APPLICATION NO:
F/2001/3442

LOCATION:
Old Forge House The Street, Hurst Reading.

APPLICANT:
Mr & Mrs Kearsley C/O Millcraft Ltd (David Walter)

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

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 18/04/2001

CASE OFFICER: **Farah Humayun**

LT

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kearsley
C/O Millcraft Ltd (David Walter)
Reform Road
MAIDENHEAD
Berkshire
SL6 8BY

Application Number: F/2001/3442

Parish: **HURST**

Location: **Old Forge House, The Street, Hurst, 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.

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. 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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 24/04/2001

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.

Received by Wokingham District Council

Application No: F/2001/3442

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

Location:
Old Forge House, The Street, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3442

Applicant : Mr & Mrs Kearsley C/O Millcraft Ltd (David Walter).

Location : Old Forge House, The Street, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 21/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 18/04/2001. 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 objections

Planning Issues :

+ Impact upon neighbouring properties

+ Impact upon street scene.

Application Number: F/2001/3442

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTY

The app being considered is prop. s/st rear exten to form conservatory. The prop has a roof design which stands at 3.2 m to the pitch and 2.3 m to the eaves. The prop. exten projects 3.9 m from the real elev. of the property.

The neighbouring prop to the south east is located at a distance of 10 metres away. The prop. has one 1st floor side facing window. The south-east elevation of the extension is proposed blank wall therefore it is not considered the prop. exten will have an adverse overlooking impact.

To the north-east the extension is well screened by detached garage on the boundary. Therefore it is not considered the prop. dev will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON STREET SCENE

The prop. exten is well screened from the front of the property. Therefore it is considered the prop. dev will not have an adverse impact upon the street scene.

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

Application Number F/2001/3442
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Old Forge House The Street Hurst Reading.

APPLICATION NUMBER: F/2001/3442

OFFICER: Farah Humayun

DATE OF SITE VISIT: 21/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

DETACHED, LARGE PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

LOWER GROUND LEVEL - NEIGHBOURING PROPERTY AT DISTANCE TO OLD FORGE - 1 SIDE FACING WINDOW AT FIRST FLOOR LEVEL. 1.8 M CB FENCE TO BOUNDARY & DETACHED GARAGE TO BOUNDARY WITH 'VELUX', SO NO OVERLOOKING IMPACT.

5. SITE CONSTRAINTS

TREES TO GARDEN

ACCESS/PARKING ——

LEVELS LOWER TO NEIGHBOUR

BOUNDARY TREATMENT AS ABOVE

OTHERS ——

Tel: 0118 974 6482

Date: 24/04/01

My ref: F/2001/3442

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/2001/3442
Old Forge House, The Street, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 8/05/01

Yours faithfully

pp John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2001/3442**
Old Forge House, The Street, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

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

15th 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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
16 MAR 2001
COPIES TO: | ACK:
FILE:

Dear Miss Humayun,

Application No. F/2001/3442

I refer to the above-mentioned Application by Mr. and Mrs. Kearsley os Old Forge House, The Street, Hurst: proposed single storey rear extension to dwelling to form conservatory.

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

Yours sincerely,

Clerk

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2001	
Officer: FH	Application No. F/2001/3442

Map No. 43. Site 0.08

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: OLD FORGE HOUSE THE STREET ?

Parish: HURST Ward: Hurst. 6.3.01 TB.

Applicant: MR & MRS KEARSLEY

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

(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.3.01 B

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:

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + See map .....

Environmental Services

For office use only.
Application number:
21.FEB.2001* 5442

Householder planning application form

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

1	Your name	MR & MRS M. KEARSLEY
	Address and postcode	OLD FORGE HOUSE
		THE STREET
		HURST
		BERKSHIRE RG10 0DA.
	Phone number	H. 01189 320624
2	Agent's Name	MILLCRAFT LTD.
	Address and postcode	REFORM ROAD
		MAIDENHEAD
		BERKSHIRE
		SL6 8BY
	Phone number	01628 580030 (DAVID WALTER)
3	Site	OLD FORGE HOUSE
	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 STREET
		HURST
		BERKSHIRE
		RG10 0DA.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERRECTION OF NEW HARDWOOD
		CONSERVATORY WITH GLASS ROOF.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED HARDWOOD FRAMEWORK TO MATCH HOUSE GLASS ROOF BRICKWORK TO MATCH AS CLOSELY AS POSSIBLE. THE HOUSE BRICKS.
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

1305B

9	How many bedrooms does the property have?	Existing: 5	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

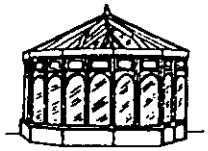
None of the land forms part of an agricultural holding.

