APPLICATION NO:
F/2000/3080

LOCATION:
9 Martineau Lane, Hurst Reading.

APPLICANT:
Ms D Hye

PROPOSAL:
Proposed conversion of garage to living area.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms D Hye
9, Martineau Lane
Hurst
Reading
RG100SF

Application Number: F/2000/3080

Parish: **HURST**

Location: **9, Martineau Lane, Hurst, Reading.**

Proposal: **Proposed conversion of garage to living area.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The proposed living area hereby permitted shall not include a bedroom.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To maintain the Local Planning Authority's car parking standards in the interests of highway safety.

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/02/2001

Notice checked by: _____

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

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

Tel: 0118 974 6480

Date: **04 January 2001**

My ref: F/2000/3080

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/2000/3080
9, Martineau Lane, Hurst, Reading.
Proposed conversion of garage to living area.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3080**
9, Martineau Lane, Hurst, Reading.
Proposed conversion of garage to living area.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Received by Wokingham District Council

Application No: F/2000/3080

Proposal:
Proposed conversion of garage to living area.

Location:
9, Martineau Lane, Hurst, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 January 2001

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3080

Applicant : Ms D Hye .

Location : 9, Martineau Lane, Hurst, Reading.
Proposal : Proposed conversion of garage to living area.

Site Notice Displayed ? :

YES	NO	DATE
✓		~~10~~ 10/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application <u>will have expired on</u>: <u>15/02/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : C/A

Hurst P.C : No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.
3) Impact upon highway Safety - Parking Provision.

Application Number: F/2000/3080

Appraisal:

The proposed development is for a conversion of the garage to additional living space. This requires permission because condition 18 of consent 41813 removes the right to convert the garage from its use as a garage.

The conversion would initial the removal of up and over garage door and its replacement with a window in the front elevation. This would be the only external alteration.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of a new window and it is considered there will be no adverse impact upon the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 3 bedrooms and would therefore need to provide 2 vehicle-parking spaces on site. This requirement has been met, as there will be 2 parking spaces on the driveway. Provided that this parking area is maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/3080
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	
4			On the understanding that the proposed living area does not include a bedroom.
		Reason	To maintain the Local Planning Authority's Car Parking Standards in the interests of Highway Safety

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: GV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENI
MINERALS LOCAL PLAN POLICIES:

14/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 9 Martineau Lane
Hurst Reading.

APPLICATION NUMBER: F/2000/3080

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front.

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING modern 2 storey detached + Semi-detached houses.

• Semi detached hse with integral garage joined to next door garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with nº 11, Poles between driveways. Low fence - hedging between 7+9.

5. SITE CONSTRAINTS

TREES 1 Tree in garden to be unaffected

ACCESS/PARKING 1 garage + 2 driveway.

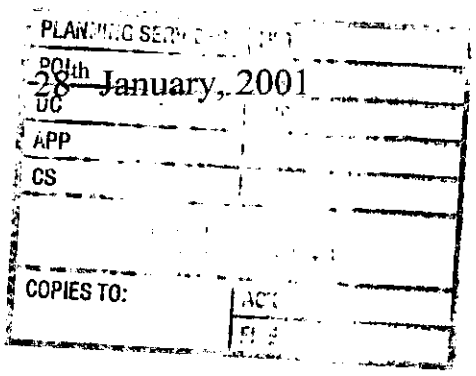
LEVELS N/A

BOUNDARY TREATMENT Posts between 9+11, low fence between 9+7.

OTHERS

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



28th January, 2001

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

For the attention of Helen Pollock

Dear Miss Pollock,

Application No. F/2000/3080

I refer to the above-mentioned Application by Ms D. Hye of 9 Martineau Lane, Hurst; proposed conversion of garage to living area.

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

Yours sincerely,

Clerk

01628 628485

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

28th January, 2001

DC	CMF
APP	
CS	
31 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of Helen Pollock

Dear Miss Pollock,

Application No. F/2000/3080

I refer to the above-mentioned Application by Ms D. Hye of 9 Martineau Lane, Hurst; proposed conversion of garage to living area.

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

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 January 2001

Application Number: F/2000/3080

Proposal: Proposed conversion of garage to living area.

Parish: HURST PARISH

Site Address:
9, Martineau Lane, Hurst, Reading.

Applicant:
Ms D Hye .

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).

(1) C122, R122.

(2) On the understanding that the proposed living area does not include a bedroom.

Reason: To maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Signed: _____ **Print name:** Adam Coggins

09/01/01

1933

ADDRESS 9/11/15/17 MARTINHAM LANE PARISH HURST

PLOT No. 32/31/30/29 ORD. SHEET No. SU 7973 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41322	WDC	O/L.	2.8.93	Re
41813	BRYANT	LINKED HOUSES & GARAGES	15.12.93	Cl
HP/94/2251	"	"	31.3.94	C/APP
43674	MR. MEDALS 9	CONSERVATORY	8.12.94	Cl
97/66879/F	No. 11 MR & MRS ALAN	"	13.2.98	Cl
99/69662/F	No. 15 Mr + Mrs Windsor	S/st/r extn → consen.	22/6/99	Cl

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Garage Conv - D Hye 12.10.00
PD And - " (No. 9) " 15.12.00

Environmental Services

For office use only.
Application number: 21.DEC.2000* 3580

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	DEBORA HYE
	Address and postcode	9 MARTINEAU LANE HURST RG10 0SF
	Phone number	0118 934 2245
2	Agent's Name	
	Address and postcode	
	Phone number	
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO LIVING AREA
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 ☐ NOT AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS. NEW WHITE PAINTED WOODEN WINDOW TO MATCH EXISTING WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proppsed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
ADVISED BY HEATHER MORGAN OF WDC IN LETTER DATED 12/10/00 THAT NO FEE PAYABLE			
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

