APPLICATION NO:

F/2001/5585

LOCATION:

Hartley Court Hartley Court Road, Three Mile Cross Reading.

APPLICANT:

Mr Richards C/O Amdega

PROPOSAL:

Proposed erection single storey extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **17/02/2002**

28 day expiry. 21/2/02

APPLICATION WILL HAVE EXPIRED ON:

19/03/2002

CASE OFFICER: ***Francis Leo***

D2 699

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Richards
C/O Amdega
Faverdale
Darlington
Co Durham
DL3 OPW

Application Number: F/2001/5585

Parish: **SHINFIELD**

Location: **Hartley Court, Hartley Court Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of single storey 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.

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.

Informative
1 Surface water from hard surfaces should discharge via deep seal trapped gullies *incorporating a minimum water seal of 85mm or similar.*

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. This permission relates to the application as amended with revised plan number PX1015 B submitted to the Local Planning Authority on 18th March 2002 and does not approve the proposals as originally submitted.

Informative
5. 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 C2, C6 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LC19 and LTV2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WOS3 and WHE11.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5585

Applicant : Mr Richards C/O Amdega.

Location : Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		15/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/2/02

Date Registered : 22/01/2002

Earliest Date for Decision : 17/02/2002

Latest Consultation Date/Site Notice Expiry Date : 17/02/2002

This application will have expired on: 19/03/2002. 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 :

Heritage : Objects to form and siting of the partially proposed scheme and suggested an alternative adopted by applicant -

The revised scheme is considered acceptable. received 18 March 2002

Ground Water protection zone : Conrad Moore notes to be added as informative

Planning Issues : Green Gap Wedge: Rural/Countryside.

WDLP : WCC1, WCC2, WOS3, WHE11.

LALP : LBB1, LBB2, LC19. LTV2.

BSP : G2, G6-1 ENA.

Application Number: F/2001/5585 **Officer : Francis Leo**
Hartley Court, Hartley Court Road,
Three Mile Cross, Reading

Appraisal :

Development
Proposed single storey extension located within the curtilage of a Grade II* Listed Building to form a conservatory.

The site lies in an area designated as Green Gap Wedge/Rural/Countryside within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The nearest dwelling is Hartley Close located north-west of the site about 10-20m away. The proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
Policy WHE11 of Wokingham District Local Plan (Retention of setting of listed buildings) requires that new development adjacent to listed buildings whether within or outside its curtilage must respect the historic setting of the listed building. Guidance from PPG15 para 3.5 iii refers to the buildings setting and its contribution to the local scene which may be very important.

The scheme submitted along with the application showed a conservatory located next to the double garage and parallel to the north-western boundary some 20m away from the listed building. The proposed development being located in a corner of the site made no effective visual contribution to the parent building or the setting of this important Grade II* listed building. At the request of the conservation officer applicant submitted a revised scheme to show the longer side of the conservatory perpendicular to the boundary wall. This revision would help to block out the appearance of the garage at the rear, relate more effectively and complement the Listed Building.

It is considered that the revised scheme shown on drawing no PX1015B received on 18th March 2002 would have no adverse impact on the listed building, its setting or the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5585
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
			(1). Ground Water Protection Zone information
Informative for approvals			(2) NO2 PX1015 B recd 18.3.02
N16			
LODDON AREA LOCAL PLAN POLICIES:			LEB1, LEB2, LC19, LTV2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WCC1, WCC2, WOS3, WHE11.
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			C2, G6, EN4
~~MINERALS LOCAL PLAN POLICIES:~~			

(3)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T Clarkson
(Development Control Manager)

Date: 17/4/02

RECORD OF SITE VISIT

SITE ADDRESS: Hartley Court Hartley Court Road Three Mile Cross Reading. APPLICATION NUMBER: F/2001/5585	OFFICER: Francis Leo DATE OF SITE VISIT: 15/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Hartley Court is situated in very larges gardens, the area surrounding is mainly Rural and Countryside.

3. DESCRIPTION OF SITE/BUILDING . Grade II* listed bldg in large grounds with garage ~~...~~ along the north western boundary and out bldgs ~~to~~ near to the northern boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Hartley Court is the nearest dwelling west of the site. But unlikely to be affected

5. SITE CONSTRAINTS

TREES along pheriphery of site.

ACCESS/PARKING — on site

LEVELS —

BOUNDARY TREATMENT 2m high brick wall.