Your signature: D. Walter

on behalf of MR & MRS M. KEARSLEY

Date 20.2.2001

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



Millcraft

MANUFACTURERS OF QUALITY CONSERVATORIES

21. FEB 2001 3442

With Compliments

Millcraft Ltd., Reform Road, Maidenhead, Berkshire, SL6 8BY Telephone: 01628 580030 Fax: 01628 580033

"~~WISTERIA COTTAGE~~," OLD FORGE HOUSE

ADDRESS HURST PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU.7973 (43)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
578/51	Mr. G. Dunn	new Bathroom & W.C. & new drainage	13.11.51	App. N/A
26188 9	CUREW PROPS.	REFURB & EXT	8.9.86	C/A
27026			30.10.87	C/A
BRA 1932	MR P. WILKINS	2/ST. EXT & ALTS.	21.11.86	APP
29983			15.4.88	C/A
BRA 5071	"	GARAGE & GARDEN BODY	11.5.88	APP

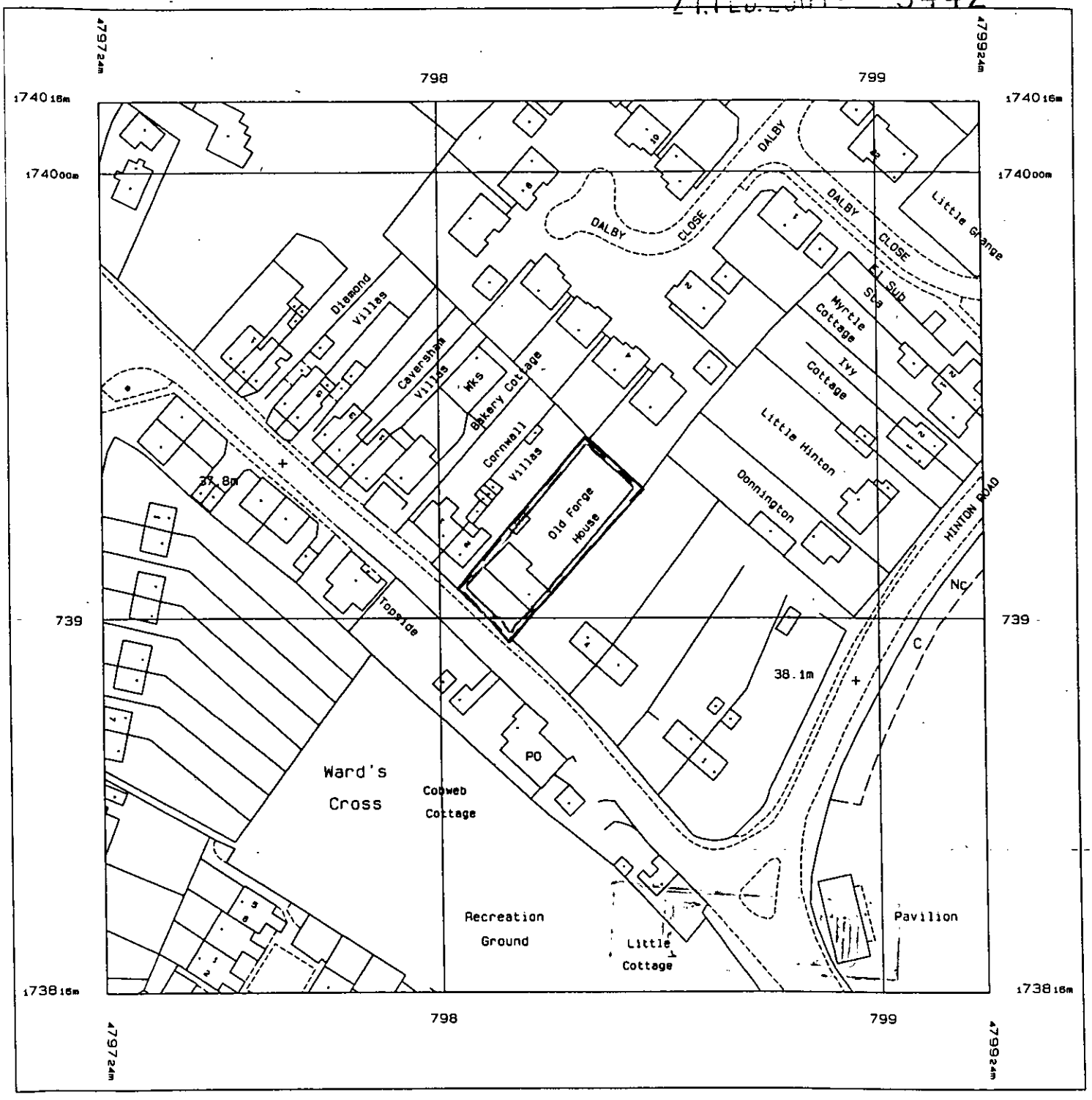
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD enq - S/st rear ext. Mr Kearsley 5.02.01