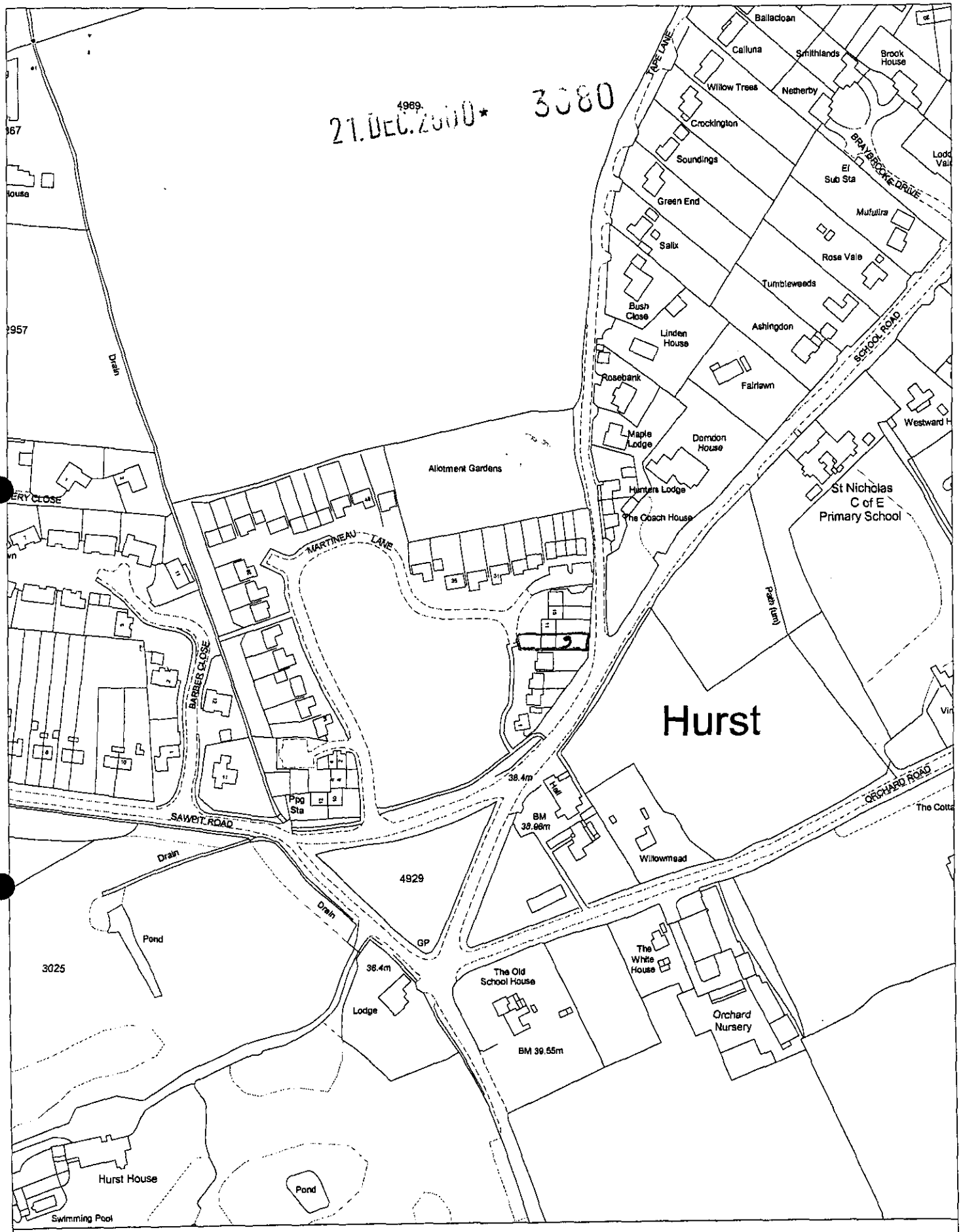
None of the land forms part of an agricultural holding.