OTHERS

Date: 22 March 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2002/5619

Location: Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Proposal: Proposed single storey extension to listed building to form conservatory.

Applicant: Mr Richards C/O Amdega.

Case Officer: Francis Leo

The new plans show the following: Revised location of conservatory. Drawing no PX1015 B.

Comments are required by 12/04/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

Date: 22 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5585

Location: Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

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

Applicant: Mr Richards C/O Amdega.

Case Officer: Francis Leo

The new plans show the following: Revised location of conservatory. Drawing no PX1015 B.

Comments are required by 12/04/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

Planning Application

Received by Wokingham District Council

Application No: F/2001/5585

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

Location:
Hartley Court, Hartley Court Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5585 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

**Trevor Watson
Development Control Manager**

22 March 2002

Revised Plans

Date: 22 March 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/5585

Location: Hartley Court, Hartley Court Road, Three Mile Cross, Reading. Shinfield

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

Applicant: Mr Richards C/O Amdega.

Case Officer: Francis Leo

The new plans show the following: Revised location of conservatory. Drawing no PX1015 B.

Comments are required by 12/04/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

DESCRIPTION INCORRECT — THIS IS NOT AN EXTENSION TO THE DWELLING. THE FACT THAT THE PROPOSAL IS FREE-STANDING WAS ONE OF MY CONCERNS WHEN CONSIDERING THE ORIGINAL PROPOSAL.

I CONSIDER THE REVISED LOCATION RELATES NOW TO THE GARAGE II* LISTED BUILDING AND ITS SPACE / SETTING. IT ALSO SCREENS THE FORMER SERVICE AREA (NOW GARAGE COMPLEX) WHEN VIEWED FROM THE PRINCIPAL ELEVATION.
I SUPPORT THE REVISE PROPOSAL BUT SUGGEST A LANDSCAPE SCHEME SHOULD BE A CONDITION OF ANY APPROVAL.

Harold Sanders. 27.03.02.

SU 76 NW

SHINFIELD

HARTLEY COURT ROAD (north s
Great Lea Common

8/31

Hartley Court

28.1.67

II*

Country house. Early C16, extended late C18, altered C20. Part timber framed with painted brick infil, part painted brick, part stucco, some vertical clay tiling. Old tile roofs of varying heights some gabled, others hipped. Irregular plan. 2 storeys and a cellar and part 2 storeys and attics. 3 groups of 3 and 4 clustered shaft chimneys, with offset heads, one C19 chimney and one C16 large chimney with bread oven on the north wall. Entrance front: painted string at first floor level, moulded eaves cornice to hipped roof. 3 bays sash windows with glazing bars and segmental heads; outer bays tripartite. 2, C20 square bays on ground floor with similar windows but with square heads; C20 central enclosed entrance porch between with centre door. Garden front: similar but with 5 bays of sash windows with glazing bars in alternating bays of single and tripartite on first floor. On ground floor similar tripartite windows alternating with glazed garden door and single sash window. Sun dial on wall over string course to right of centre. Small lean-to tiled roof extension on left. Rear of house is very irregular with combination of wall materials and timber frame exposed; small one storey C20 extension. Interior: Staircase with stick balusters and wreathed handrail. In the study a fine C16 wooden overmantle and fire surround intricately carved with floral motifs; late C18 Delph tiles on cheeks of fire surround; C16 panelling in same room. 2 large trusses exposed in roof with arch braces to collar remaining. V.C.H. Vol.3. p.261. B.O.E. (Berks) p.216.

SU 76 NW

SHINFIELD

HARTLEY COURT ROAD (north sid

8/32

The Old Farmhouse

II

Farmhouse, now house. Late C17 altered and extended C18, and late C19. Brick on upper floors, painted render on ground floor, old tile gabled and hipped roof. L-plan with gable facing east. 2 storeys and attic. One chimney on ridge, and one larger chimney on right on roof slope. Brick string. South front: gable on left with one bay 2-light casement windows, that to attic with small panes. C20 lean-to entry porch with C20 glazed door. On the right the catslide roof sweeps down to ground floor eaves level. North front: 3 bays 3-light C20 casement windows with segmental heads 2-light in centre with C20 gabled entry porch under. Interior: contains a fine late C17 newel staircase with turned balusters, large deep handrail, and balusters with carved dropped bosses, rising from ground floor to attic.

