X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/1437

LOCATION:
Keepers Cottage Highfield Lane, Crazies Hill Reading.

APPLICANT:
J Bone

PROPOSAL:
Proposed replacement of outbuildings with barn style outbuilding and pitched roof

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Nicola Lake**

02.AUG.2000* 2127

JEANNE BONE AA DIP RIBA

ArchAid

ARCHITECT

John Mitchell,
Environmental Services Dept.
Wokingham District Council,
Shute End,
Wokingham.

31 July 2000

Dear Mr. Mitchell,

RE. PROPOSED REPLACEMENT OUTBUILDINGS AT KEEPERS COTTAGE, WARGRAVE
F/2000/1437

2000/1437

I would prefer not to have to go to appeal on this application. I would therefore like to withdraw the present application and resubmit a further revised application along the lines indicated in my previous letter to you, without losing our application fee.

Yours sincerely,

Jeanne Bone Jeanne Bone.

CC NICOLA LAKE.

KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU
Tel: 0118 940 2083 Fax: 0118 940 1123 E-mail: jeannebone@barclays.net

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 July 2000
My ref: NL/F/2000/1437
Your ref:

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

Mrs J Bone.
ArchAid
Keepers Cottage
Wargrave
Berkshire
RG10 8PU

Dear Mrs Bone,

PROPOSED EXTENSION TO DWELLING AND REPLACEMENT OUTBUILDINGS AT KEEPERS COTTAGE, CRAZIES HILL, WARGRAVE. APPLICATION NUMBER F/2000/1437.

Thank you for your letter of the 13 July 2000, regarding the above stated development.

I write to confirm that you would not require planning permission, if you wished to build the conservatory and bay window, which were previously approved under application number 25640. This is because an element of the approved extension was started within the five years period, as outline in condition 01 on the decision notice of that application. However, the proposed development must be built as shown on the approved drawing; any proposed increases in size or changes in design, would be likely to require a new planning application.

I am also able to confirm that the proposed green house as outline on the submitted drawings for application number F/2000/1437, would not require planning permission as it is more than 5m away from the dwelling or any structure that physically adjoins the dwelling; has a maximum height no greater than 4m and is not within 20m of a vehicle highway. As such the proposed structure would be permitted development under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995.

Under normal circumstance we would usually allow people to trade floorspace which they have had a previous approval for, but which they have not yet implemented. However, in circumstances such as yours, where the application has been partly implemented, a legal agreement is required to prevent the applicant from implementing the rest of the application, which they wish to trade for the new proposed development. As the proposed area involved in your case (as indicated on the submitted drawing) is so small, and already partly enclosed, this would not be a practical or cost effective solution.

The proposed scheme for the replacement outbuilding as outline in your letter and accompanying drawing (of the 13 July 2000) is a significant improvement on the current proposed application. However, as the proposal in your letter is significantly different from the proposal as set down in the application, if you wished to revised the proposal you would have to withdraw the current application and resubmit a new application with the proposal as outlined in your letter. The resubmitted application would be free of charge, as it would use the fee that you have already paid on the current application.

The other option which is open to you, is to allow the current application to continue with an officer's recommendation for refusal, which would allow you to appeal the decision made with the Planning Inspectorate.

If you decide to withdraw the current application, I would ask you to let me know in write within fourteen days from the date of this letter. If this does not happen the application will have to be determined as it stands at present.

Finally, The two sites, which you have stated as comparative history, were allowed in 1990, in the case of the Wargrave Manor and I believe in 1993 in the case of the dwelling within Hennerton Golf Club. Since, these development were approved, there has been major changes within the planning system on both a nation and local level. It is also proven planning case law that each application must be determined on its own merits. As such the Council would not consider that either of these application would hold a precedent for your case.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact the case officer on the above direct line number.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

By hand 12.7.00

JEANNE BONE AA DIP RIBA

ArchAid

ARCHITECT

PLANNING SERVICES	PPT 31739
POL	LS
DC NL	ENF
APP	
CS	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

Nicola Lake
Wokingham District Council Planning Dept.
Shute End,
Wokingham.

09 July 2000

Dear Ms Lake,

Keepers Cottage, Wargrave.

Following our meeting at the planning office on Wednesday 5 July 2000, I would like to confirm our various discussions.

OUTBUILDINGS

I understand from our conversation that we would be allowed to count two of the existing outbuildings towards a replacement outbuilding.

1. The timber frame single storey double stable block, which is 6.2m long x 3.7m deep with an additional overhang on the roof of 1m at the front

2. The brick built single storey garage block, which is 10.940m long x 4.63m deep

I also understand that we cannot count our present log and hay store, but that we could cover our oil tanks if required.

The greenhouse is permitted within the curtilage of the garden.

In 1986 I did not take up the building of a second ground floor WC at the rear of the house, which could have been allocated for gardeners or outside usage. Could this count towards the outbuildings WC in addition to the foot print of the two buildings mentioned above?

ACTION

Should I withdraw the present application, or radically amend it taking into consideration all the points above? Do I loose the planning fee if I withdraw the application? I enclose an amended sketch scheme for your comments.

KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU
Tel: 0118 940 2083 Fax: 0118 940 1123 E-mail: jeannebone@barclays.net

CONSERVATORY EXTENSION

As I understand it we are allowed to go ahead and build a conservatory as it was designed in 1986 to replace the present bay window to the dimensions as shown. – As was approved.

I also understand that I would be allowed to put on the bay to the Living room on the opposite elevation, which we have not yet built. – check previous permission

Please can you confirm this in writing.

COMPARATIVE HISTORY OF THE IMMEDIATE AREA

Two properties that I have had direct involvement with over the past ten years, both in the green belt.

a) Wargrave Manor: 12 garages were built with a covered way separating two sections of the garage to allow pedestrian access from one courtyard area to another part of the garden. The point which I failed to understand on Wednesday was that if the buildings are outbuildings, and the nature of the construction reflects this, then it does not seem relevant to discuss a covered way becoming a 'Hall' with two rooms off it.
b) The Old Flint Barn @ Hennerton Golf Club where a triple open space for garaging was provided with an adjacent section for lockable garden storage, and general storage above. The depth of this building was 7.2m allowing log storage along the back wall. This is a five bedroom house as is Keepers Cottage.

I would appreciate a response at your earliest possible convenience.

Yours sincerely,

Jeanne Bone Jeanne Bone.

Cc John Mitchel Chief Planning Officer

ADDRESS HENNERTON FARM / PETRO / CEDAR BUNGALOW CRAZIES HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7980

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
286/50	Mr. Hearn	Cowshed	4.8.50	APP PI
383/52	Mr. R. J. Hearn	New Access	11.8.52	APP
562/53 -	Mr. R. J. Hearn	New Garage	16.8.53	APP A
0/313/63	Mr. R. Hearn CEDAR BUNGALOW	House for farm workers	23.1.64	N/A C
PD/811/71 -85/64	Mr. R. J. Hearn	BUNGALOW, GARAGE, OFFICE Covered yard	30.12.71	APP N
1508/72	" " PETRO	Outline staff bung	26.10.72	N/A C
689/73	" " PETRO	Dev. dwelling hse	10.5.73	APP C
17015	" P " SURRETARIAN	1st EXTENSION & 1st FL. EXT.	11.3.82	N/A C
BR 18745	MR P HEARN	PLAYROOM/LIVING RM EXT	8.6.82	REF N/A
BR 19190	"	"	11.8.82	APP N/
BR 22737	" (PETRO)	EXT. TO KITCHEN & ALTS	19.12.82	APP N/A
27709	" PETRO	RETENTION OF EX. BLDG. WITHOUT COMPLIANCE TO COND. 1 689/73	17.6.87	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

28933 (LODGE) - " CONV. TO 3 HOLIDAY FLATS 25.11.87 1.12. TP

1764 (2) MENNERTON FARM / GOLF CLUB

ADDRESS CRAZIES HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7980

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32509 APPEALS	MR. P. HEARN	AGR. TO GOLF COURSE / FARM	10.5.89	RE
-32510		BLDGS. TO RES. / CONV. &	"	"
~~[illegible]~~ 34005 APPEAL	PENNY LEISURE, (FIELD ADJ.)	EXT BARN COURSE / JUMPS / GALLOP	25.10.89	RE
-35040	MR P HEARN	REDUNDANT BARNS TO L. IND.	14.2.90	RE
35041	"	FARM LAND TO GOLF COURSE	14.2.90	RE
-35042	"	CONV/C.O. USE REDUNDANT BARN TO HOUSE.	14.2.90	C/A
(36471) SEE	GIBSTROUDE FARM			
BRA 11215	"	BARN 'B' TO GOLF PRO SHOP	10.2.92	APP
FP/92/0191	MR. P HEARN	NEW CLUB HOUSE	16.4.92	APP

DATE OF COMPLETION

MINISTRY DECISION 32509 - APPEAL DISMISSED / 35041 - APPEAL GRANTED - 17.5.90

~~SPECIAL ORDERS~~ 34005 - " GRANTED - 24.5.91

DRAINAGE

1933

(3) HENNERTON FARM / PETRO / GOLF CLUB

ADDRESS CRAZIES HILL PARISH WARGRAVE

PLOT No.