Your signature: Debbie Dye

on behalf of

Date 18/12/00

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



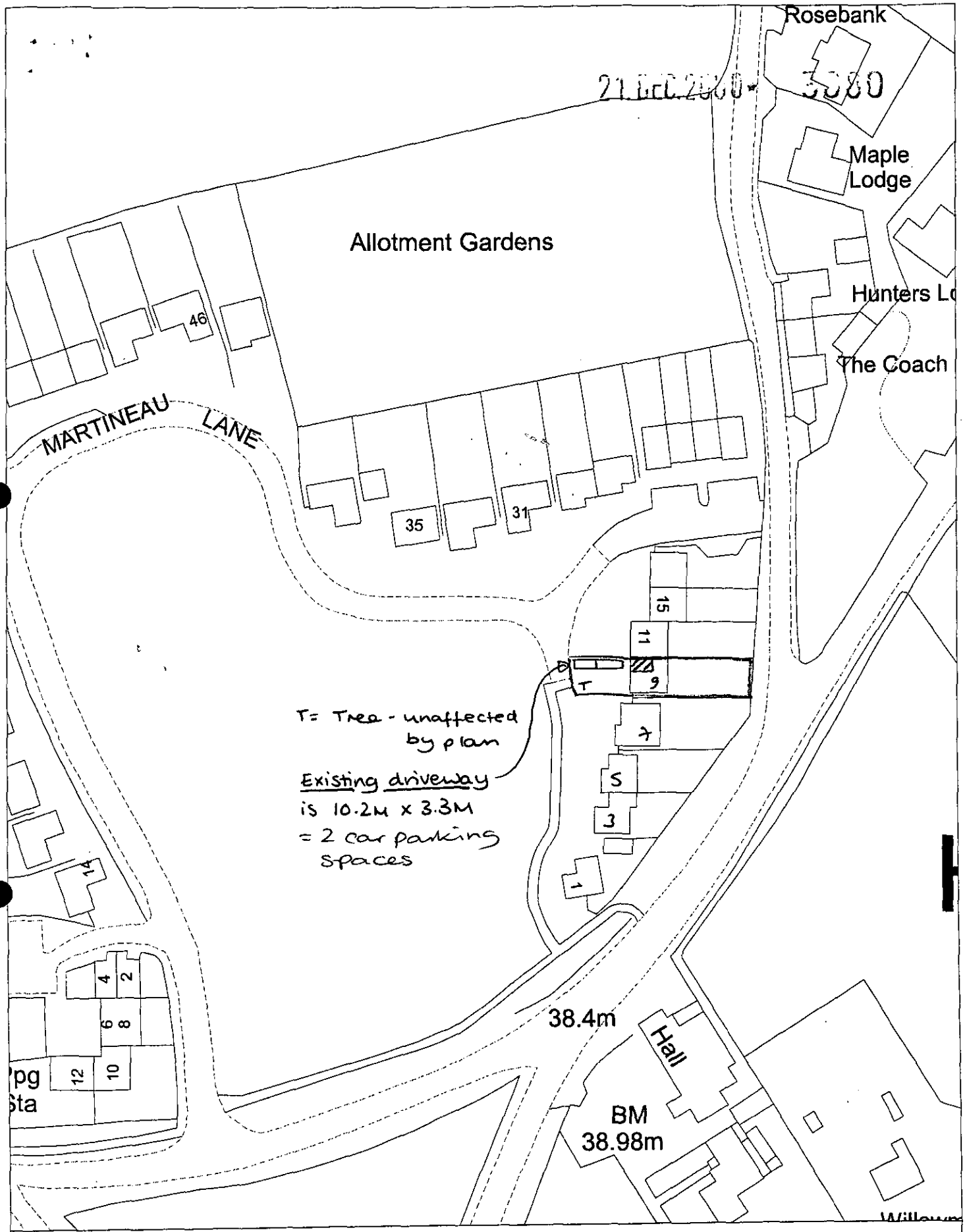
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 November 2000

N
W E
S

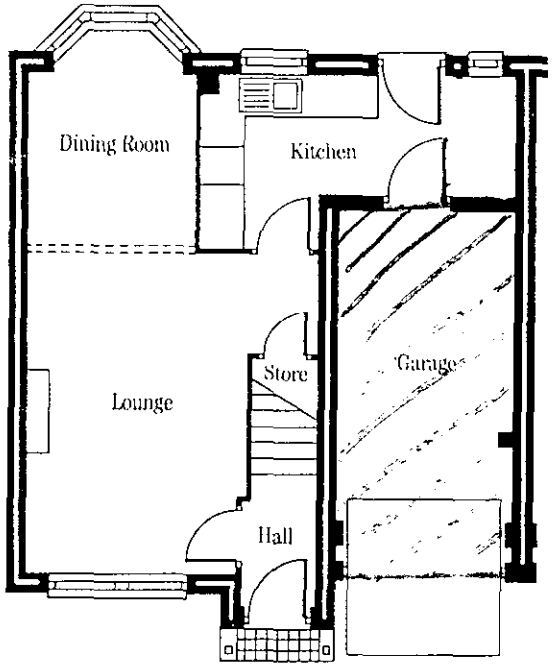


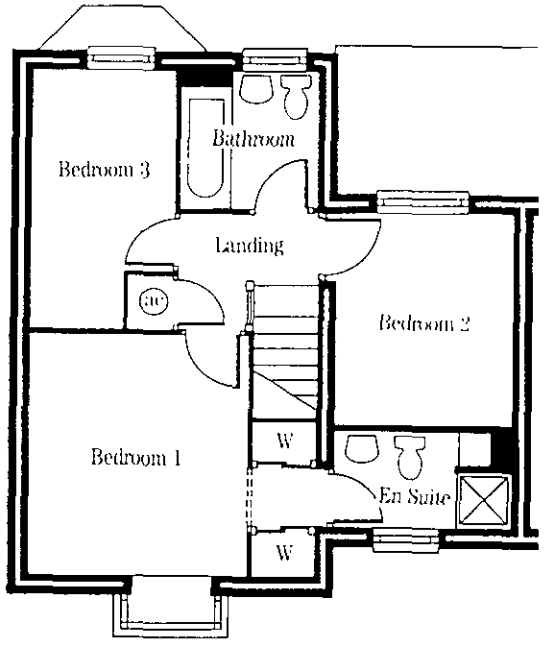
Site Plan, Scale: 1 to 1000

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 November 2000





THE ROWAN

A house designed to introduce a variety of elevational treatments within a terraced or semi-detached format.



There are three main variations with differing porches, ground and first floor bay windows and interesting use of materials. Most unusually, the rear elevation has a bay window and partial mono-pitched roof.



The front entrance lobby gives access to the through-lounge dining room, which is demarked by a sprung arch.

The downstairs cloakroom is sensibly situated near the rear door, ideal for garden use, and there is access into the rear of the garage from the kitchen.

