APPLICATION NO:
F/2000/1559

LOCATION:
Field Cottage , Whistley Green Reading.

APPLICANT:
Mr N Burn-Murdoch C/O Sedgman Noble Architects, The Studio

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Burn-Murdoch
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire RG10 8PZ

Application Number: F/2000/1559

Parish: **HURST**

Location: **Field Cottage, Whistley Green, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

Our ref: SP\2000\001997\001
Your ref: F/2000/1559

Date: 9th August 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Emy Circuit

PLANNING SERVICES H. 33009
POL
DC E+C
APP
CS
14
COPIES TO:

Dear Sir/Madam

REAR EXTENSION TO FORM CONSERVATORY
FIELD COTTAGE, WHISTLEY GREEN, READING

Thank you for your letter dated 5 June 2000 which was received on 10 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/25/11. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 788 737	150 m	Whistley Court	engineered landfill accepting industrial and difficult waste

In view of the distance involved, and the engineered nature of the above landfill, it is unlikely that landfill gas will present a risk to this proposal.

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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Sedgman Noble Architects, The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave RG10 8PZ

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1559

Applicant : Mr N Burn-Murdoch C/O Sedgman Noble Architects, The Studio.

Location : Field Cottage, , Whistley Green, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	6 June 13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6 June 2000

Date Registered : 22/05/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Hurst PC - "no objection"

Environmental Health - no objection

Planning Issues :

Identified Settlement - gap | countryside adjacent.
ASC
Neighbours | Setting | Streetscene.

Application Number: F/2000/1559
Field Cottage, Whistley Green, Hurst

Appraisal: The proposal is for a single-storey extension to form a conservatory at the rear of a two-storey cottage. The property is located at the edge of the settlement, to the rear of other dwellings that front Whistley Green. There are gardens to the west and south and fields to the north and east. The whole site is screened by 2 metre hedges.

The existing dwelling has a stepped footprint, with a recessed section in the middle. The conservatory would occupy this 7.1 metre wide void and project up to a maximum of 3.2 metres beyond the deeper part of the house. The roof would be mono-pitched with a pitched section over the deepest part of the conservatory.

The conservatory would be far enough form the neighbouring properties not to have any impact on them. The house itself is not noticeable from the road and the conservatory would have no impact on the street scene. It would also be well screened from the surrounding countryside.

Recommendation: conditional approval

Application Number F/2000/1559
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	

John Mitchell
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Field Cottage
Whistley Green Reading.

APPLICATION NUMBER: F/2000/1559

OFFICER: Emy Circuit

DATE OF SITE VISIT: 6 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? at end of drive

2. DESCRIPTION OF SURROUNDINGS
rural setting on edge of village

3. DESCRIPTION OF SITE/BUILDING two-storey cottage on secluded site

4. RELATIONSHIP TO ADJOINING PROPERTIES
over 20m from dwellings fronting the road + largely screened by existing hedges.
access between Huntsman's Cottage and Spinningdale
fields to rear and side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING no change.

LEVELS

BOUNDARY TREATMENT 2-4m hedges.

OTHERS

Received by Wokingham District Council

Application No: F/2000/1559

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
Field Cottage, , 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. 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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

05 June 2000

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1559

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/2000/1559
Field Cottage, , Whistley Green, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1559**
Field Cottage, , Whistley Green, Reading.
Proposed single storey rear extension to dwelling to form conservatory

Please discuss Thanks

I wish this application to be listed should the officers recommendation be for REFUSAL
and my reason(s) are It looks reasonable to me!

Signed: Cllr Drake Date: 6.6.00
Councillor Drake

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

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1559

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1559**
Field Cottage, , Whistley Green, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2000	
Officer: EXC	Application No. F/2000/1559

Map No. 38.. **Site** ..0:15....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATOR

Location: FIELD COTTAGE WHISTLEY GREEN

Parish: HURST Ward: Hurst 5.6.2000.