BUILDER ORD. SHEET No. SU. 7980

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40844	MR. P. HEARN PETRO	RELAX. AGR. COND. ON PETRO	4.5.93	C/A
41100	MR & MRS " GOLF CLUB	AMENDMENTS TO 35042	8.10.93	C/A
FP/93/1474	"	BARN CONV. & 2/ST. EXT.	24.6.93	APP
		REPOS. CARTSHED TO		
		FORM GARAGE SWIMMING		
41829	" GOLF CLUB	POOL, WALL & LOGGIA		
FP93/1958	" GOLF CLUB	CONSERVATORY & COVERED WAY	18.1.94	C/A
42625	"	CONSERVATORY	8.11.93	APP
		BARN TO RES. & EXT. TO	26.5.94	C/A
		INCLUDE SWIMMING POOL		
FP94/2521	"	(41100)		
FP94/2841	"	NEW GARAGE AT GOLF CLUB	15.6.94	APP
98/68189/V	"	SWIMMING POOL COVER	7.10.94	C/APP

MINISTRY DECISION CEDAR BUNGALOW

VAR. TO COND. 2 - APP. 0/313/63 & 85/64 6.10.98 C/A

SPECIAL ORDERS TO REMOVE RESTRICTION OF OCCUPATION BY AG. WORKER ONLY

① ADDRESS WARGRAVE MANOR, WARGRAVE HILL — PARISH WARGRAVE — E

PLOT No. — LISTED BUILDING — ORD. SHEET No. SU. 7878 (1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/209/66	MR. N. BROAKES	MODERNISATION OF SERVANTS QUARTERS & GARAGE	4·8·66	APP.
R/9/67	"	PAVILION AT SWIMMING POOL	19·1·67	APP.
R/229/67	"	DAIRY PARLOUR, COLLECTING YARD & COW HOUSING & NEW ACCESS ROAD TO FARM BUILDINGS - N. OF EAST LODGE	6·7·67	APP.
R/282/67	"		31·8·67	N/A C/A
R/390/68	"	VEHICULAR ACCESS - EAST SIDE	28·11·68	N/A C/A
R/420/68	"	WROUGHT IRON ENTRANCE GATES	2·1·69	N/A APP.
0/199/68	"	BUNGALOW	23·1·69	N/A C/A
45/69	"	BUNGALOW (LODGE) AT ENTRANCE	12·6·69	N/A C/A
R/221/69	"	DUTCH BARN	10·7·69	APP. C/A
R/305/69	"	VEHICULAR ACCESS	4·9·69	N/A C/A
724/72	"	GREENHOUSE & CONSERVATORY	11·5·72	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS (T.P.O. 2/1951 check plan)

DRAINAGE

091074

② ADDRESS WARGRAVE MANOR, WARGRAVE HILL — PARISH WARGRAVE — E

PLOT No. — LISTED BUILDING — ORD. SHEET No. SU. 7878 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1316/73	MR. N. BROAKES	PRIVATE WORKSHOP	25·10·73	N/A C/A
*BR 879	"	STOREY EXTENSION AT EAST LODGE	24·5·74	APP. N/A
00944	"	" " "	11·7·74	N/A C/A
~~02986~~	~~M. V. RAPHAEL ESQ~~	~~HOUSE~~	~~7 8 75~~	~~N/A C/A~~
BR 3928	Buccentaur Anstall	ADD to make habitable at Stable cottage	23 12 75.	App N/A
BR 3986	" "	INT ALT Alter of bathroom & window at South Lodge	23 12 75	App N/A
†BR 3987	" "	Modernisation & Add Bath/Rm	9 1 76	App N/A
03965.	" "	Alt & Add.	20 2 76	N/A Ref
03966.	" "	Alt & Mod stable cottage	20 2 76.	N/A C/A
03967	" "	Int Alt & add windows at South Lodge	20 2 76.	N/A Ref
04356	" "	DORMER WINDOWS TO N & E ELEVATION	15·4·76	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 879 - CANCELLED BY WDC - 5·8·77 † BR 3987 Cancelled by WDC.

DRAINAGE

091074

(3) ADDRESS WARGRAVE MANOR WARGRAVE HILL PARISH WARGRAVE E

PLOT No. LISTED BUILDING ORD. SHEET No. SU.7878 (

BUILDER ESTATE OFFICE & STAFF QTRS LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06884	WARGRAVE MANOR ESTATE	BALUSTRADE TO FRONT COLONNADE & LIFT	29.9.77	N/A C/A
06956	"	" LISTED BUILDING CONSENT	29.9.77	N/A C/A
BR. 7113	Wargrave Manor Estates	Construction of lift shaft SOUTH LODGE	3.10.77	APP N/
07576	"	EXT. TO PROVIDE EST. OFFICE; ALTS. & ADDITIONS.	16.2.78	N/A C/
07577	"	" " (LISTED BLDG. CONS.)	16.2.78	N/A C/
BR 8250	Wargrave Manor Estates	Int. conv. work to disused		
08279	"	milking parlour - The Farm.	28.3.78	APP N/
	"	"	6.7.78	N/A C/A
BR.8730	"	ext. & erection of garage.	8.6.78	APP N/
08690	"	LISTED BUILDING CONSENT - CANOPY TO PROTECT FARM. VEHS.	31.8.78	N/A RE
08691		CONVERT STABLES FOR STAFF, NEW STABLES, QUARTERS & GARAGES	31.8.78	N/A RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS WARGRAVE MANOR WARGRAVE ~~MANOR~~ HILL PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU.7878 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09316	WARGRAVE MANOR ESTATE	L.B.C. NEW STABLES & GARAGE	23.11.78	N/A C/
09317	"	"	23.11.78	N/A C/
09318	"	LARGER LIVING ROOM 2nd BATHROOM, NEW GARAGE - EAST LODGE.	23.11.78	N/A C/
09319	"	L.B.C. FOR ABOVE	23.11.78	N/A C/
09320	"	L.B.C. TIMBER SCREEN TO EX. MANGE NEAR FARM FOR HORSE TRAINING ETC.	23.11.78	N/A C/
			23.11.78	N/A C/
09321	"	"	23.11.78	N/A C/
09322	"	CANOPY IN FARMYARD ADJ. MILK PARLOUR.	23.11.78	N/A C/
09323	"	" " L.B.C.	23.11.78	N/A C/
09324	"	L.B.C. OLD STABLES TO 5 DWELLINGS	23.11.78	N/A C/
09325	"	"	23.11.78	N/A C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS WARGRAVE MANOR WARGRAVE HILL PARISH WARGRAVE

ORD. SHEET No. SU. 7878 (

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09480	WARGRAVE MANOR ESTATE	L.B.C. 1ST FLOOR WING OVER E. SIDE KITCHENS	14.12.78	N/A C
09481	"	"	14.12.78	N/A C
BR 9933	"	EAST LODGE: EXT. TO FORM LIVING ROOM, BATHROOM	7.12.78	APP. N
BR 10211	"	DET. GARAGE STABLES FOR 19 HORSES & ANC. BLDGS.	13.2.79	APP.
BR 10212	"	OLD STABLES & MAYLOFT TO 5 DWELLINGS	14.2.79	APP.
BR 10300	"	2/STOREY EXT. TO EX. S/STOREY AT EAST WING	26.2.79	APP.
27426/7 LBC		INVALID LIFT	15.4.84	C
BRA 2302	"	LIFT ETC.	6.2.87	APP
28089	MALABAN LTD.	NEW ACCESS	5.8.87	C
32095 32859	"	LOCK-UP GARAGES	14.12.88	E

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

33279 " 12 CAR GARAGING/STORE/SITTING ROOM 7.6.89 C

1764

(6) ADDRESS WARGRAVE MANOR WARGRAVE HILL PARISH WARGRAVE

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
34347/8E N/P				NP
BRA 7605	MALABAN LTD	12 GARAGES	17.8.89	Ref
34934	"	GARAGING/STORAGE/SITTING RM. FOR DRIVERS	14.2.90	C
BRA 8763	"	" " "	30.3.90	APP
~~BRA 8763~~	~~"~~	~~" "~~	~~30.3.90~~	~~APP~~
35161	"	NEW LAKE/TEMPLE/ LANDSCAPING/TREES	9.5.90	C
98/68293/F	" (RETRO)	ENTRANCE GATES	9.12.98	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 16 Aug 2000
My ref: NL/F/2000/1437
Your ref:

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

Mrs J Bone.
Archaid
Keepers Cottage
Wargrave
Berkshire
RG10 8PU

Dear Mrs Bone,

PROPOSED ERECTION OF APPROVED CONSERVATORY AT KEEPERS COTTAGE, CRAZIES HILL, WARGRAVE. APPLICATION NUMBER 25640.

Thank you for your letter of the 31 July 2000, regarding the above stated development.

I have compared the proposed bay/conservatory as outlined in your letter and accompanying drawings against the plans, which were originally approved. It would appear that the drawings are similar enough to be considered as the same proposal.

The proposed creation of two opening sections to the conservatory, to form doors is also approved as a minor amendment to the original scheme. This is on the condition that in all other regards the proposed structure is built as it was approved.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

JEANNE BONE AA DIP RIBA

ArchAid

ARCHITECT

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
02 AUG 2000
COPIES TO: | ACK:
FILE:

John Mitchell,
Environmental Services Dept.
Wokingham District Council,
Shute End,
Wokingham.

31 July 2000

Dear Mr. Mitchell,

RE. PROPOSED CONSERVATORY EXTENSION PREVIOUSLY APPROVED UNDER APPLICATION NO. 25640 IN 1986

Thank you for your directive on this item.

We would like to go ahead and build this extension as originally approved in 1986. However, in 1986, Mr Rees the planning officer at that time asked me to go ahead and submit the planning application based on old drawings and a sketch scheme he had agreed with me. The then owners Mr. & Mrs Jackson were living at Keepers at the time of application and the sale was dependent on planning approval. The outcome of this is that the original drawings are not all that accurate.

I will endeavour to build the design in principal as close to the planning application as possible. The extension will adhere to the following:

- Bay to be the same size as shown on the plan: dimension from face of wall to external face of bay shown as 2000mm will in fact, work out at 1800mm; dimension for the width of the bay will be 3000mm external.
- A 7 bay timber and glass structure with low timber plinth to match the diagonal timber panel feature on the rest of the house.
  Note: we have a high water table at Keepers and running sand on this side of the building and the lighter the structure the better - i.e. no brick plinth
- The bay will be centred on the window above at 1st floor level. Which in turn will determine the width according to brick patterning at the corner of the house which is Flemish bond, and supporting structure for RSJ across the centre of the room.
- The height of the bay is determined by the height of the window above which is 3100mm above ground level. This presents a greater problem as the sloping roof shown is too steep a pitch for glass, and fitting below the sill of the window above. We will therefore take a view and match the slope of the roof to that of the house, and no higher than the existing window sill.
- Dropping the floor level and external ground level, which is sympathetic with the garden levels, I can achieve a ground to eaves height at shown of 2600mm, internal floor to ceiling of 2400mm.