The main bedroom has an en suite shower room and wardrobe provision, features normally associated with much larger homes.



Approximate Dimensions

Lounge (min.)	4.44m x 3.00m (14′ 7″ x 9′ 10″)	Bedroom 1 (min. ex. robes)	3.30m x 3.00m (10′ 10″ x 9′ 10″)
Dining Room (inc. bay)	3.03m x 2.27m (9′ 11″ x 7′ 5″)	Bedroom 2	2.91m x 2.41m (9′ 7″ x 7′ 11″)
Kitchen (max.)	3.55m x 2.42m (11′ 8″ x 7′ 11″)	Bedroom 3 (max.)	3.56m x 1.95m (11′ 8″ x 6′ 5″)
~~Cloakroom~~	~~1.63m x 0.72m (5′ 4″ x 2′ 4″)~~	Bathroom	1.90m x 1.90m (6′ 3″ x 6′ 3″)
Garage	4.96m x 2.46m (16′ 3″ x 8′ 1″)	En Suite (max.)	2.41m x 1.30m (7′ 11″ x 4′ 3″)

Illustration and photographs depict a typical type 'A' Rowan showhome.

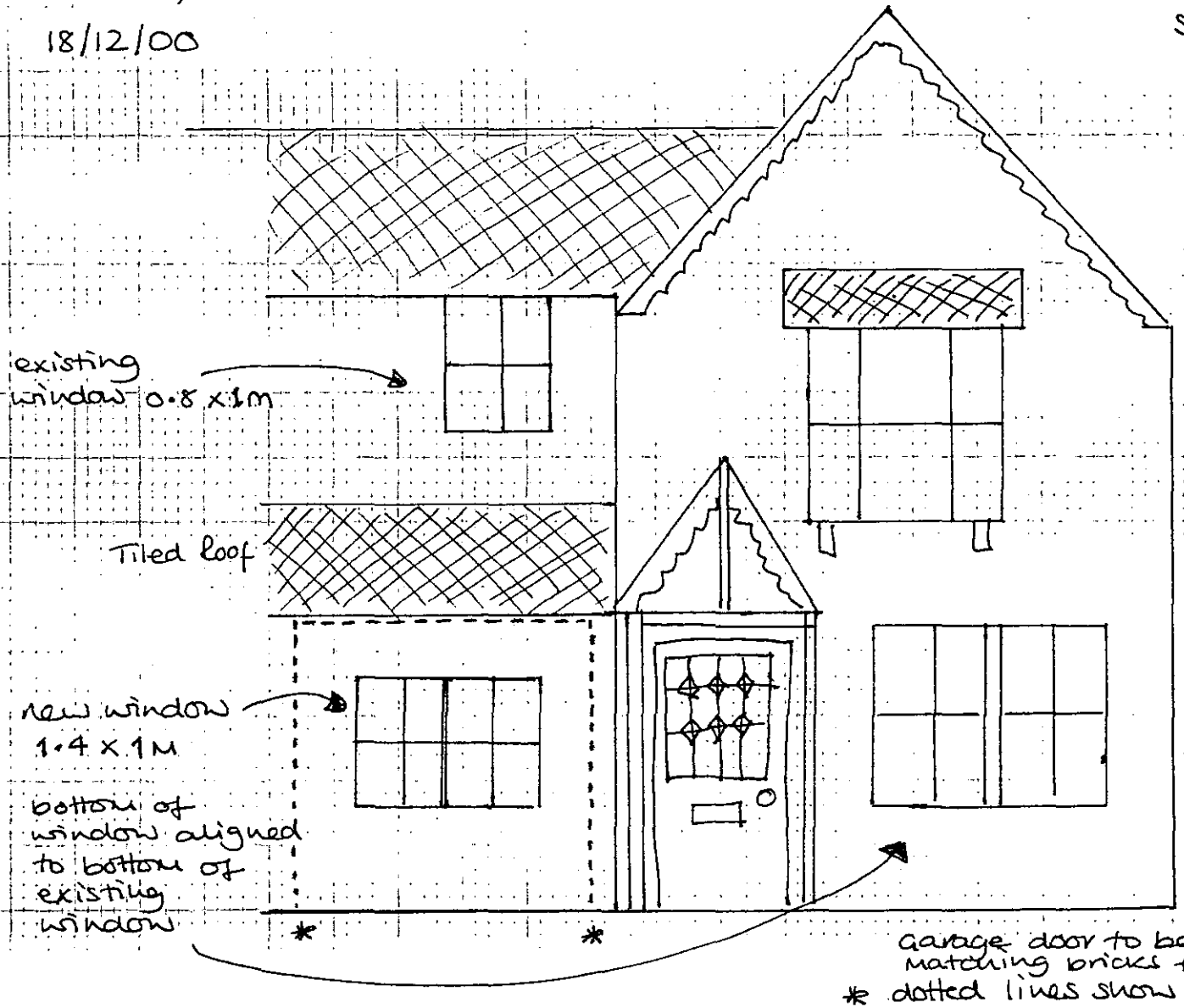
RO – C – 100

For elevational arrangement please check with the Homes Consultant. Types 'A' and 'B' are featured on this development

9 MARTINEAU LANE
HURST, RG10 0SF

18/12/00

scale 1 Metre = 2cm approx.



garage door to be removed + filled with matching bricks + new matching window

* dotted lines show outline of existing garage door.

21 DEC 2000

5080

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 SEP 2000

Officer: NP | Application No. F/2000/3080

Map No. 43 Site 003

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF GARAGE TO LIVING AREA

Location: 9 MARTINEAU LANE

Parish: HURST Ward: Hurst 6.1.2001-8.