Applicant: MR BURN - MURDOCH

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 5.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓
Environmental Health	NA: 250m landfill
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:

*Area of traditional local charctor

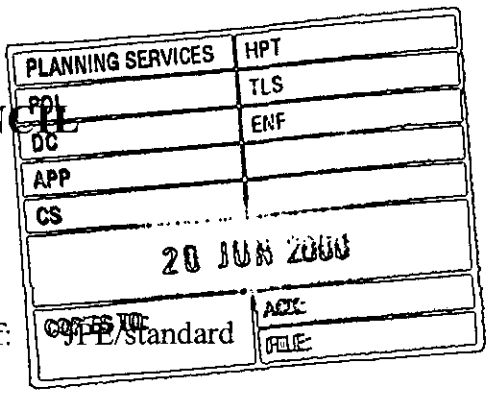
NO pre-apps

NEIGHBOURS:

S/N + Huntsmans cottage
Spinningdale
1+2 Gloster Cottage
} Whistley Green

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/standard

To: Emy Circuit, Development Control

Your Ref: F/2000/1559

Date: 19 June 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY FIELD COTTAGE, WHISTLEY GREEN, HURST

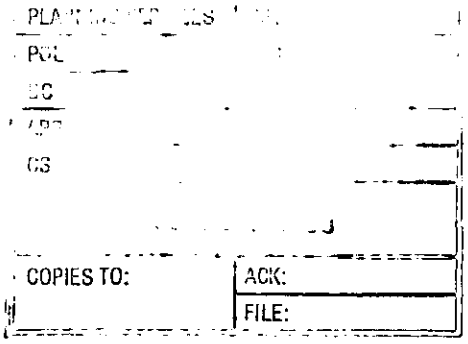
These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

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 June, 2000



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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2000/1559

I refer to the above-mentioned Application by Mr. N. Burn-Murdoch of Field Cottage, Whistley Green, Hurst; proposed single storey rear extension to dwelling to form conservatory.

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

Yours sincerely,

Clerk

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

19th May 2000

22.MAY2000* 1559

163FCWGH/1/dn

Dear Sirs

Proposed Conservatory, Field Cottage, Whistley Green, Hurst

On behalf of my client I make this application for full planning approval for the above works and I enclose six sets of drawing no 163FCWGH/02 showing our proposals to create a small lean-to conservatory to the east side of the property. The conservatory will be of white painted hardwood with double glazed roof and windows, with toughened glass where required. Brickwork up to 600mm internally will match the existing brickwork of the recent extension to which it will be built against.

The house is two small cottages converted to one dwelling with various small extensions added, the last to form the sitting room and bedroom over on the north elevation, about nine years ago., . Our client wants to create the conservatory with a new access (existing window) from the dining room. The whole of this side of the site is well screened with mature shrubs, bushes and trees and overlooks open countryside towards Hurst. There will be no overlooking from the neighbouring properties.

Enclosed with this letter are the following:

6 sets of drawings 163FCWGH/02 , 01
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership, A.
A cheque in the sum of £95.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

David Noble

encl.
copy: client

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

1959/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 (0118) 9778763.

For office use only
Application No.

22 MAY 2000* 1559

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. N. BURN-MURDOCH
	ADDRESS	FIELD COTTAGE
		WHISTLEY GREEN
		HURST, READING
	POST CODE	RG10 0EB Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO SPRINGMEADOWS BUSINESS CENTRE
		HIGHFIELD FARM
		WARGRAVE, READING 0118
	POST CODE	RG10 8PZ Tel. No 9404747
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	FIELD COTTAGE
		WHISTLEY GREEN, HURST
		RG10 0EB
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY - LEAN-TO -

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
NONE AFFECTED BY APPLICATION

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
HARDWOOD, PAINTED WHITE
BRICKWORK - TO MATCH EXTENSIONS
DOUBLE GLAZED, TOUGHENED GLASS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

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 the 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) ✓
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.

(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 David Noble SEDGMAN NOBLE ARCHITECTS

ON BEHALF OF MR N. BURN-MURDOCH

DATE 9th MAY 2002

(1) ADDRESS Field Cottage, Whistley Green PARISH Hurst

PLOT No. x 1/2 Whistley Green Cottages ORD. SHEET No.