In addition I would like two of the sections of the bay to be opening doors. When the house was first built around 1830 there was a door at this location, which is shown on a photograph in the book of Wargrave. I would like to treat this as a minor amendment - with all lines matching the rest of the bay.

Please find enclosed some setting out sketches, which refer to all these points.

If there are any further problems, queries, or revisions you would like me to make please contact me, otherwise I will be proceeding with this work in October of this year.

Yours sincerely,

Jeanne Bone

KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU
Tel: 0118 940 2083 Fax: 0118 940 1123 E-mail: jeannebone@barclays.net

Cc NICOLA LAKE.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1437

Applicant : J Bone .

Location : Keepers Cottage, Highfield Lane, Crazies Hill, Reading.

Proposal : Proposed replacement of outbuildings with barn style outbuilding and pitched roof

Site Notice Displayed ? :

YES	NO	DATE
✓	X	8·6·2000 15·6·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....8.6.2000.....

Date Registered : 03/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses :

Conservation Officer - No objection

Highways - No objection on condition of availability use

Planning Issues :

Application Number: F/2000/1437

Appraisal :

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

Application Number F/2000/1437
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Keepers Cottage Highfield Lane Crazies Hill Reading.

APPLICATION NUMBER: F/2000/1437

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? no

2. DESCRIPTION OF SURROUNDINGS

Green Belt.

3. DESCRIPTION OF SITE/BUILDING Fruit Cages are just wire structures no enclosure no usable space. Chicken area is also just a wire cage log store has concrete block foundations but is whole wood with a flat roof - stables are wooden as well. The only Brick Structure is the existing garage and garden store room garage is large even a double and has the width of the building. Structure is flat roofed.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **19 May 2000**

My ref: F/2000/1437

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/1437
Keepers Cottage, Highfield Lane, Crazies Hill, Reading.
Proposed replacement of outbuildings with barn style outbuilding and pitched roof

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1437**
Keepers Cottage, Highfield Lane, Crazies Hill, Reading.
Proposed replacement of outbuildings with barn style outbuilding and pitched roof
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **19 May 2000**

My ref: F/2000/1437

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/1437
Keepers Cottage, Highfield Lane, Crazies Hill, Reading.
Proposed replacement of outbuildings with barn style outbuilding and pitched roof

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1437**
Keepers Cottage, Highfield Lane, Crazies Hill, Reading.
Proposed replacement of outbuildings with barn style outbuilding and pitched roof
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1437

Proposal:
Proposed replacement of outbuildings with barn style outbuilding and pitched roof

Location:
Keepers Cottage, Highfield Lane, Crazies Hill, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

DC.

Site visit held on 22 May 2000

by S D Whitfield BA DipTP MRTPI

An Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
15 JUN 2000

Appeal: APP/X0360/A/00/1039440

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr and Mrs C Bone against Wokingham District Council.
- The site is located at Keeper's Cottage, Wargrave, Berkshire.
- The application (ref: 99/70729/F), received by the local planning authority on 29 October 1999, was refused on 23 December 1999.
- The development proposed is an extension to ground floor sitting room – conservatory room.

Decision: The appeal is dismissed.

Procedural Matters

1. The application form is dated 'October 98'. At the site visit one of the appellants confirmed that the application was made in 1999, and the date stamp on the Council's copy of the application form indicates that this was the case.

The Main Issue

2. I consider the main issue in this case is whether the proposal conflicts with policy to protect the Green Belt and, if so, whether there are any very special circumstances that would outweigh the general presumption against inappropriate development in the Green Belt.

Development Plan and Other Policies

3. The appeal site is within the Metropolitan Green Belt. The Council also states that it is within an Area of Special Landscape Importance, but does not draw my attention to any policies for development within such areas. Therefore I am unable to give this matter further consideration.

4. The development plan for the area includes the Berkshire Structure Plan 1995 and the Green Belt Local Plan for Berkshire 1985. Policy C4 of the Structure Plan presumes against inappropriate development in the Green Belt. Development must be acceptable to its Green Belt location in scale, form, impact, character and siting, and should not compromise the purposes of the Green Belt and the fundamental aim of keeping land permanently open. Approval will not be given, save in very special circumstances, for development other than the limited extension or alteration of existing dwellings, among other categories.

5. Policy 9 of the Green Belt Local Plan states a presumption against the extension of existing dwellings outside recognised settlements. An exception can be made if the development will not cause or contribute to a change in its the scale or character; and will not materially alter the scale of development on the site; and will not have an adverse effect on the open or rural character of the area in general.

6. The Council also refers to the draft Wokingham District Plan 1997, an emerging plan currently undergoing its Public Inquiry. Policy WGB3 of the draft Local Plan states a presumption against allowing more than limited extensions to original dwellings. Furthermore, among other matters they must not result in disproportionate additions to the original building; have an adverse visual impact on the open or rural character of the surrounding countryside; or harm the scale of the dwelling and that of the development on site. Also, the text to the Policy states that generally any extension should not conflict with the openness of the Green Belt and the purposes of including land in it set out in Planning Policy Guidance (PPG) 2. Therefore it is similar to Policy C4 of the Structure Plan and reflects up to date advice in PPG2. However, Policy C4 and also Policy 9 of the Green Belt Local Plan differ from current Green Belt policy in that extensions are assessed on the basis of the existing rather than the original dwelling. To that extent I consider that the adopted development plan is out of date. In these circumstances I shall afford Policy WGB3 greater weight than would normally be the case for an emerging plan that has reached the Public Inquiry stage.

Inspector's Reasons

Green Belt

7. Keeper's Cottage is an extended dwelling sited in large grounds with a woodland setting, although the countryside is more open to the north and west. The conservatory would replace a much smaller bay window on a north-west facing gable elevation. Mature trees screen the house from Highfield Lane, the nearest public road, and from a public footpath adjoining the north-west boundary of the site. In this context, although it is possible to see the gable elevation from a gate by the private drive to the house, I consider that the proposal would not have any significant impact on the wider countryside. Therefore in my opinion there would not be any conflict with those aspects of local Green Belt policies intended to protect the rural character of the area.

8. Policy WBG3 of the draft Local Plan defines the original dwelling as the house as it was first built or as it stood on 1 July 1948. Therefore I shall not regard the substantial two-storey extensions built under a permission granted in 1986 as part of the original dwelling for the purpose of determining whether the proposal would result in a disproportionate addition to the property. According to the Council's figures, not disputed by the appellants, these extensions have more than doubled the size of the original dwelling. In my view the conservatory would therefore further contribute to a change in the scale of the dwelling, which Policy 9 of the Green Belt Local Plan seeks to prevent.

9. Local policies do not define the term 'limited extension' or specify any thresholds above which extensions are regarded as disproportionate. But I note that unlike the existing bay window the conservatory would extend across most of the width of the gable, which formed the main part of the north-west elevation prior to the erection of a two storey addition under the 1986 permission. It would also project further from the face of the gable than the bay window. Taking all of the above matters into account I consider that the extension would result in disproportionate additions to the original dwelling.

10. For the above reasons I conclude that the proposal would constitute inappropriate development in the Green Belt, which by definition is harmful. I also conclude that it would cause some loss of openness, the most important attribute of Green Belts, which would also be harmful. Consequently the proposal would not comply with Policy C4 of the Structure

Plan where it deals with inappropriate development and the openness of Green Belts. Neither would it comply with Policy 9 of the Green Belt Local Plan insofar as it presumes against extensions in the Green Belt that contribute to a change in the scale of the dwelling. Furthermore it would conflict with the advice on Green Belts in PPG2 and Policy WGB3 of the draft Local Plan.

Very Special Circumstances

11. I now turn to whether there are any very special circumstances that would outweigh the general presumption against inappropriate development in the Green Belt and the other harm caused by the loss of openness. The appellants consider that the Council has accepted the principle of a conservatory in this location by virtue of the earlier permission that was not implemented. They also point put that the bay window is not part of the original dwelling, and was originally an entrance when the building was in use as two dwellings. But I have read no evidence that states when these changes occurred, and more importantly I note from the floor plans that the footprint of the 1986 conservatory was similar in area to the bay window, unlike the current proposal which would extend over a larger area.

12. The appellants also argue that the proposal would be screened from the public domain by mature landscaping; would not significantly increase the proportion of buildings in relation to site coverage; would use materials to match the existing building; and would be convenient for a number of domestic reasons. I accept that some of these matters, such as facing materials, do not conflict with elements of local Green Belt policy. But in view of my conclusions on the main issue I do not consider that these or any of the other matters raised would amount to the very special circumstances required to outweigh the harm to the Green Belt that would arise in this case.

Overall Conclusions

13. I have considered all other matters raised, including the larger proposal refused in 1999, the lack of any objections from the Parish Council, and other conservatories in similar locations in the area. On the first point, the fact that the current proposal is smaller in scale compared with an earlier refusal does not necessarily mean it is acceptable. With regard to all three matters I am obliged to treat the proposal before me on its own merits. Therefore neither these nor any of the other matters are enough to outweigh my conclusions on the main issue that have led to my decision on this appeal.

Formal Decision

14. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss the appeal.

S D Whitfield

Inspector

FROM: Nicola Lake

DATE: 19 May 2000

PLANNING SECTION
FCL
DC
APP
CS
30224
COPIES TO:
ACK:
FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1437

Proposal: Proposed replacement of outbuildings with barn style outbuilding and pitched roof.

Site Address: Keepers Cottage, Highfield Lane, Crazies Hill, Reading.

Applicant: J Bone .

Your observations are required in respect of this application **by 12/06/2000** .

No objection

Informative:
The Parish Council would wish to see the proposal remain ancillary to the house so that sub-division does not take place to establish a new dwelling.