Applicant: MS D HYE

PD rights removed

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~1:1000~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Side and rear elevations required~~		
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 : 4.1.2001 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... Site notice and see map .....
..... Opposite village green .....
.....
.....
.....
.....
.....
.....

1933

ADDRESS 9/11/15/17 MARTINHAM LANE PARISH HURST

PLOT No. 32/31/30/29 ORD. SHEET No. SU 7973 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41322	WDC	O/L.	2.8.93	Re
41813	BRYANT	LINKED HOUSES & GARAGES	15.12.93	C
FP/94/2251	"	"	31.3.94	C/APP
43674	MR. MENDES	CONSERVATORY	8.12.94	C
97/66879/F	No. 11 MR+MRS ALDER	"	13.2.98	C
99/69662/F	No. 15 Mr + Mrs Windsor	S/st/r extn → conserv.	22/6/99	C

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage Conv - D Hye 12.10.00

PD Encl - " (No. 9) " 15.12.00

Recd 1.15pm 20.12.00

Environmental Services

For office use only.
Application number:

21.DEC.2000* 3080

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	DEBORA HYE
	Address and postcode	9 MARTINEAU LANE HURST RG10 0SF
	Phone number	0118 934 2245
	Agent's Name	
	Address and postcode	
	Phone number	
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO LIVING AREA
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 ☐ NOT AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS. NEW WHITE PAINTED WOODEN WINDOW TO MATCH EXISTING WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
ADVISED BY HEATHER MORGAN OF WDC IN LETTER DATED 12/10/00 THAT NO FEE PAYABLE			
	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: Debbie Dye

