension to staff accommodation

Transfer: Yes ☐ No ☐
Reason for Transfer:

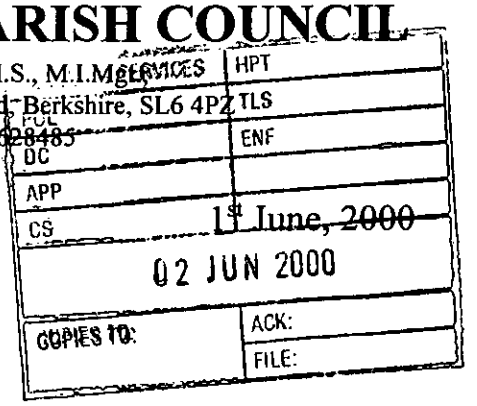
Signed: _____ Date: _____

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

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



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

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/1341

I refer to the above-mentioned Application by Mr. A. Godsal of Queens Arbour, Hungerford Lane, Hurst; proposed single storey extension to staff accommodation.

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

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 12 May 2000

Application Number: F/2000/1341

Proposal: Proposed single storey extension to staff accommodation

Parish: HURST PARISH

Site Address:
Queens Arbour, Haines Hill, Twyford, Reading.

Applicant:
Mr Godsel C/O R G Butler.

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).

No adverse highway comments.

Signed: A. Lindell **Print name:** A. LINDELL

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1341

Applicant : Mr Godsel C/O R G Butler.

Location : Queens Arbour, Haines Hill, Twyford, Reading.
Proposal : Proposed single storey extension to staff accommodation

Site Notice Displayed ? :

YES	NO	DATE
✓		17.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 18/5/00

Date Registered : 25/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 20/06/2000

Consultation Responses : Highways — no objection.
Thames P.C.

Planning Issues : Impact upon Green Belt.

Relevant Policy PPG2
WGB1 - WBLP (SD).

Application Number: F/2000/1341

Appraisal :

This application proposes some minor revisions to a scheme granted planning permission in November last year (ref:99/69085/F) which was a proposed first floor and single storey extensions to the existing dwelling. It also included the re-use of some of the existing outbuildings for additional residential accommodation for the family and also live-in workers.

The outbuilding which is currently used as a store which has permission to be converted to live-in worker accommodation is the subject of this current application. The applicant is concerned that the layout already approved would not provide adequate accommodation because it only offers one bedroom, and as such it would prove a problem to potential employees. Therefore proposal is to change what would have been the kitchen to an additional bedroom and provide a new kitchen in part of the proposed living room.

There would be very little difference between the two schemes except the latest proposal would represent an increase in floor area of 1.9sq.metres. This is not considered to be a material increase.

The site does lie in the Green Belt however it is not considered that the changes would be harmful to the rural area.

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

Application Number F/2000/1341
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC52	SR12	
3.		SR17	The outbuildings are considered ancillary to the main dwellinghouse and shall not at anytime form a separate planning unit.
4.	SC08	SR05	" on the roof of the outbuilding"

John Robertson

RECORD OF SITE VISIT

SITE ADDRESS: Queens Arbour
Haines Hill Twyford Reading.

APPLICATION NUMBER: F/2000/1341

OFFICER: Simon Lewis

DATE OF SITE VISIT: 18/5.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural Location.

3. DESCRIPTION OF SITE/BUILDING Existing large dwelling in large plot. - outbuildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES Isolated location surrounded by fields.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT well screened.

OTHERS existing plan. perm. 99/69085.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 APR 2000	
Officer: SL	Application No. F/2000/1341

Map No. 39 Site 1:50

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO STAFF ACCOMMODATION

Location: QUEENS ARBOUR Hanesthill HUNGERFORD LANE

Parish: HURST Ward: Hurst 12.5.2000

Applicant: MR GODSEL

Fee Received 95-00 (4) 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	Show position within site ✓ ok		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.5.2004. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	Windsor & Maidenhead
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N + Queens Arbour, Haines Hill Estate, Hungerford Lane .....

.....

.....

.....

.....

.....

.....

.....

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

20th April 2000

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Simon Lewis

Dear Mr Lewis

Re: Queens Arbour, Hungerford Lane, Hurst

Further to our recent telephone discussion regarding the above property, we now enclose a formal application.

My client knows from experience that when he moves into this property it would be infinitely more likely to be able to employ live-in staff if he can offer two bedrooms. For some unaccountable reason, single bedroom accommodation is a real problem when interviewing possible candidates. You will see from the drawings that the footprint of what has been approved is almost enough to achieve a 2 bedroom flat. We are now looking for an additional 1.97m².