SIGNED: [signature]

DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

Nicola Lake

From: Andy Glencross
Sent: 05 June 2000 11:52
To: Nicola Lake
Cc: John R Mitchell
Subject: *F/2000/1437 Keepers Cottage, Crazies Hill*

Hi Nicola

I have had a look at the plans you sent me and although there doesn't appear to be a problem with the new buildings themselves, they include part of a Wildlife Heritage Site within the site location. I remember walking past this site a number of years ago and was apparent that the owners were grazing horses within what had previously been an ancient woodland. I would be interested in knowing whether they were increasing the number of horses they stabled and to,have a chat to them on the subject of woodland management.

Can you let me know if this is feasible/OK?

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

1792

MON. 22 NOV

By hand 24.5

NL

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1437 relates.

Address of site KEEPERS COTTAGE

WARGRAVE RG10 8PU

Signed [signature]

Date 23=05=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

FROM: Nicola Lake

DATE: 19 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1437

Proposal: Proposed replacement of outbuildings with barn style outbuilding and pitched roof.

Site Address: Keepers Cottage, Highfield Lane, Crazies Hill, Reading.

Applicant: J Bone .

Your observations are required in respect of this application **by 12/06/2000** .

No objection

Informative:
The Parish Council would wish to see the proposal remain ancillary to the house so that sub-division does not take place to establish a new dwelling.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

To:
Conservation Officer

22 MAY 2000

From: Nicola Lake

Date: 19 May 2000

Application Number: F/2000/1437

Proposal: Proposed replacement of outbuildings with barn style outbuilding and pitched roof.

Site Address:
Keepers Cottage, Highfield Lane, Crazies Hill, Reading. WARGRAVE

Applicant:
J Bone .

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

KEEPERS COTTAGE IS IN THE GREEN BELT, AREA OF SPECIAL LANDSCAPE IMPORTANCE AND THEREFORE IS LOCATED IN A PARTICULARLY VISUALLY SENSITIVE POSITION.
THE COTTAGE HAS A HISTORY OF EXTENSIONS AND ALTERATIONS; ITS SENSITIVITY HAS BEEN ACKNOWLEDGE BY THE PLANNING INSPECTORATE IN A RECENT APPEAL DECISION.

IT IS IMPORTANT TO CONSIDER THIS APPLICATION IN ~~THIS~~ RELATION TO THE COTTAGE AND ITS OTHER OUTBUILDINGS

ALTHOUGH THE EXISTING BUILDINGS ARE NOT OF SPECIAL MERIT THEY APPEAR MODEST IN SCALE OF VARIOUS STYLES AND PERIODS AND LOW KEYED.

THE NEW AMOUNT CANNOT NOW BE CONSIDERED MODEST. ALTHOUGH THE UNIFORM WALL + ROOF MATERIALS WILL PROVIDE A UNIFIED DESIGN, THE TOTAL FOOTPRINT WILL BE CONSIDERABLE (AS AN OUTBUILDING). THE WINDOWS TO THE GARAGE AND GARDENERS STORE APPEAR MORE APPROPRIATE TO LIVING ACCOMMODATION AND STAIRS TO HAY STORE SUGGESTS A STRUCTURE LARGER THAN NECESSARY TO REPLACE THE EXISTING BUILDINGS. 24.05.00 Harold Sanders. CONSERVATION + DESIGN

(8) PRE-APP ATTACHED (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAY [illegible]
Officer: NL	Application No. F 2000/1437

12+13

Map No. 14 Site 220

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed replacement of outbuildings with barn stable outbuilding and pitched roof

Location: Keepers Cottage Highfield Lane Crazies Hill

Parish: Wargrave Ward: Wargrave ✓ 1915

Applicant:

Mr & Mrs Bone

Fee Received 95.00 Required ..... Additional ..... Refund .....

(10)

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 green house shown on floor plans — elevations required for Hens ??	requested as additional info	
6	Floor plans	No elevations to show 4th side of stable block, or door to log/hay store	16/5	
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 : 19.5..... 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	: .....
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:

Re Ancient woodland, pls also notify: — Forestry Commission, Dinton Pastures

Pre-app attached.

NEIGHBOURS:

S/N sufficient

ADDRESS Keepers Cottage, Crazies Hill PARISH Wargrave

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1854/73	Mr. R. Jackson	App. to Bathroom/Ext. Bedroom	11.12.73	App. Cl
25640	Mr & Mrs C. Bone	2/st. Extensions	21.5.86	Cl
BRA 1495	"	Ext. & Alts.	~~21.10.86~~ 1.12.86	~~Ext~~ App
98/68322/F	Mr. & Mrs. C. Bone	S/St + covered way with Balcony	1.12.98	RE
99/70729/F	Mr & Mrs C Bone	S/st extn. to form conserv.	23.12.99	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 03 MAY 2000 * 1437

DRAINAGE

091074

JEANNE BONE AA DIP RIBA

ArchAid

ARCHITECT

03 MAY 2000

1437

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham.

01 May 2000

Dear Sir/Madam,

RE KEEPERS COTTAGE, WARGRAVE

Please find enclosed planning application for permission to replace the existing outbuildings with new outbuildings.

EXISTING

- Two stables
- One garage
- Storage space for materials and garden tools and machinery
- Gardeners Room
- Log Shed and Hay store
- Chicken run
- Greenhouse

Existing buildings are separate, all with flat roofs. The garage is brick with a timber boarded rear, and the stables are timber boarded.

PROPOSED

- Two stables
- Log store and Hay barn
- Double Garage
- Gardeners Room with storage for garden tools and machinery
- Gardeners WC
- Greenhouse

Building to be a typical 'Barn' type construction with timber boarding and pitched tiled roof.

The oil tanks are outside the buildings to the rear. The proposal is to extend the roof line to cover these in with an open front.

Yours faithfully,

Jeanne Bone

KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU
Tel: 0118 940 2083 Fax: 0118 940 1123 E-mail: jeannebone@barclays.net

Environmental Services

For office use only.
Application number: 03.MAY2000* 1457

Householder planning application form

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

1	Your name	MR & MRS. BONE
	Address and postcode	KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU
	Phone number	
2	Agent's Name	J. BONE - ARCHAID
	Address and postcode	KEEPERS COTTAGE WARGRAVE BERKSHIRE RG10 8PU.
	Phone number	01189402083.
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 LABOUR
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACE FLAT ROOFED OUTBUILDINGS WITH NEW OUTBUILDING - IN BARN STYLE CONSTRUCTION WITH PITCHED ROOF.
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 PLINTH, WITH HORIZONTAL BOARDING DARK STAINED. ROOF SLATE TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing: 5	Proposed: 0.
10	Does a public right of way touch the site? N/A. 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.

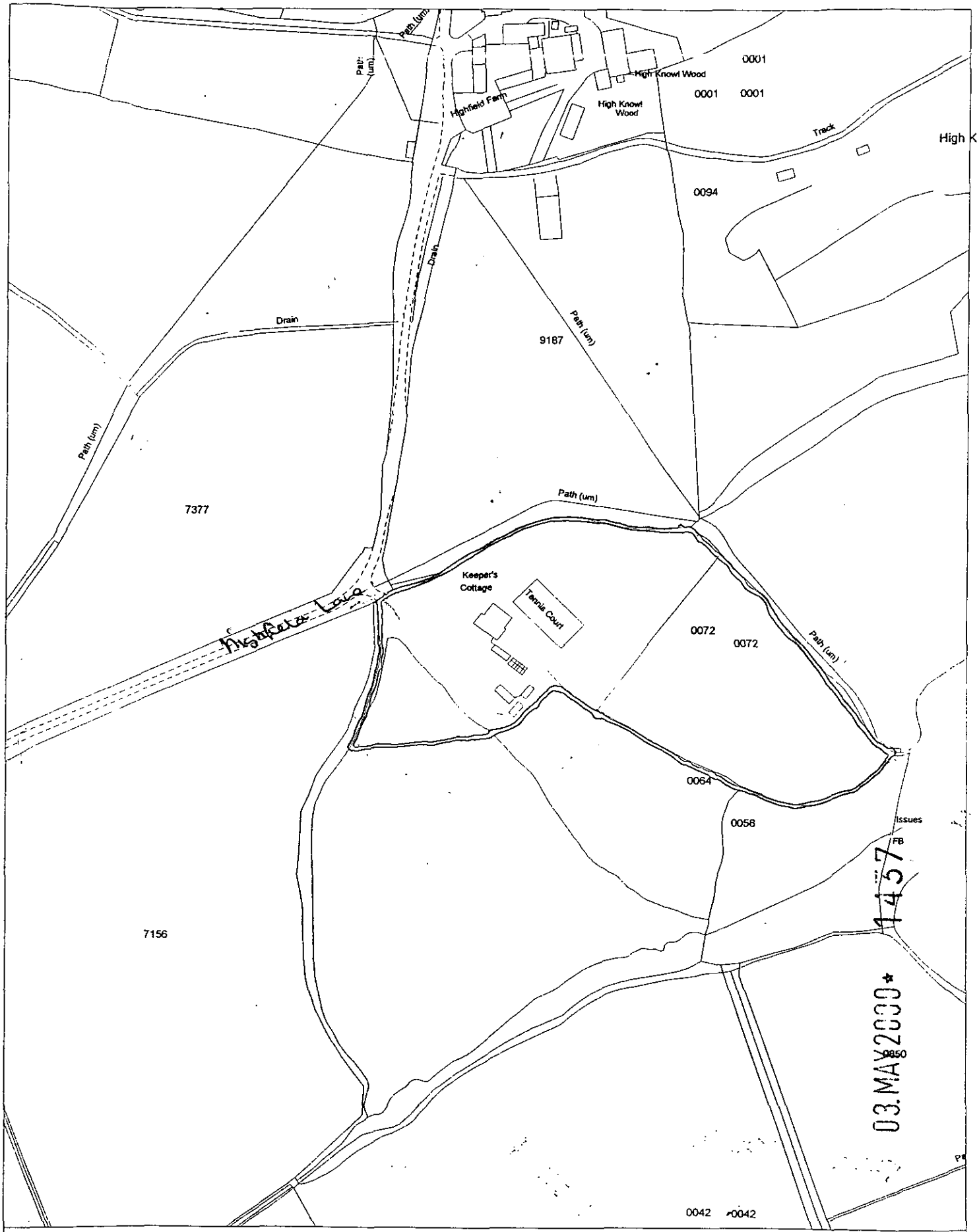
Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature] (for archaid) on behalf of MR+MRS. BONE.

