APPLICATION NO:

F/2001/3365

LOCATION:

The Russet Lodge Road, Whistley Green Reading.

APPLICANT:

Mr & Mrs Langer C/O Brian Clayden & Associates

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **18/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 10/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Langer
C/O Brian Clayden & Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire
RG10 0RD

Application Number: F/2001/3365

Parish: **HURST**

Location: **The Russet, Lodge Road, 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 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 development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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 that any archaeological evidence discovered during ground works is adequately recorded.

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

Berkshire Structure Plan Policies OS1 and EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3365	FH
BUILDING CONTROL NUMBER.	FP 2001/1847	Andy
~~APPLICANT~~/AGENT	Brian Clayden + Asset	
ADDRESS OF SITE	The Russet Lodge Road HURST.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext to form conservatory & part garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02-2001-01	02-2001
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3365

Applicant : Mr & Mrs Langer C/O Brian Clayden & Associates.

Location : The Russet, Lodge Road, Whistley Green, Reading.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 22/03/01

Date Registered : 13/02/2001

Earliest Date for Decision : 18/03/2001

Latest Consultation Date/Site Notice Expiry Date : 18/03/2001

This application will have expired on: 10/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HURST PARISH COUNCIL - No objection, however raise issues of design.
BAERTE - Requires an Archaeological Watching Brief.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON WIDER AREA.

Application Number: F/2001/3365

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop s/st rear extn to dwelling to form conservatory. The prop conservatory has a pitched roof 2.5 m to the eaves and 3.2 metres to the pitch. The conservatory has a projection of 4 metres and total length of 9 metres.

Although the conservatory is substantial in length the extension is screened from the north by existing attached garage. To the south there is 1.8 m c/s fence to the boundary. Rear facing properties are located approx 20 m away. Directly adjacent property is located at a distance of 12 metres away.

Therefore it is considered the prop. dev will not have an adverse impact upon neighbouring properties.

IMPACT UPON WIDER AREA

The prop. dev is well screened from the street scene. Although there may be objections put forward in terms of design it is considered there ~~are~~ is no detrimental impact from the proposed scheme. Therefore it is considered the prop. dev will not have an adverse impact upon the wider area.

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

Application Number F/2001/3365
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C183	R183	

RECORD OF SITE VISIT

SITE ADDRESS: The Russet Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2001/3365

OFFICER: Farah Humayun

DATE OF SITE VISIT: 22/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GATE

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED WITH ATT. GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

REAR FACING ELEVATIONS TO SIDE OF RUSSET LODGE - 1st FLOOR WINDOWS TO REAR
1.8 M CB FENCE TO BOUNDARY EXISTING S/ST FLAT ROOF
GARAGE WITH PROTECTION OF +-5 METRES TO SIDE, SCREENED FROM
~~SIDE PROPERTY~~ ADJACENT NEIGHBOUR - D LARGE REAR FACING DORMER.

5. SITE CONSTRAINTS

TREES - TO REAR OF GDN

ACCESS/PARKING GARAGE + DRIVEWAY

LEVELS - RISE TO END OF GARDEN.

BOUNDARY TREATMENT 1.8m CB FENCE SURROUND

OTHERS

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

5th March 2001.

Ms F Humayun
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah

APPLICATION F/2001/3365
THE RUSSET, LODGE ROAD, WHISTLEY GREEN
ARCHAEOLOGICAL WATCHING BRIEF

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

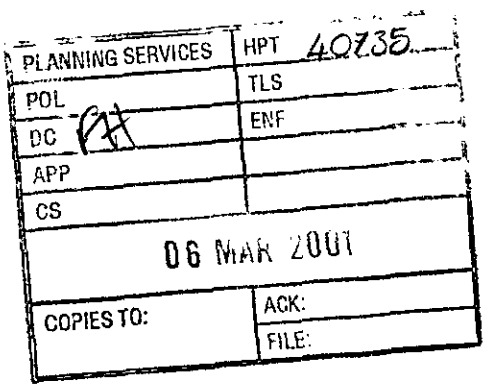
"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Please find enclosed a copy of a brief for the archaeological work required.

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

Yours sincerely,

Kev Beachus
Archaeologist



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Telford
Wakefield
Wallingford
Westminster

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Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

THE RUSSET, LODGE ROAD,WHISTLEY GREEN

BRIEF FOR AN

ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

THE RUSSET, LODGE ROAD, WHISTLEY GREEN
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at The Russet, Lodge Road, Whistley Green, at grid reference SU 7928 7422.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3365 submitted to Wokingham District Council proposes the erection of a single storey extension.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies within an area rich in medieval and earlier period finds and to the north of the medieval centre of Wistley Green. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;

(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

12th March 2001.