If you wish to view the site I would be happy to meet you there.

Yours sincerely

R G Butler

25 APR 2000 1341

enc

Environmental Services

For office use only.
Application number: 25.APR.2008* 1341

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	A GODSAL
	Address and postcode	HAINES HILL TWYFORD READING RG10 0NA
	Phone number	
2	Agent's Name	RG BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040.
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.	QUEENS ARBOUR HAINES HILL ESTATE HUNGERFORD LANE HURST.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN CLAY ROOF TILES & FACING BRICKWORK 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: 1	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

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

Your signature: R C Bonner.

on behalf of A. GODSAL

Date 20.04.00

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

25.APR.2000* 1341

1933 Replacement card

ADDRESS QUEENS ARBOR HUNGERFORD LANE PARISH HURST

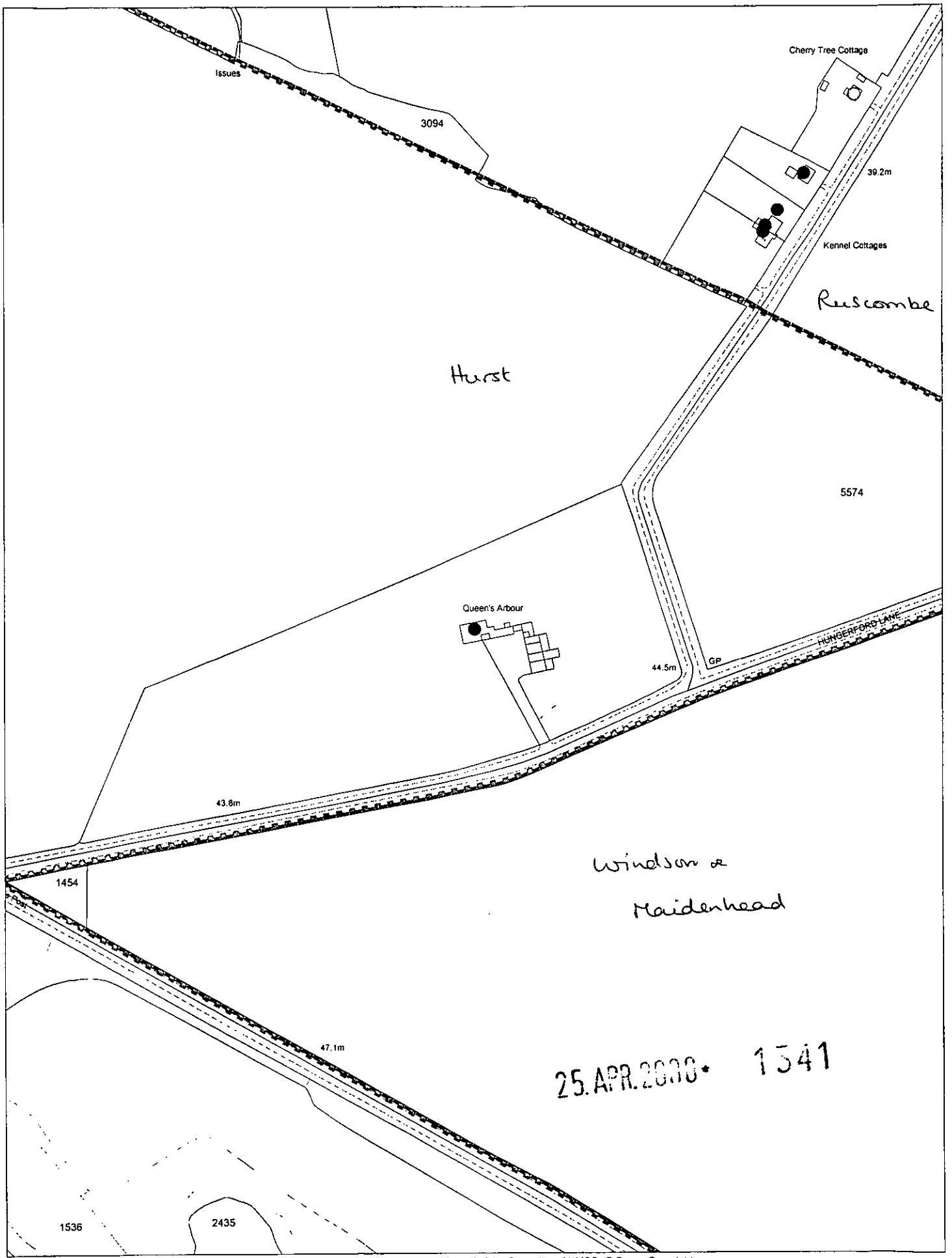
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1607/72	Mr. A.A.C. Gobal (see 0/302/63)	Outline - one dwelling within curtilage	26.10.72	N/A C/A
99/69085/A	A Gobal	F/FL + S/SL- Exts.	2.11.99	C/A

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

5 May 2000

Scale: 1 : 2500

N W E S

Received by Wokingham District Council

Application No: F/2000/1341

Proposal:
Proposed single storey extension to staff accommodation

Location:
Queens Arbour, Haines Hill, Twyford, Reading.