Date 2 May '00.

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



Site Plan, Scale: 1 to 2500

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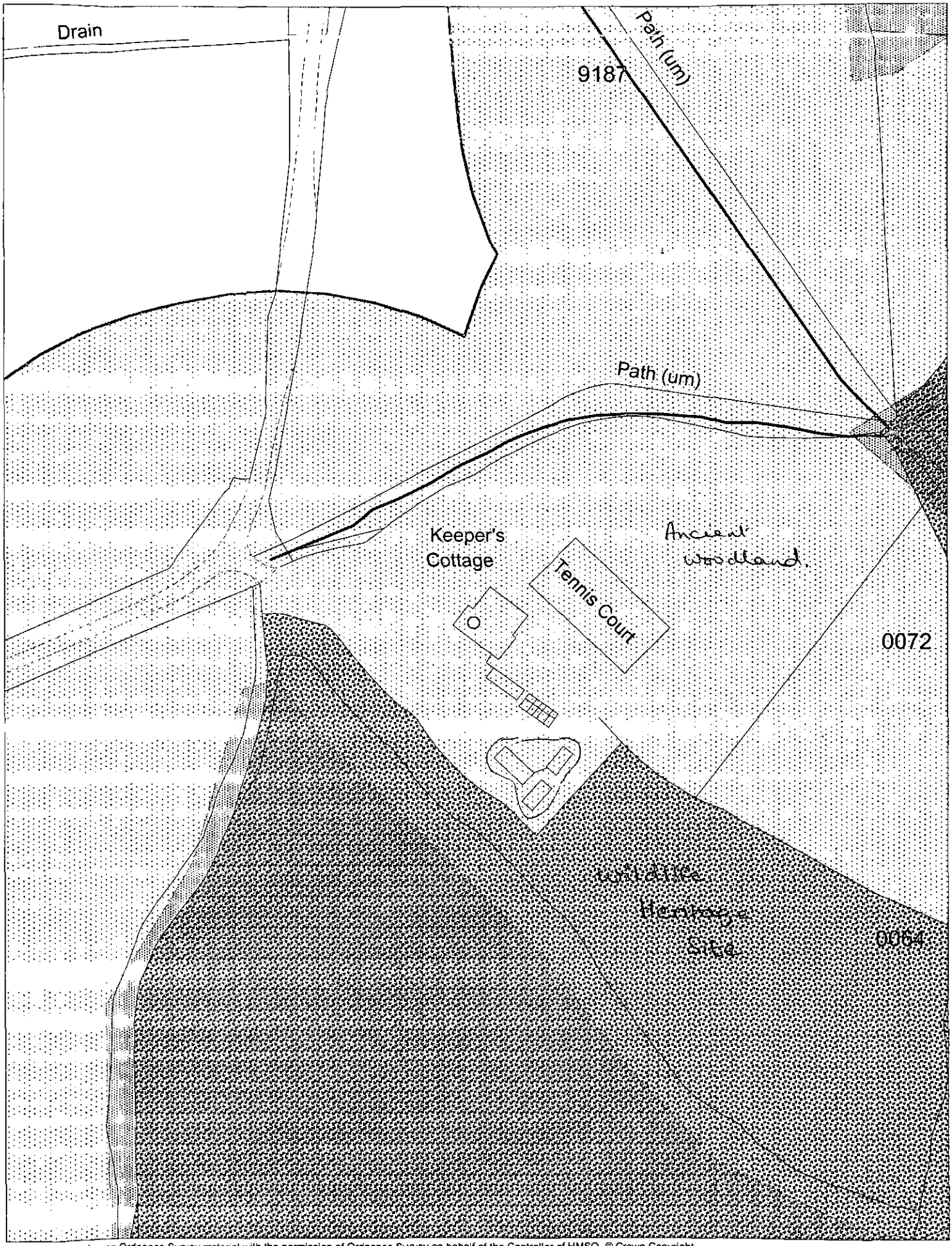
Date: 29 October 1999



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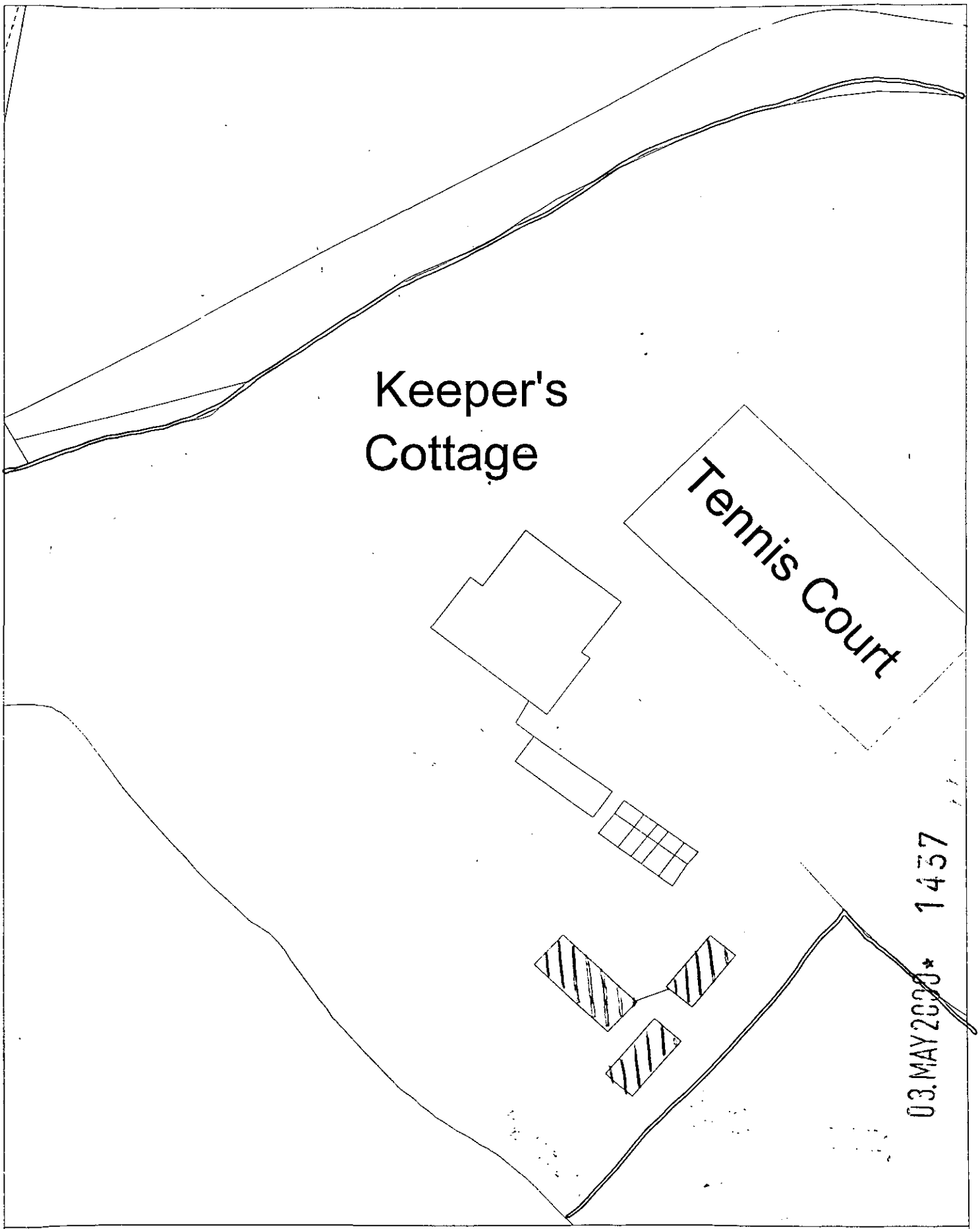
Development Control Section, Environmental Services, Wokingham District Council.
11 May 2000