Farah Humayun
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah

APPLICATION F/2001/3365
The Russet, Lodge Road, Whistley Green

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

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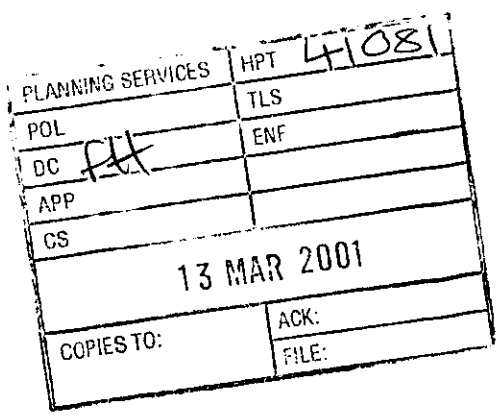
"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Brief previously supplied 05/03/2001.

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

Yours sincerely,

Kev Beachus
Archaeologist



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Babtie Group Ltd
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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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

8th March, 2001

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

For the attention of Farah Humayun

Dear Miss Humayun,

Application No. F/2001/3365

I refer to the above-mentioned Application by Mr. and Mrs. Langer of The Russett, Lodge Road, Whistley Green, Hurst: proposed single storey rear extension to dwelling to form conservatory.

Whilst not opposed to this extension in principle, the Council consider that, for aesthetic reasons, the design could be improved. The south elevation is not in keeping with a conservatory, being constructed of a cavity brick wall. It is suggested that glass, as on the rear elevation, would be more suitable.

Please take these comments into consideration when considering the Application.

PLANNING SERVICES	HPT 409178
POL	LS
DC FH	NF
APP	
CS	
09 MAR 2001	
COPIES TO:	
	FILE:

Yours sincerely,

Clerk

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

Tel: 0118 974 6482

Date: **22 February 2001**

My ref: F/2001/3365

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/3365
The Russet, Lodge Road, 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. 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3365**
The Russet, Lodge Road, 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**********

Received by Wokingham District Council

Application No: F/2001/3365

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

Location:
The Russet, Lodge Road, Whistley Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2001. 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

22 February 2001

Environmental Services

For office use only. Application number: 13.FEB.2001* 3365

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 Address and postcode Phone number	MR. I.J. AND MRS. S.J. LANCER, THE RUSSET, LODGE ROAD, HURST, BERKSHIRE. RG10 0EH. 9340230
2	Agent's Name Address and postcode Phone number	BRIAN CLAYDEN & ASSOCIATES, 4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 0RD 9343157
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.	THE RUSSET, LODGE ROAD, HURST, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY
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 ☐ HOPE TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACE BRICK WALLS TO MATCH EXISTING AND THIN WALL POLYCARBONATE TRANSLUCENT ROOFING
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: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. I.J. AND MRS S.J. LANCER

Date 9TH FEB 2001

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

"THE RUSSETS"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. ORD. SHEET No. 38 SU.4974

BUILDER Tinson & Platt Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/235/61	Mr. W. Earle	Outline	5.10.61	N/A Cl
O/237/62	Mr. R. Bullocke	"	7.12.62	N/A Ref
11/63	"	Detached House	24.1.63	App Cl
147/65	Tinson & Platt Ltd	Detached House	30.12.65	App Cl
PD/337/70	Mr. J. D. Harvey	Extn. to rear of Garage	9.7.70	App N/
43469	MR & MRS S. EVERED	NEW ACCESS TO REAR	21.11.94	CA
96/64619/F	"	GARAGE	3.12.96	CA
F/2000/2022	Mr. I Langer	Erect fence + gate	11.10.00	A

DATE OF COMPLETION April 1966

MINISTRY DECISION

SPECIAL ORDERS PDEng - GarConv. Mr Langer: 8.01.01.

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 FEB 2001
Officer: FH	Application No. F|2001|3365

Map No. 38 Site 0.07
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 CONSERVATORY

Location: THE RUSSET, LODGE ROAD

Parish: HURST Ward: Hurst - 22/2

Applicant: MR/MRS LANGER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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 : ..... 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 Landfill Site Consultation ✓ .....