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
X BL24710	MR. N. BURN-MURDOCH	FRONT PORCH	23.5.85	APP N/A
510/71		VEHICULAR ACCESS	9.7.71	N/A C/A
975/71	DR A. PONDAR	CONVERSION & ALTERS.	30.9.71	APP C/A
BL2508	MR. S. COUNCIL	EXTENSION	30.6.75	REF. N/A
AR2984	"	"	18.7.75	APP. N/A
02649	"	"	15.5.75	N/A C/A
09828	"	2/STOREY EXTENSION	16.1.79	N/A C/A
AR10320	"	"	2.3.79	APP. N/A
17960	"	CONV. BACK TO 2 DWELLINGS	26.8.82	N/A C/A
BR 2034/ 19186	MR. BURN-MURDOCH	REAR GARAGE	21.3.83 2.6.83	APP N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22.MAY2000* 1559

(2) ADDRESS Field Cottage, Whistley Green PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23483	MR. N. BURN-MURDOCH	PORCH & ADDNAL WINDOWS	22.5.85	N/A C/A
BRA 2215	"	ALT. TO FORM PLAYROOM	20.1.87	APP

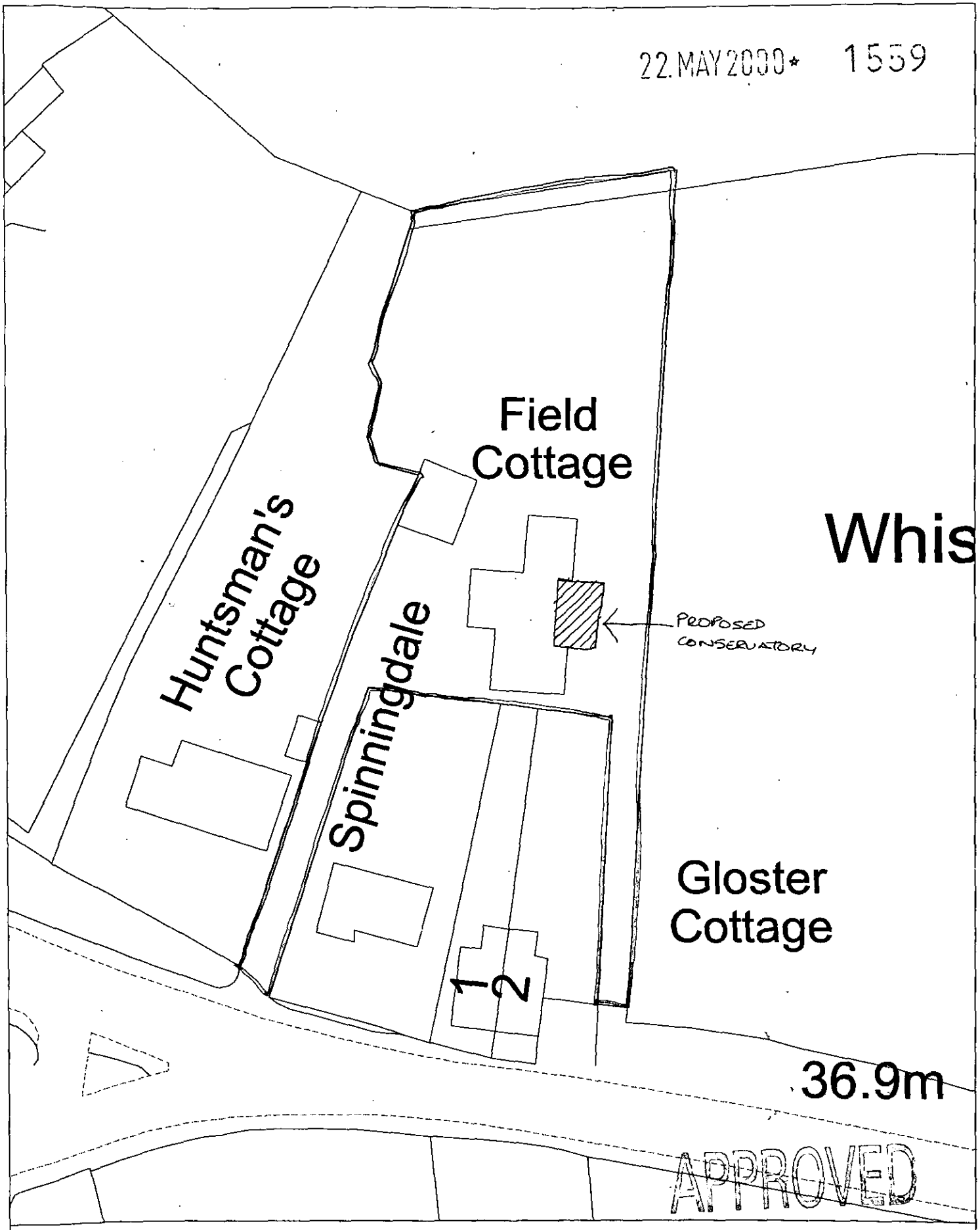
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22.MAY2000* 1559