Scale: 1 : 1250

N
W E
S

03.MAY2000* 1437



03.MAY2000* 1457

Site Plan, Scale: 1 to 500

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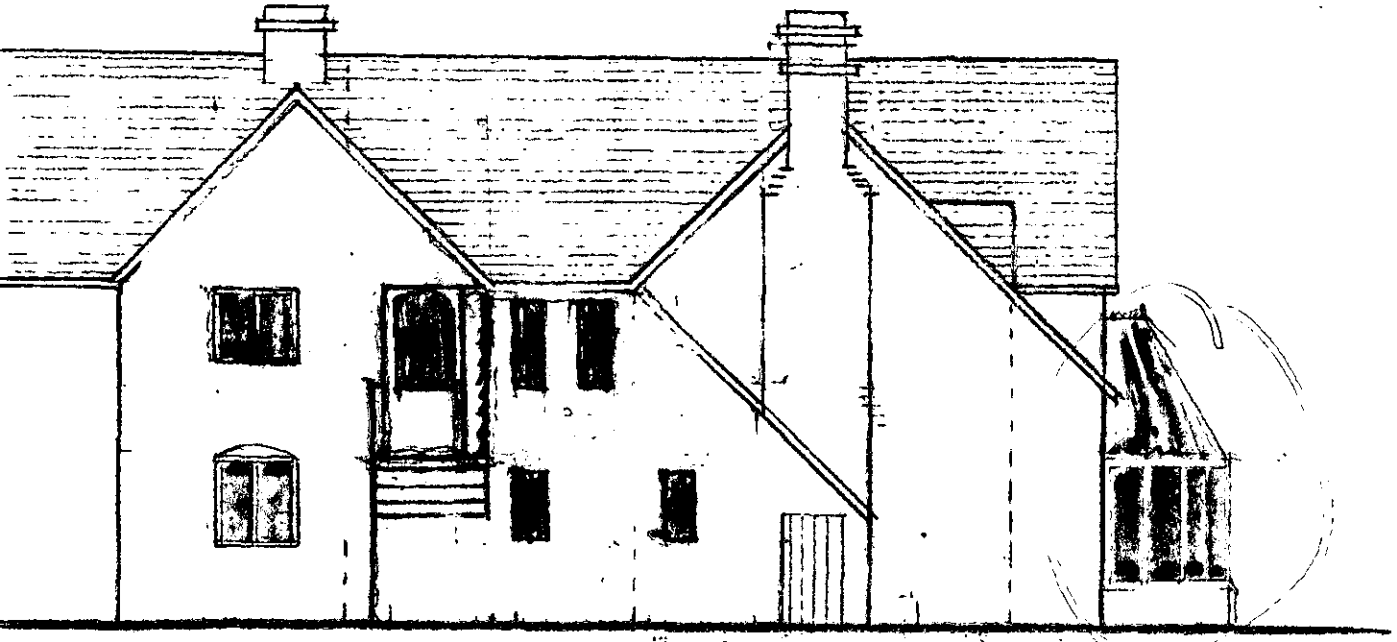
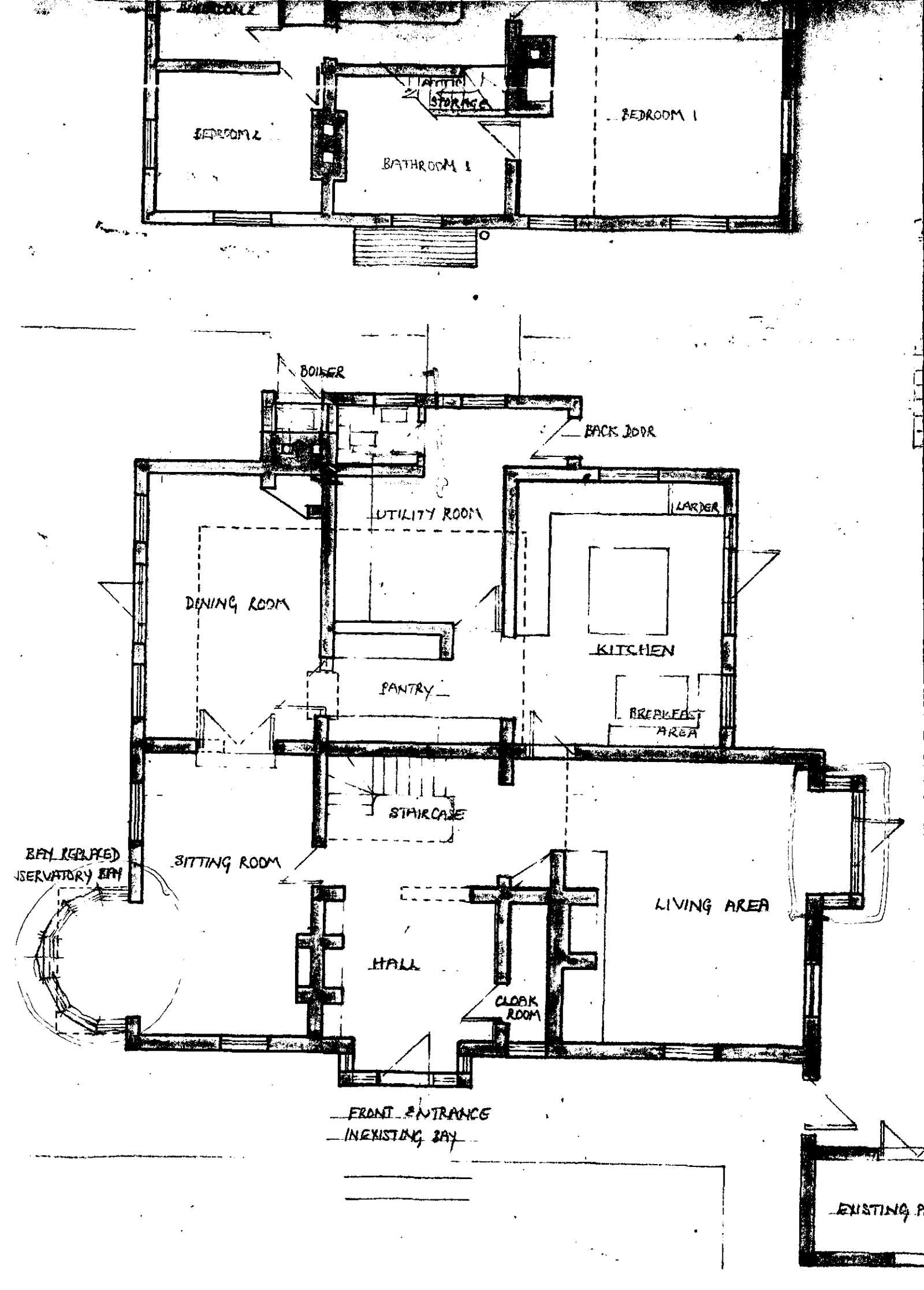
Date: 29 October 1999

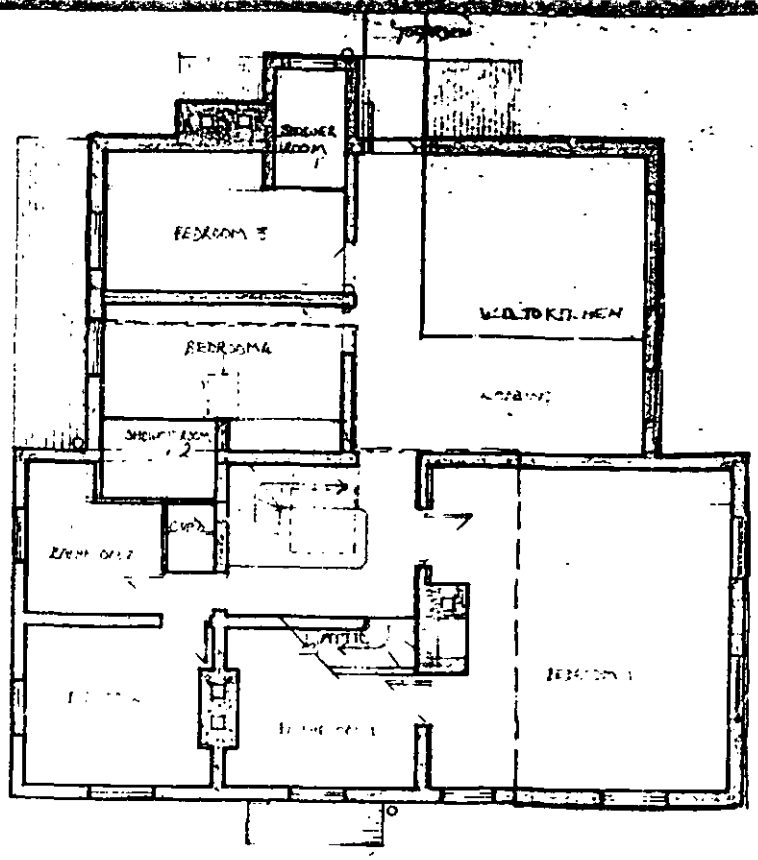


PROPOSED REAR ELEVATION

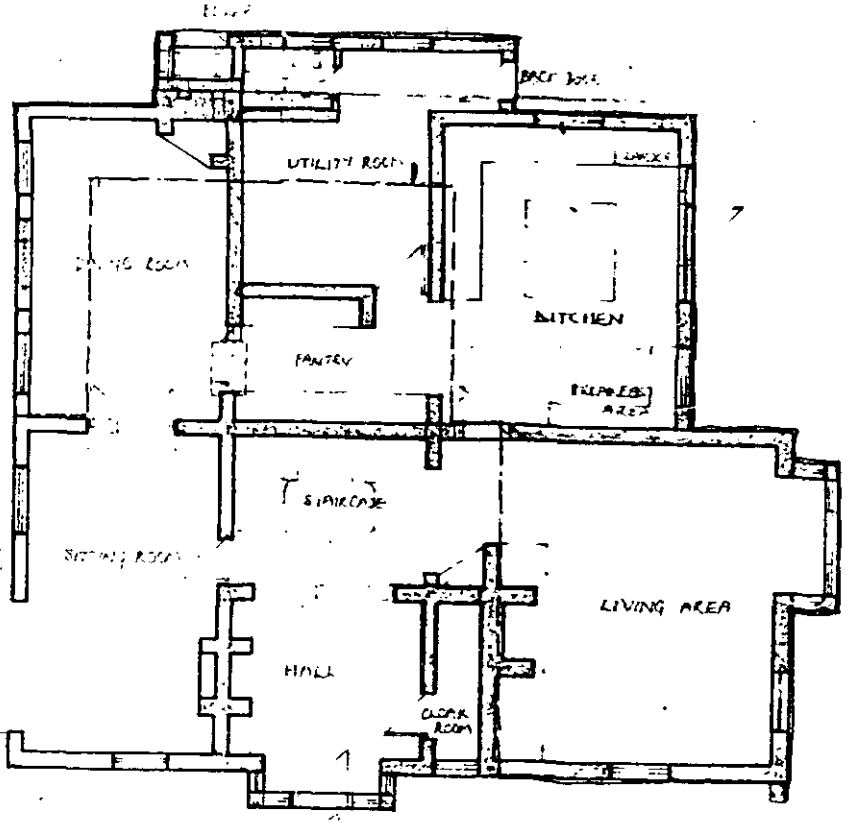


PROPOSED SIDE ELEVATION

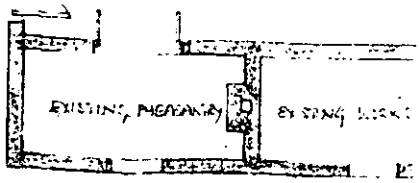

BEDROOM 2
ATTIC STORAGE
BEDROOM 1
BATHROOM 1
BOILER
BACK DOOR
UTILITY ROOM
LARDER
DINING ROOM
KITCHEN
PANTRY
BREAKFAST AREA
STAIRCASE
BAY (REPLACED OBSERVATORY BAY)
SITTING ROOM
LIVING AREA
HALL
CLOAK ROOM
FRONT ENTRANCE
(NEXISTING BAY