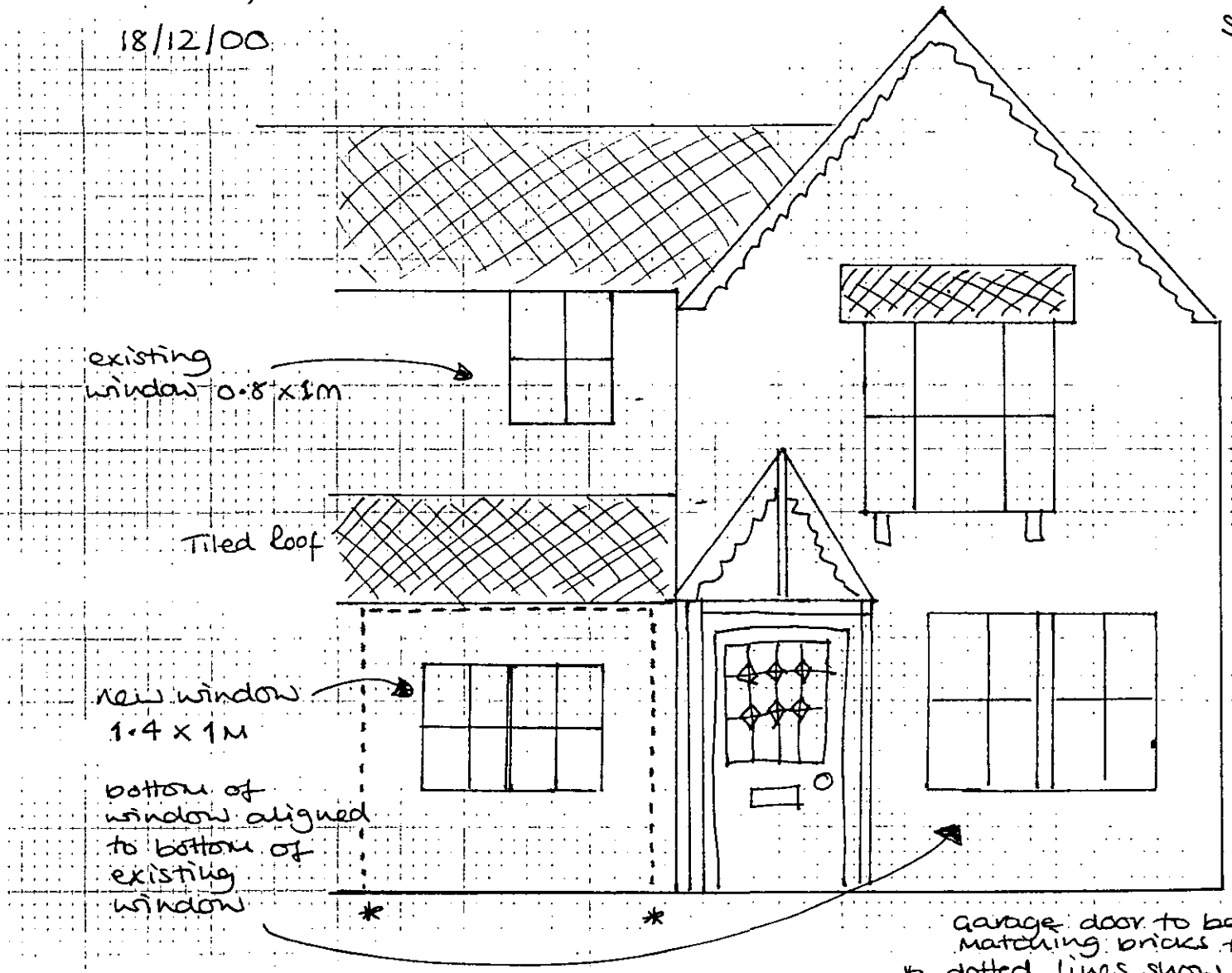
on behalf of

Date 18/12/00

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

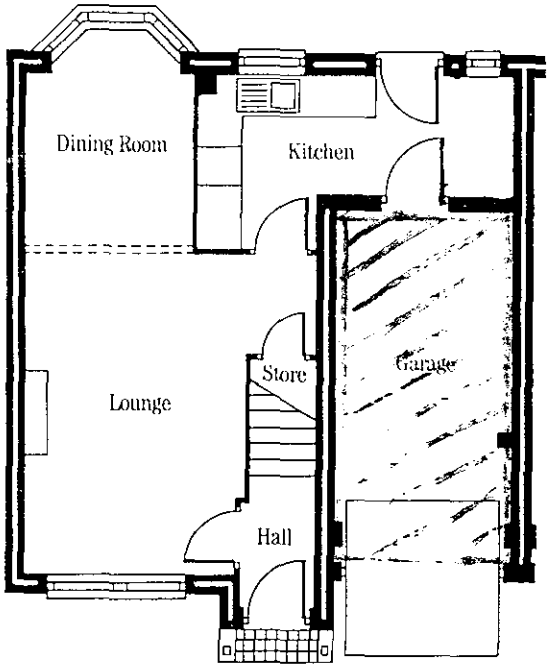
9 MARTINEAU LANE
HURST, RG10 0SF
18/12/00

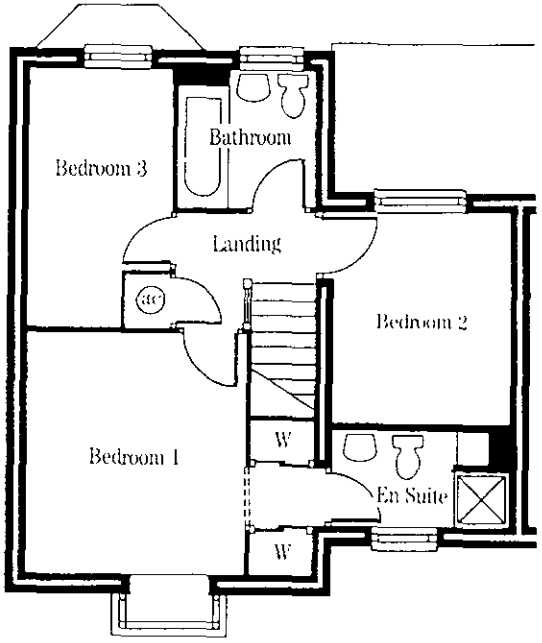
scale 1 Metre = 2cm approx.



garage door to be removed + filled with matching bricks + new matching window
* dotted lines show outline of existing garage door.

21 DEC 2000 * 3080



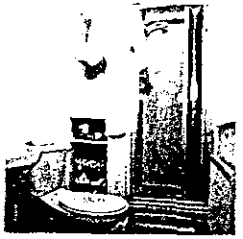


THE ROWAN

A house designed to introduce a variety of elevational treatments within a terraced or semi-detached format.



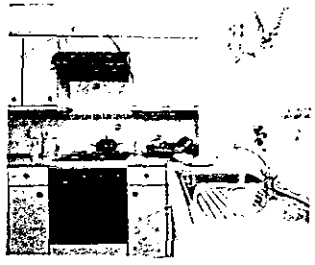
There are three main variations with differing porches, ground and first floor bay windows and interesting use of materials. Most unusually, the rear elevation has a bay window and partial mono-pitched roof.



The front entrance lobby gives access to the through-lounge dining room, which is demarked by a sprung arch.

The downstairs cloakroom is sensibly situated near the rear door, ideal for garden use, and there is access into the rear of the garage from the kitchen.

The main bedroom has an en suite shower room and wardrobe provision, features normally associated with much larger homes.