Site Plan, Scale: 1 to 500

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Date: 19 May 2000

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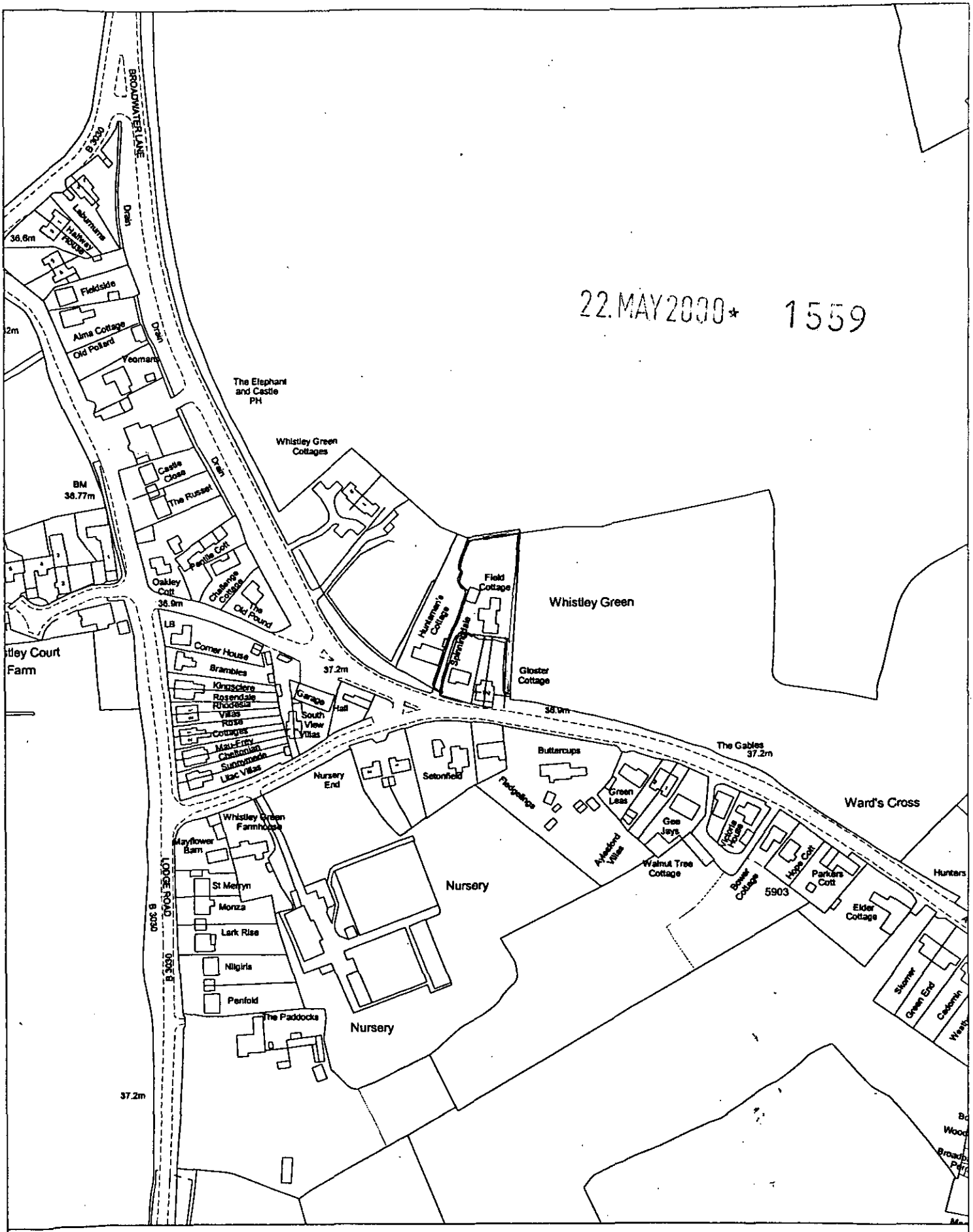

Site Plan, Scale: 1 to 2500

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Date: 19 May 2000



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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250

N
W E
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