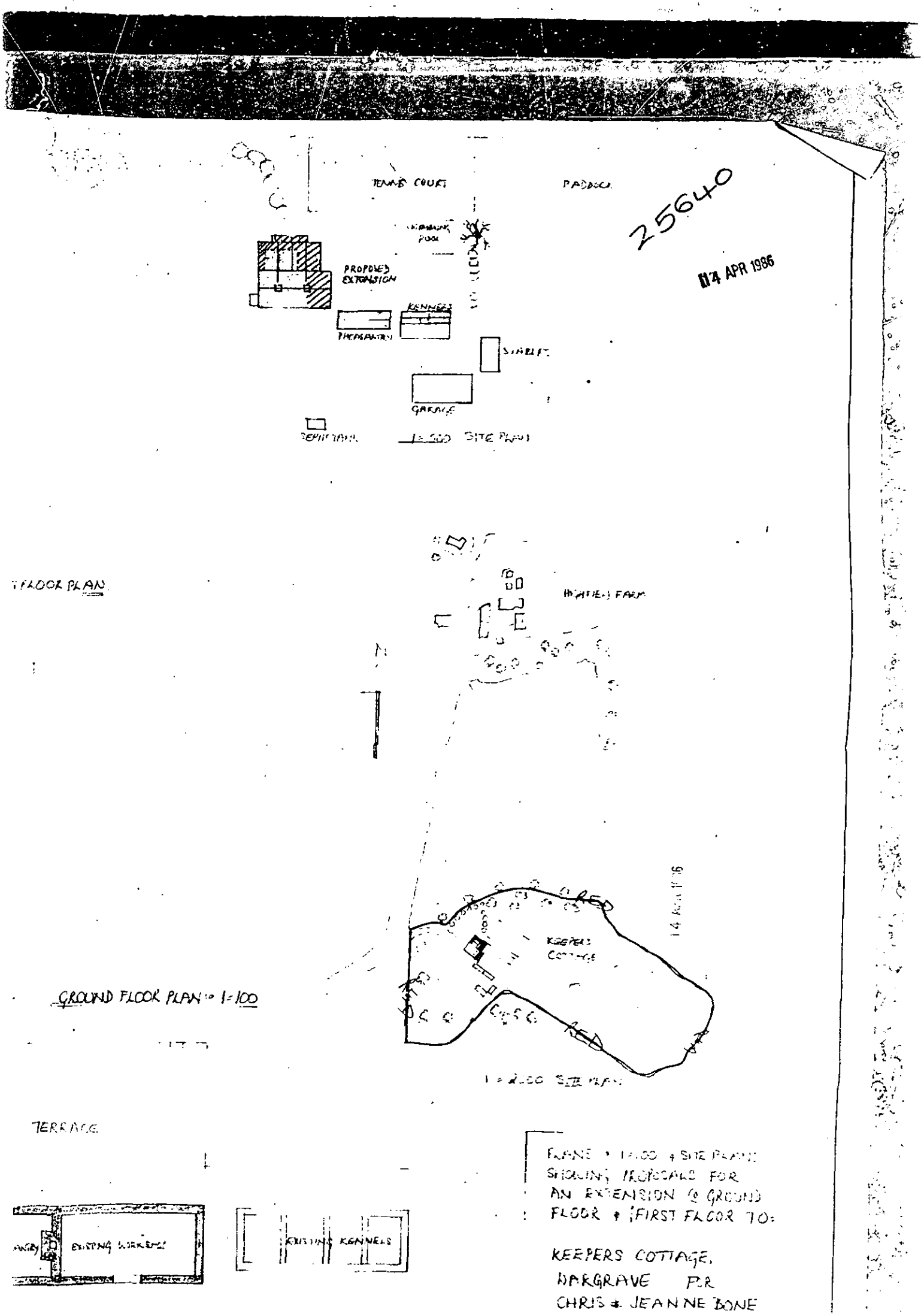


FIRST FLOOR PLAN

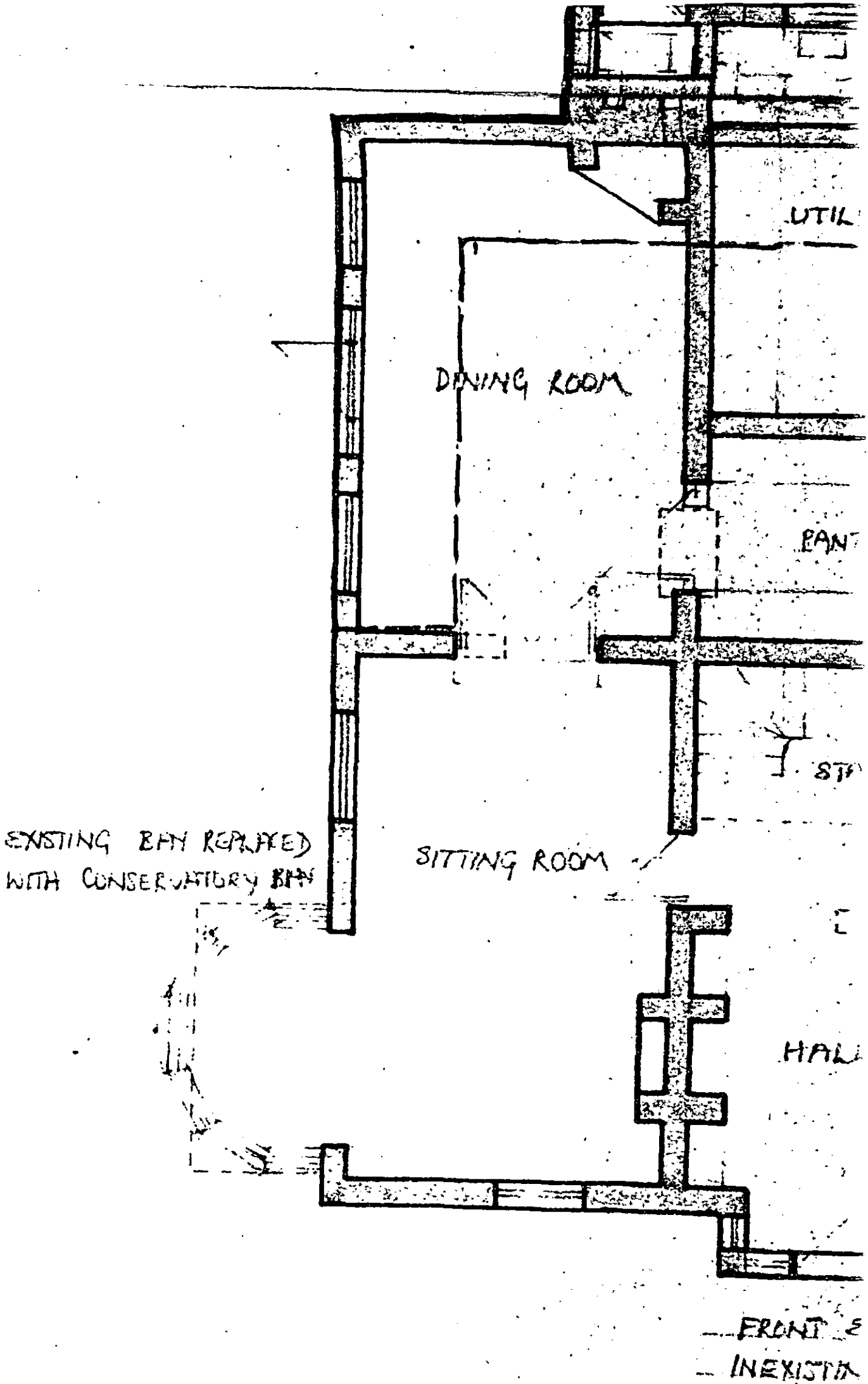


GROUND FLOOR





TENNIS COURT
PADDOCK
25640
14 APR 1986
PROPOSED EXTENSION
KENNELS
PHEASANTRY
STABLES
GARAGE
SEPTIC TANK
1:500 SITE PLAN
FLOOR PLAN
HIGHFIELD FARM
KEEPERS COTTAGE
RED
GROUND FLOOR PLAN @ 1:100
1:2000 SITE PLAN
TERRACE
EXISTING WORKSHOP
EXISTING KENNELS
PLANS @ 1:100 & SITE PLANS SHOWING PROPOSALS FOR AN EXTENSION @ GROUND FLOOR & FIRST FLOOR TO:
KEEPERS COTTAGE, WARGRAVE FOR CHRIS & JEANNE BONE


UTIL
DINING ROOM
PANT
ST
EXISTING PATIO REPLACED
WITH CONSERVATORY PATIO
SITTING ROOM
HALL
FRONT
INEXISTA

P
JLR

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR & MRS C S BONE
NELSON HOUSE
CRAZIES HILL
WARGRAVE
BERKSHIRE

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

Application No.(F) 25640

Proposal.
TWO STOREY SIDE/REAR EXTENSIONS TO PROVIDE ADDITIONAL LIVING AREA
"KEEPERS COTTAGE" CRAZIES HILL WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission (5)

1 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971 (5R)

2 All the materials to be used in the elevations of the proposed development shall match those on the existing building to the satisfaction of the District Planning Authority and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application (6)