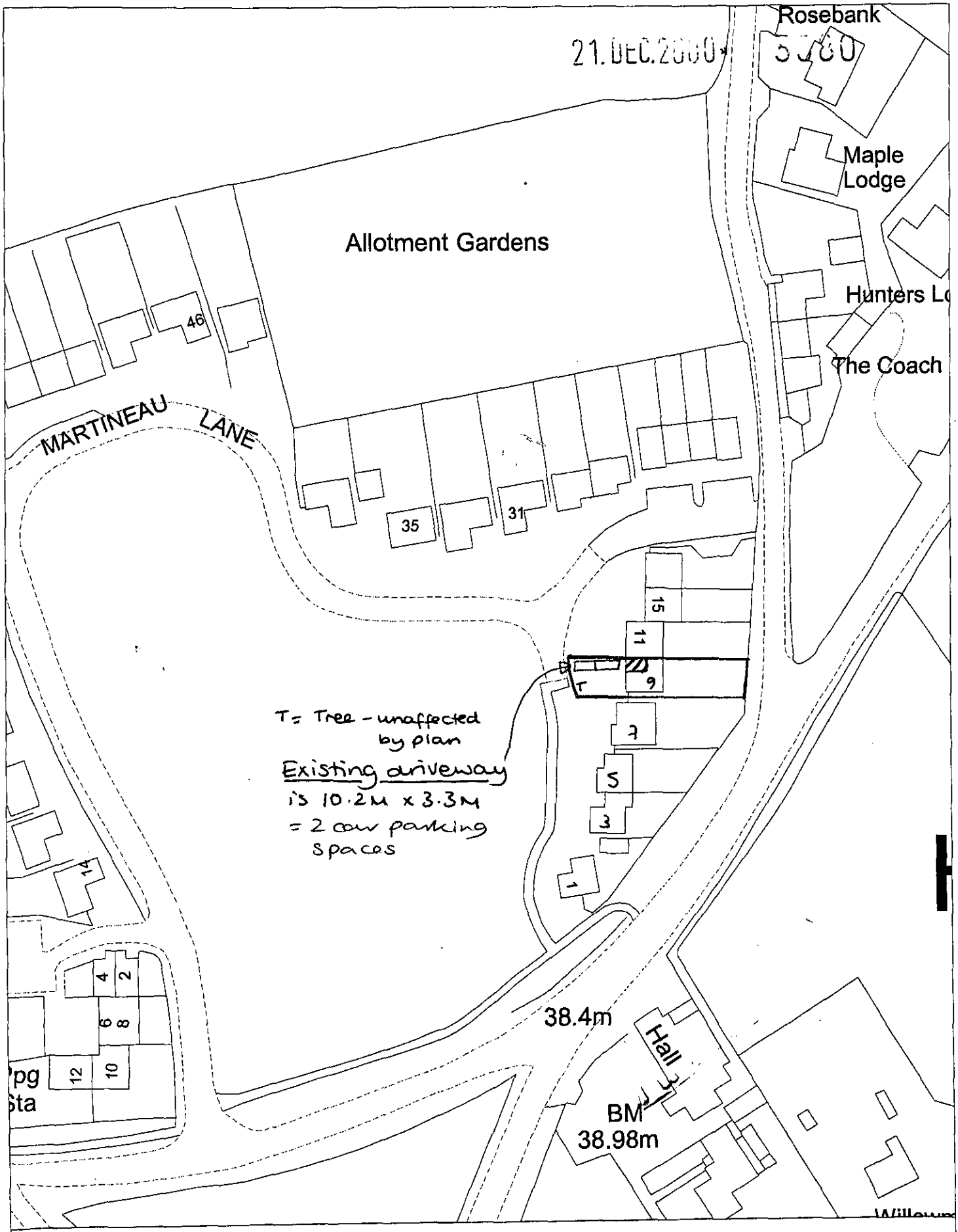
Approximate Dimensions

Lounge (min.)	4.44m x 3.00m (14′ 7″ x 9′ 10″)	Bedroom 1 (min. ex. robes)	3.30m x 3.00m (10′ 10″ x 9′ 10″)
Dining Room (inc. bay)	3.03m x 2.27m (9′ 11″ x 7′ 5″)	Bedroom 2	2.91m x 2.41m (9′ 7″ x 7′ 11″)
Kitchen (max.)	3.55m x 2.42m (11′ 8″ x 7′ 11″)	Bedroom 3 (max.)	3.56m x 1.95m (11′ 8″ x 6′ 5″)
Cloakroom	1.63m x 0.72m (5′ 4″ x 2′ 4″)	Bathroom	1.90m x 1.90m (6′ 3″ x 6′ 3″)
Garage	4.96m x 2.46m (16′ 3″ x 8′ 1″)	En Suite (max.)	2.41m x 1.30m (7′ 11″ x 4′ 3″)

Illustration and photographs depict a typical type 'A' Rowan showhome.

RO – C – 100

For elevational arrangement please check with the Homes Consultant. Types 'A' and 'B' are featured on this development.