Received by Wokingham District Council

Application No: F/2001/5585

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

Location:
Hartley Court, Hartley Court Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5585 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

12 April 2002

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5585 (Planaps) / (Ludhouse) Date Rec. 18/3/02

Location: Hartley Court, Hartley Court Road
Three Mile Cross Reading Parish

Applicant:

Description of attached plans Revised location of Conservatory

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) — ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 21 DAYS

FURTHER ACTION

Re-advertise App. (Y) / N (Delete as required)

Redate Application Y / N From

New Site Notice (Y) / N ✓ Expires 12.4.02

New Description

CASE OFFICER JFLee

Consultations Sent by Admin. on 21.03.PS

Yellow - Part One Copy
Green - Officer's Copy

F

Our Ref: X1015/smr

Your Ref: LB/2002/5619
F/2001/5585

14 March 2002

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

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our recent discussions regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Please find enclosed copies of our drawing reference PX1015, revision B, which have been amended to turn the conservatory 90 degrees, as requested.

I trust the above is now sufficient to allow our applications to be determined, but should you have any further queries please do not hesitate to contact me.

Yours sincerely

Melanie Robson
Planning Co-ordinator

Our Ref: X1015/smr

conservatories

Your Ref: LB/2002/5619
F/2001/5585

AMDEGA

summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

8 March 2002

54119

PLANNING SERVICES	HPT
POL	TLS
DC FL	ENF
ARP	
CS	

12 MAR 2002

COPIES TO	ACK:
	FILE:

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

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our telephone conversation today regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Our designer, Malcolm Hawksworth, has spoken to your Conservation Officer, Harold Sanders, who has advised that he will not meet on site to discuss our proposals and that the conservatory *must* be turned by 90 degrees.

It has been decided, in the absence of our client who is currently abroad, that we will amend the design as requested.

Arrangements have been made for our design drawings to be amended and the revised plans to be submitted to you early next week.

In view of the above, I would appreciate it if you could ensure that the decision on the applications is made upon the amended design and not the current one.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

PLANNING SERVICES | HPT 53843
POL | TLS
DC FL | ENF
APP |
CS |
05 MAR 2002
COPIED TO | summerhouses
ACK:
FILE:

conservatories

AMDEGA

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our Ref: X1015/smr

Your Ref: LB/2002/5619
F/2001/5585

1 March 2002

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

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our telephone conversation of Friday 22 February and our conversation this morning.

Due to the complexity of our proposals and the reasons for our client choosing the design and positioning of the conservatory, we feel that it is essential that a site meeting is held to discuss the proposals before any design changes are implemented.

Unfortunately we have not been given sufficient time to fully discuss your comments with our client, who of course has a major interest in the conservatory, and would therefore request that any decisions are withheld until a site meeting has taken place and design details agreed.

We are aware that you aim to decide 70% of applications within eight weeks, but as you say in your paperwork, this is not always possible when negotiations are necessary.

Amdega are very aware that many of our conservatories are erected onto listed buildings and aim to ensure that the design details compliment and enhance the listed building and in the circumstances feel that it is important to discuss design issues before final decisions are made.

However, as a company, Amdega would like to see the design issues resolved as quickly as possible and feel that an urgent meeting would be beneficial to all concerned and therefore look forward to receiving your agreement to a meeting taking place.

Upon receipt of your agreement, arrangements will be made for our designer, Malcolm Hawksworth, to contact you to organise a mutually convenient date and time to meet on site.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

Copy: Malcolm Hawksworth

To:
Harold Sanders
Urban Design And Conservation Officer

From: Francis Leo

Date: 24 January 2002 30 JAN 2002

Application Number: F/2001/5585

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

Site Address:
Hartley Court, Hartley Court Road, Three Mile Cross, Reading. Shinfield

Applicant:
Mr Richards C/O Amdega.

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

THE SITE PLAN DOES NOT REFLECT THE FULL EXTENT OF THE GARAGES.

I DO NOT CONSIDER THE FORM AND SITING OF THE PROPOSED ORANGERY SITS HAPPILY WITH THE EXISTING GARAGE END WALL AND GARDEN WALL.

HOWEVER, IF TURNED AT RIGHT ANGLES THIS RELATIONSHIP WOULD BE MUCH BETTER.