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

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

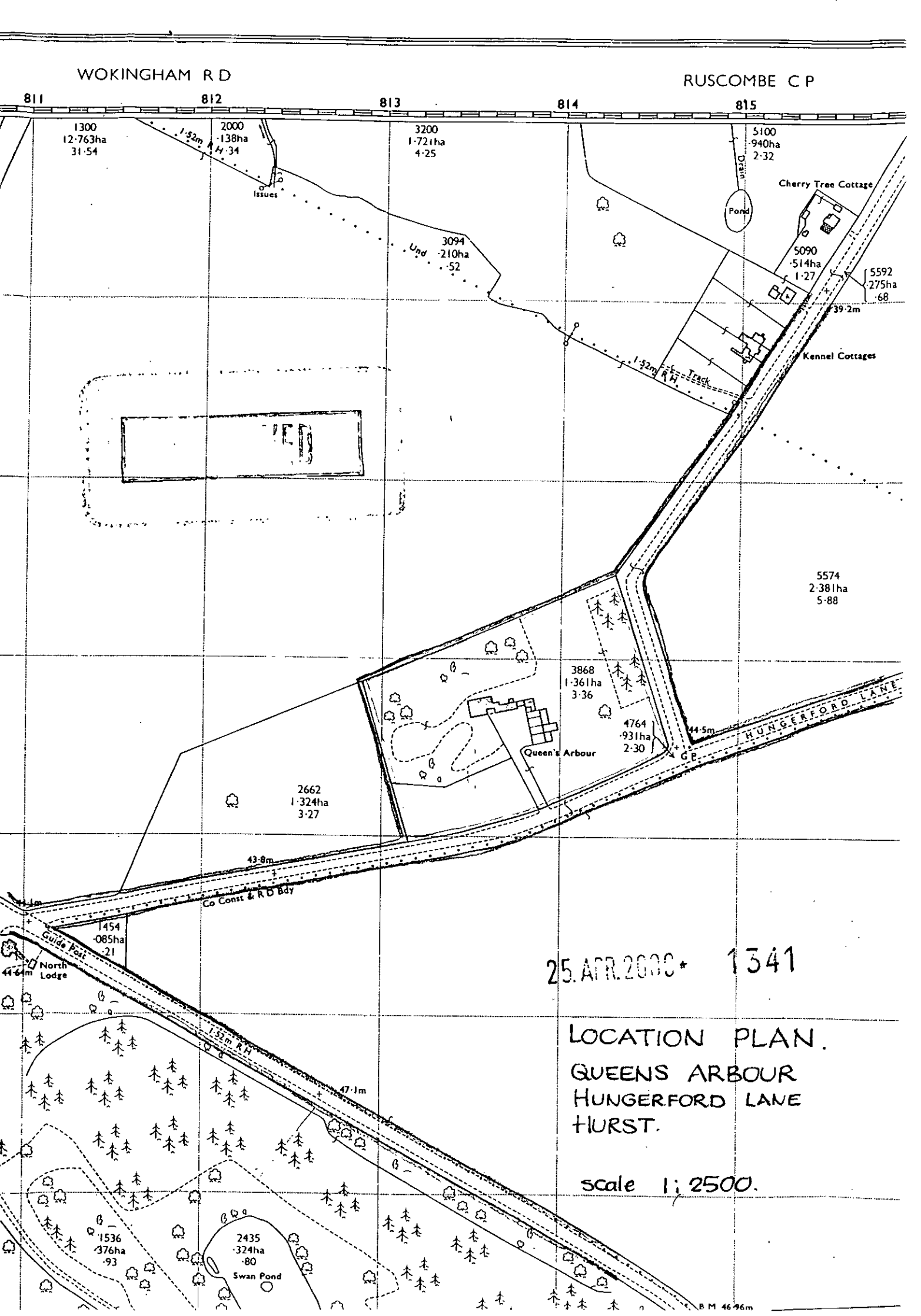
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 May 2000



25.APR.2000 1341

LOCATION PLAN.

QUEENS ARBOUR
HUNGERFORD LANE
HURST.

scale 1:2500.