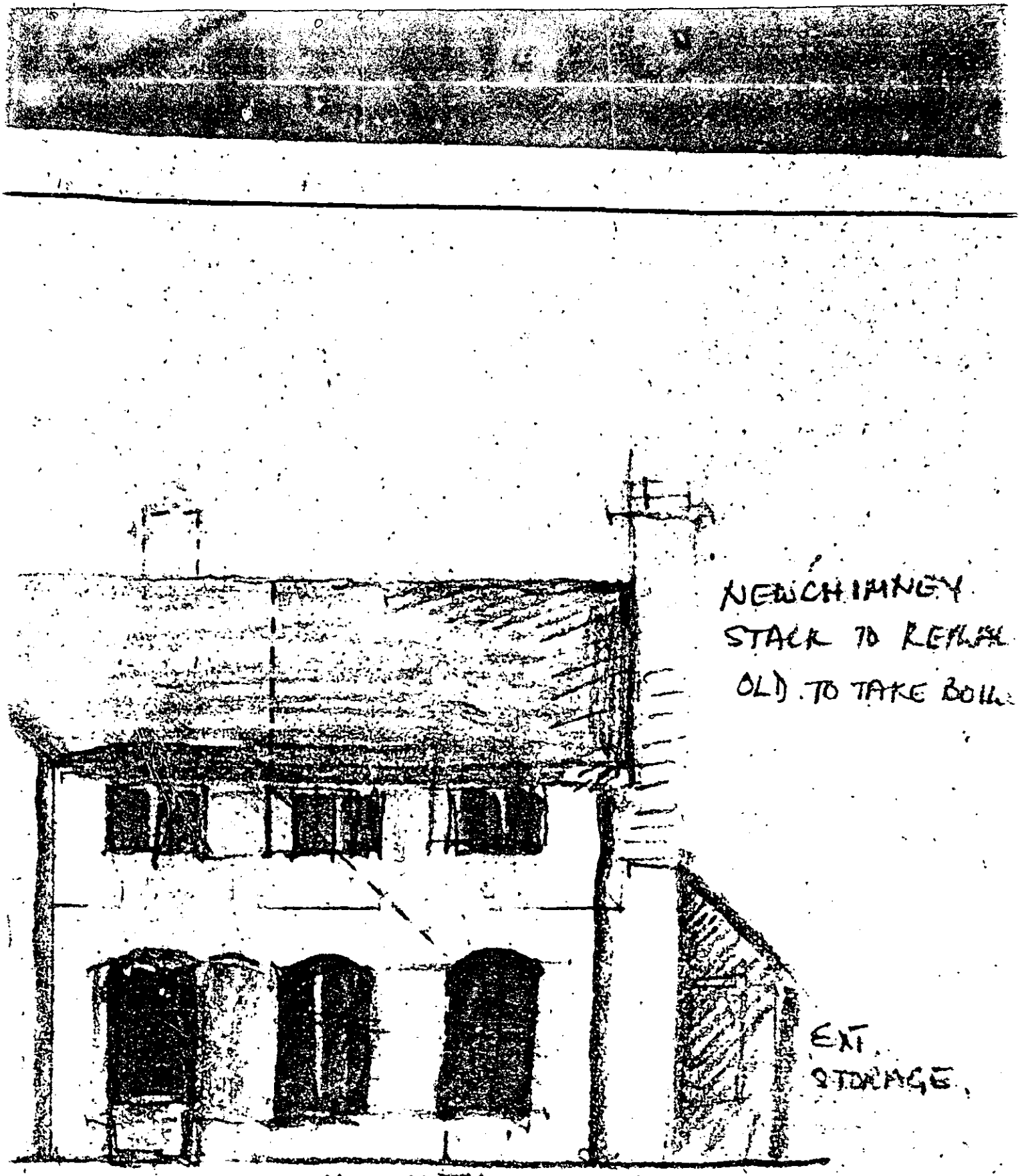
REASON To ensure that the materials are in keeping with those existing.(4R)

Date... 20 JUN 1986

District Secretary

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

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



SIDE ELEVATION (TO REAR).

EXTENSION 1

EXTENSION PROPOSED

PHEASANTRY

KENNELS

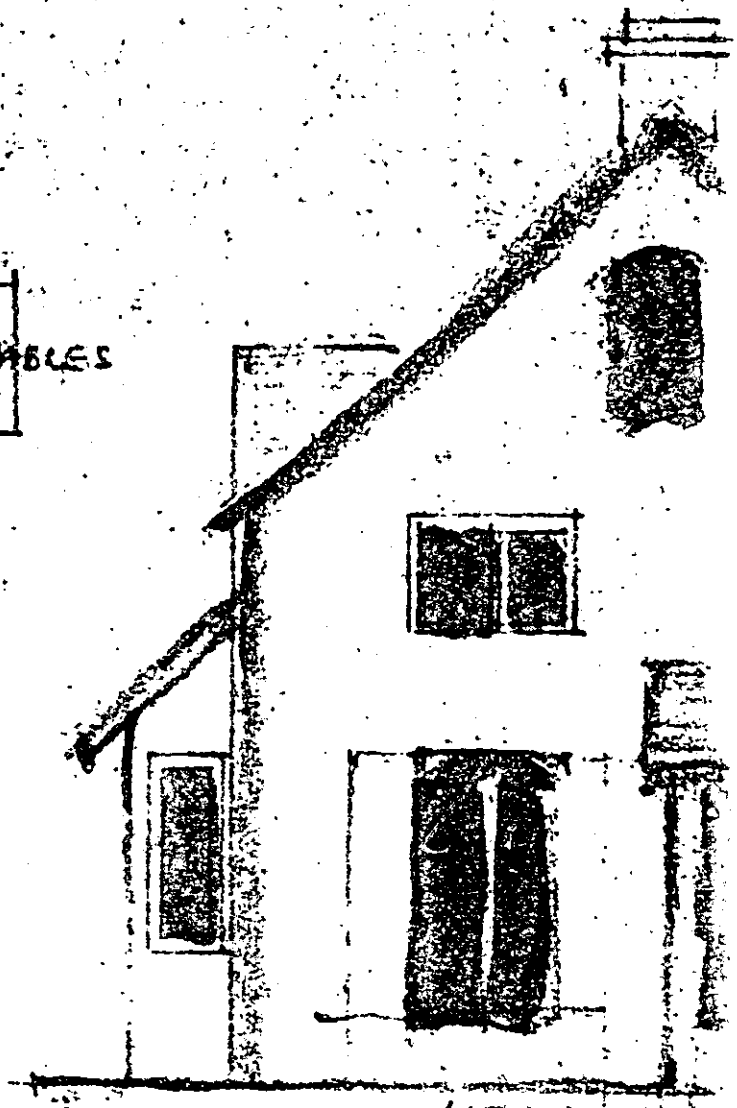
OUTBUILDINGS

STABLES

GARAGE

SEPTIC TANK

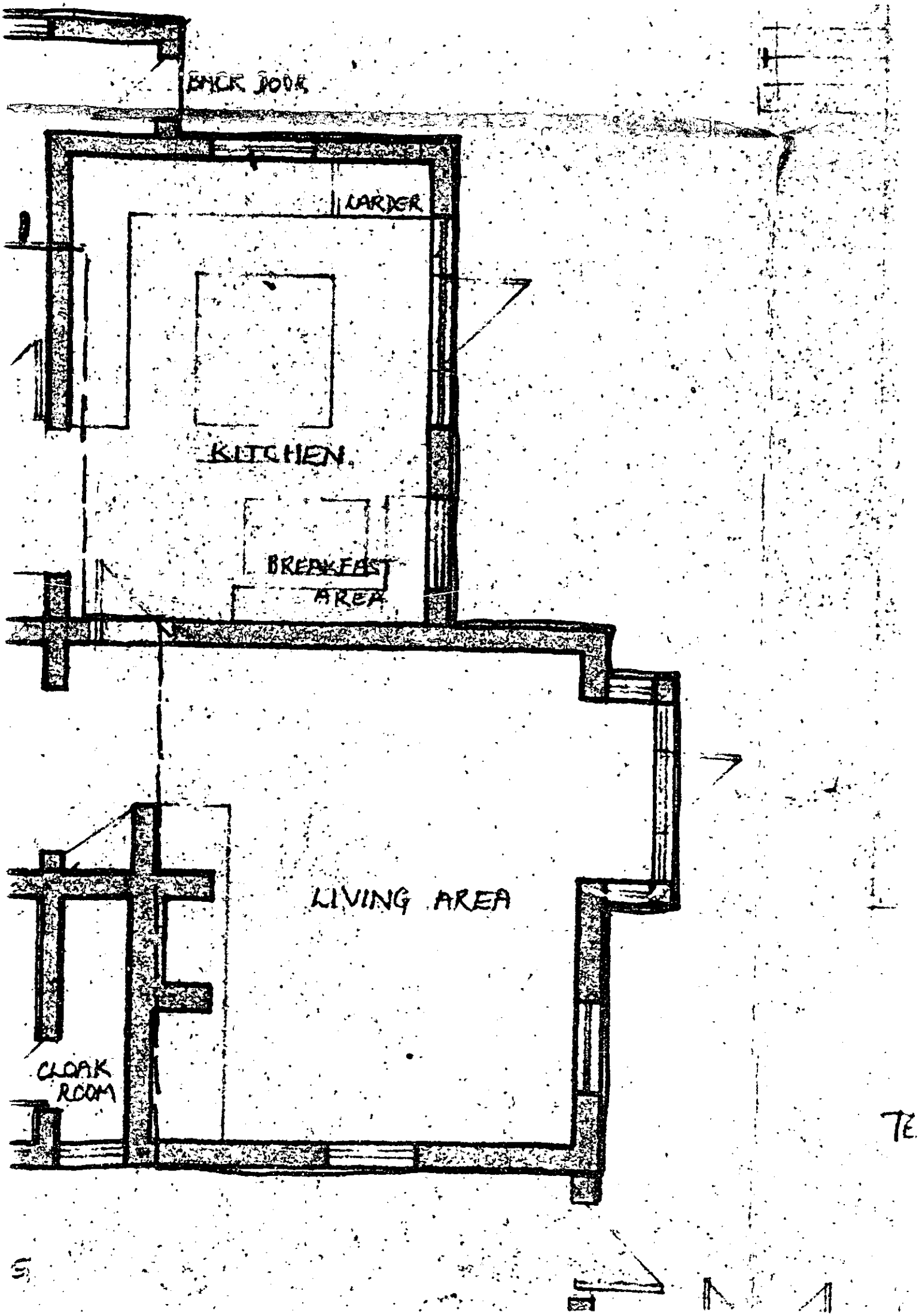
1:500



NEW LIVING
EXTENSION
MASTER BE



BAY
REPLACED
WITH
CONSERVATORY?


BACK DOOR
LARDER
KITCHEN
BREAKFAST AREA
LIVING AREA
CLOAK ROOM