IF THE LONGER DIMENSION OF THE PROPOSED ORANGERY WAS FACING THE ENTRANCE DRIVEWAY IT WOULD PROVIDE AN OPPORTUNITY TO ENHANCE THE 'SERVICE' EDGE OF THE GRADE II* LISTED BUILDING. IT WOULD ALSO MINIMISE THE VIEW INTO THE GARAGE AREA FROM THE ENTRANCE APPROACH, AND PROVIDE THE OPPORTUNITY TO CREATE A PATIO/COURTYARD LANDSCAPED FRONTAGE WITH THE EXISTING SCULPTURE REFLECTING THE GRANDEUR OF THE COUNTRY HOUSE.

I AWAIT COMMENTS FROM ENGLISH HERITAGE

Harold Sanders. 22.02.02.

Received by Wokingham District Council

Application No: F/2001/5585

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

Location:
Hartley Court, Hartley Court Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5585 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2002. 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 be possible for an individual reply to be issued 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

24 January 2002

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

Tel: 0118 974 6502

Date: **24 January 2002**

My ref: F/2001/5585

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/5585
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5585**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 Patman

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

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

Tel: 0118 974 6502

Date: **24 January 2002**

My ref: F/2001/5585

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/5585
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5585**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 Bryant

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

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

Tel: 0118 974 6502

Date: **24 January 2002**

My ref: F/2001/5585

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/5585
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5585**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed erection single storey 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 Pollock

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

Application Number : F/2001/5585	Map No : 71
Case Officer : FL	Site Area : 1.51
Valid Date : 22 JAN 2002	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed erection single storey extension to dwelling to form conservatory.

Location : Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Parish : SH Ward : SHI

Applicant : Mr Richards C/O Amdega.

Fee Required: £95 Fee Received: £95 (11)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Need to see 2 other elevations as conservatory will be visible over boundary wall/existing garage.	11/1	✓ 22/1
FLOOR PLANS	Are elevations labelled correctly as North + West?		✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment at N. boundary?	11/1	None 22/1
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB application.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + See map

No pre-apps.

OTHERS

Note to officer: Site lies in a Groundwater Protection Zone — pls see guidance notes from Policy re Plans dept re planning informatives

Also — Green gap & wedges
Rural Area
Countryside.

22.JAN.2002 5585 COPY

Tel. (0118) 974 6429 or 6433

Date: 11 January 2002

Your Ref:

My Ref: F/2001/5585

Mr Richards
C/O Amdega
Faverdale
Darlington
Co Durham
DL3 OPW

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2001/5585

Site Address: Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

6 copies of other 2 elevations of conservatory. It is higher than the wall and garage.

Please confirm that there is no encroachment with adjoining property at boundary wall. If there is, certificate B on Section 66 will apply.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

22.JAN.2002* 5585

22 JAN 2002

Our Ref: X1015/smr

conservatories

Your Ref: LB/2002/5619
F/2001/5585

21 January 2002

AMDEGA

summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Wokingham Distrit Council
Carol Hurst
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Hurst

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to your letter of 11 January regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Please find enclosed our completed applications, along with our design drawing reference, PX1015, revision A, which has been amended to confirm the correct elevational tags, along with the addition of the North and West elevations, as requested.

With reference to the queries raised in your letter, I can confirm the following:

1. The conservatory is not being erected onto the listed building itself, but onto a 1960's garage within the curtilage.

2. There will be no encroachment with the building of the conservatory. The conservatory is to be erected onto a new wall being built inside the existing boundary wall.

I trust the above information and details will allow our application to proceed, but should you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

Environmental Services

For office use only.
Application number 22.JAN.2002 * 5585

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 RICHARDS
	Address and postcode	HARTLEY COURT, HARTLEY COURT ROAD THREE MILE CROSS READING BERKS RG7 1NH.
	Phone number	01189 883 720
2	Agent's Name	ANDECIA
	Address and postcode	FAIRDALE DARLINGTON CO. DURHAM DL3 0PW
	Phone number	01325 468522
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.	HARTLEY COURT, HARTLEY COURT ROAD THREE MILE CROSS READING BERKSHIRE RG7 1NH
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY TIMBER FRAMED GLAZED CONSERVATORY UPON A DWARF WALL