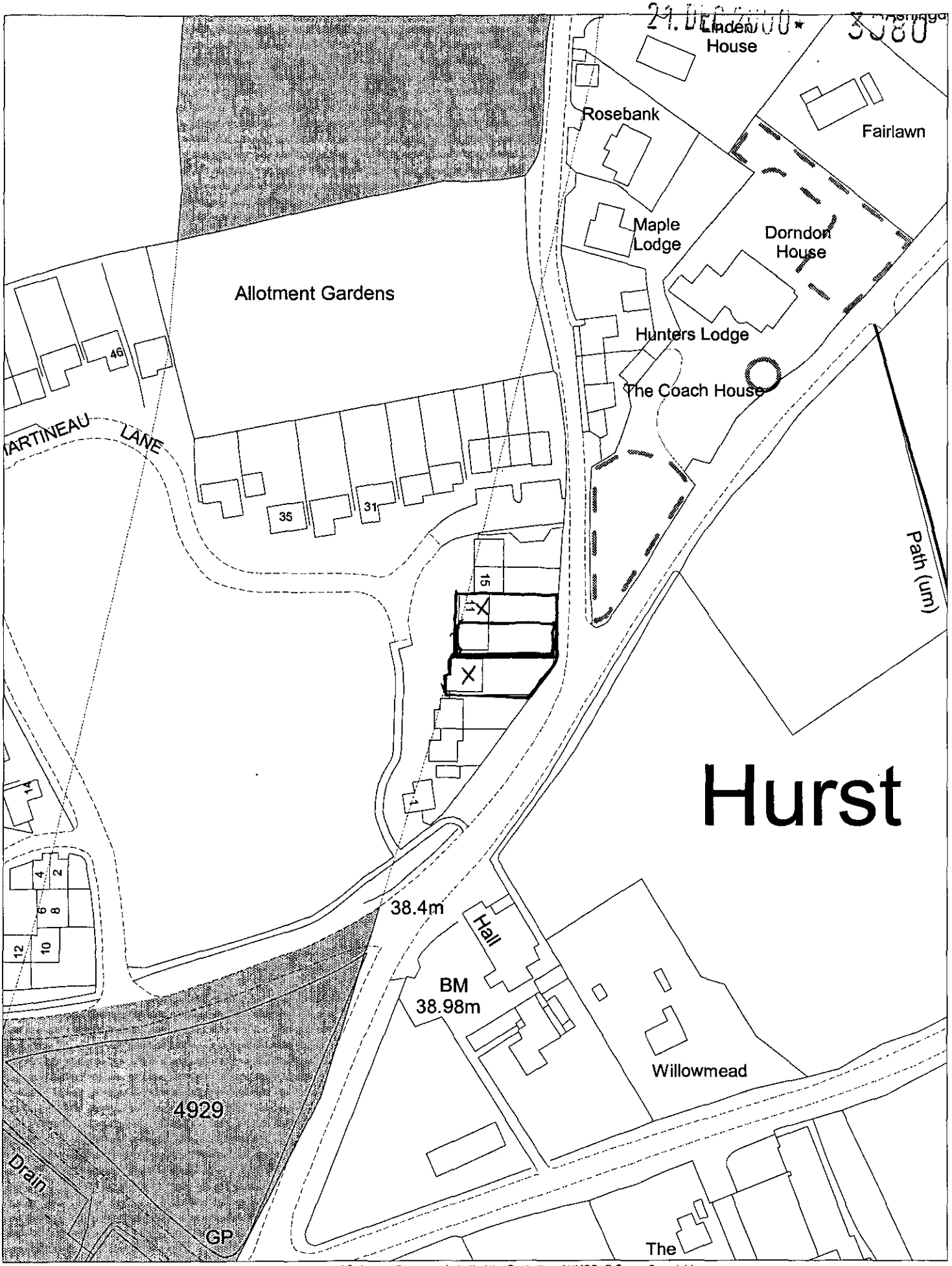


Site Plan, Scale: 1 to 1000

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 November 2000



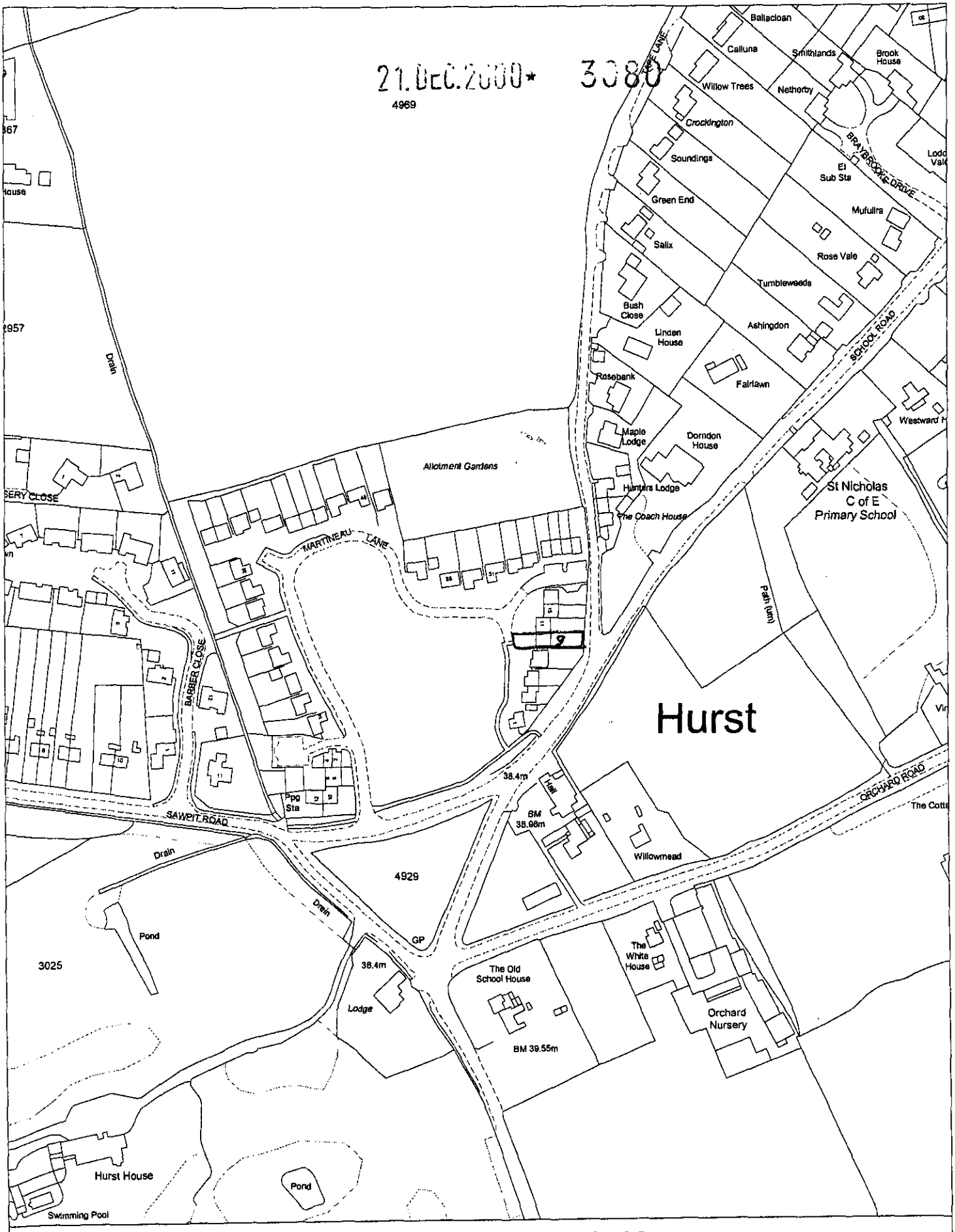
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

22 December 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 November 2000

N W E S