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

HERITAGE BODIES

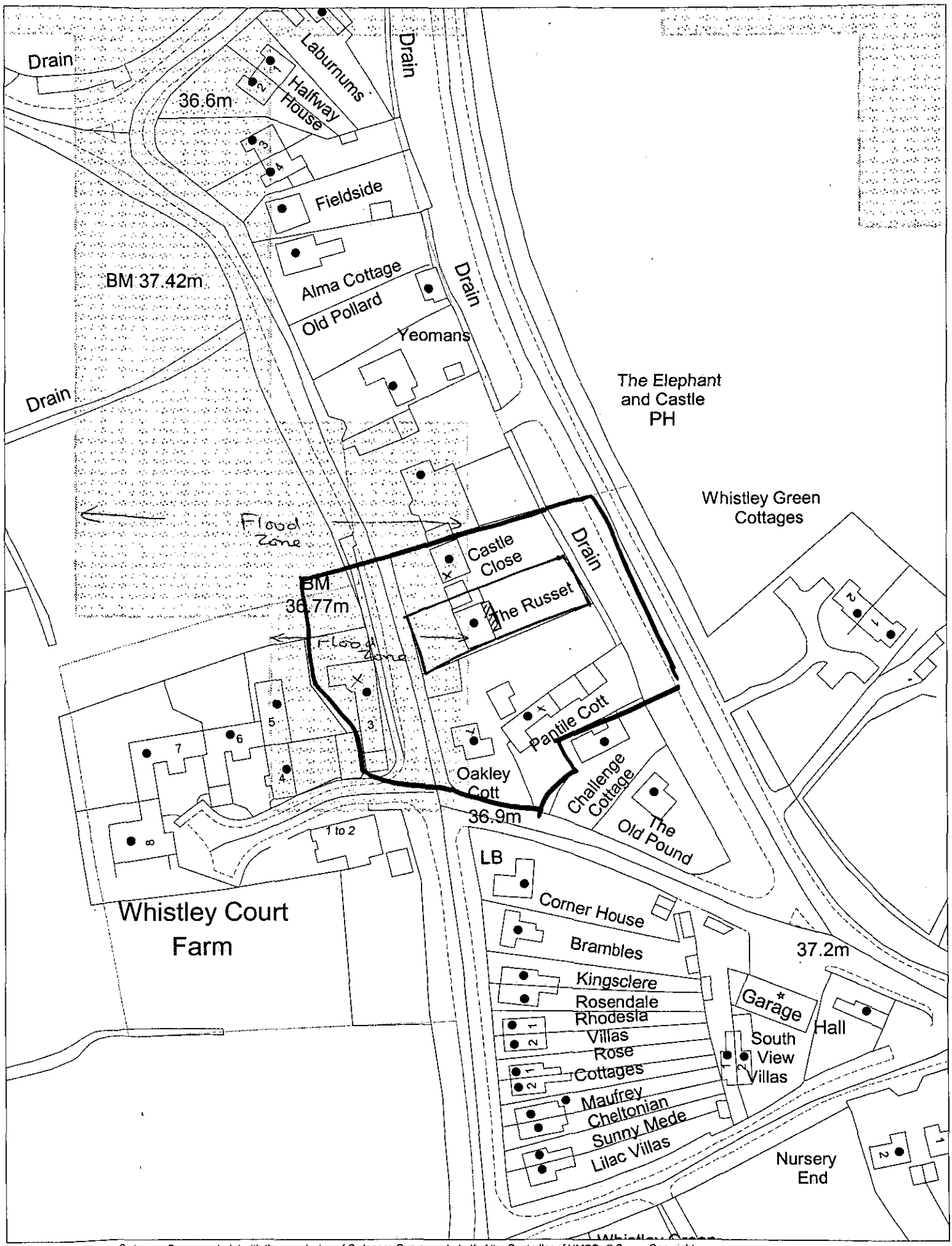
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

.....SLN + see map. ✓.....



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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

N W E S


Gravel Pit
1670
Broadwater Cottages
BM 37.82m
Broadwater
3573
Pumping Station
Drain
Path (um)
5279
HOOKSHOLME (Track)
5383
Path (um)
Path (um)
36.3m
Pond
36.4m
Pond
Drain
BM 37.42m
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Track
9500
9500
37.2m
3280
3982
2879
Whistley Court Farm
Whistley Green Cottages
The Elephant and Castle PH
Whistley Green
Field Cottage
Gloster Cottage
Buttercups
The Gables
37.2m
Wren's Cross
Nursery
Nursery
Nursery End
Seconfield
Walnut Tree Cottage
Elder Cottage
5903
Whistley Green Farmhouse
Lodge Pond
St Merlyn
Monza
Lark Rise
Nilgiris
Penfold
The Paddocks
Oakley Cott
Ashby Cott
The Old Round
The Russet
Castle Close
Pinelands
Alma Cottage
Old Pollard
Tremaine
Lemsmore
Whistley Court
Corner House
Brambles
Rhondda
Rosendale
Rhodesia
Villa
Potter
Cottages
Meadow
Gwalia
Bella Vista
Lilac Vista
Bungay
Bell
South View
Lee
Nursery End
Seconfield
Buttercups
Pondsage
Green Leas
Gee Whiz
Walnut Tree Cottage
Arundel View
Acacia Cottage
Lilac Cott
Parkdale Cott
Elder Cottage
Bramley
Sunny Gables
Gravel Gdns
Northern Copse
Sunnyside
Path (um)
Track
BM 36.77m
LB
37.2m
38.3m
36.8m
36.8m
36.8

166 - Lod B. Rd.

168 - FIRST REAR FACING DORMER.

184 - Side velux window.