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.	BRICKWORK AS EXISTING TIMBER FRAMED GLAZED UNITS	
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:	Proposed:
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: Carol Eldge

on behalf of MR RICHARDS

Date 20 DEC 2001

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

ADDRESS HARTLEY COURT HARTLEY COURT ROAD PARISH SHINFIELD

PLOT No. LISTED BUILDING ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/51.	Mr Skimming	Coursed & alterat to agricultural	11. 4. 51	app NA
R/169/62	ALEXANDER SECURITIES LTD.	STABLE BLOCK TO SEP. DWELLING (NON HARTLEY CLOSE)	9.8.62	APP C/A
25889, 25890 (LBC)	MR & MRS K. RICHARDS	INDOOR SWIMMING POOL, WCs, RECEPTION & COVERED LINKS	7.8.86	REF

DATE OF COMPLETION

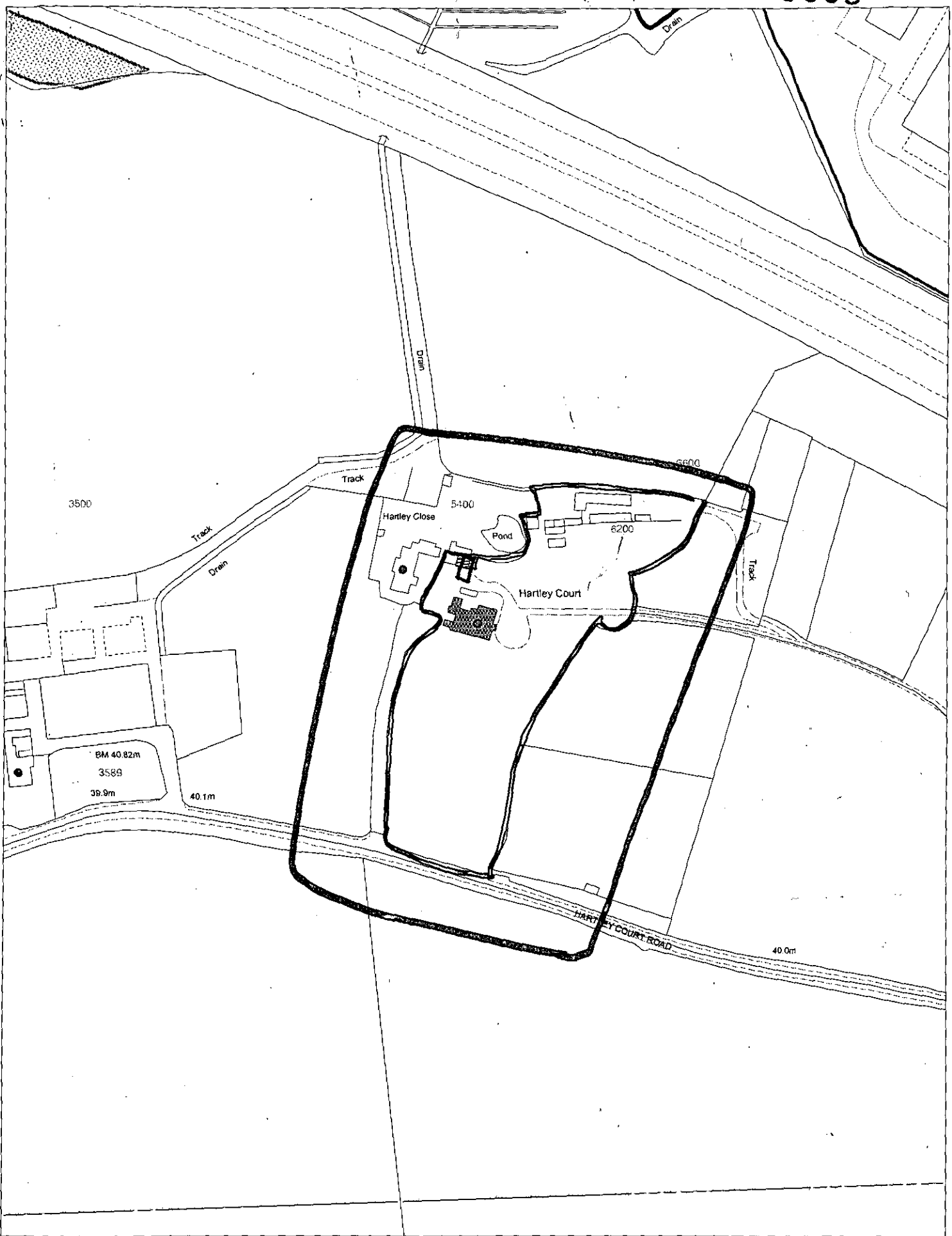
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22 JAN 2002 * 5585



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.

8 January 2002

Scale: 1 : 2500

N
W E
S