DRAINAGE

21 FEB 2011 • 3442



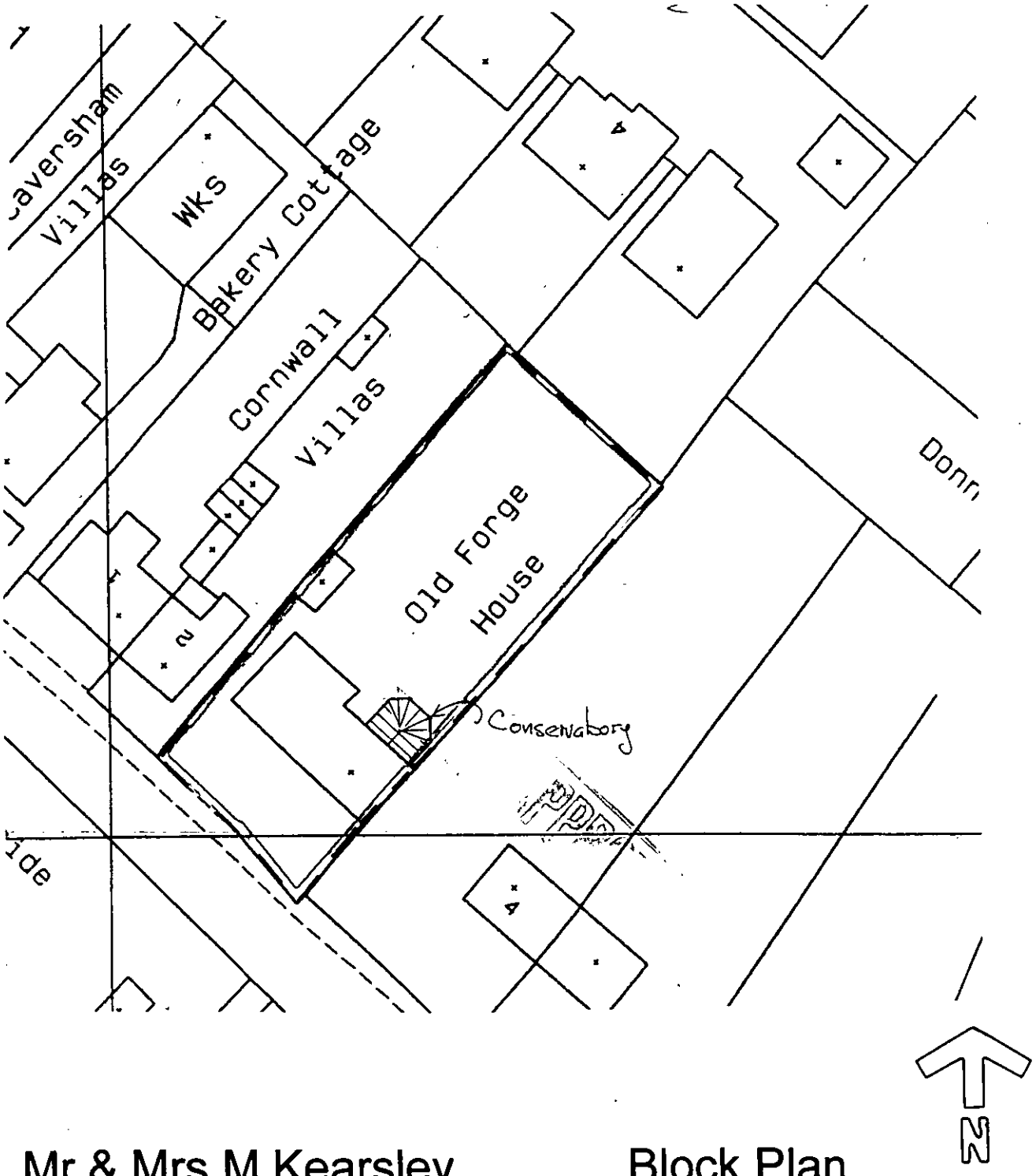
Mr & Mrs M Kearsley
Old Forge House
The Street
Hurst
RG10 0DA

Location Plan

1:1250

N

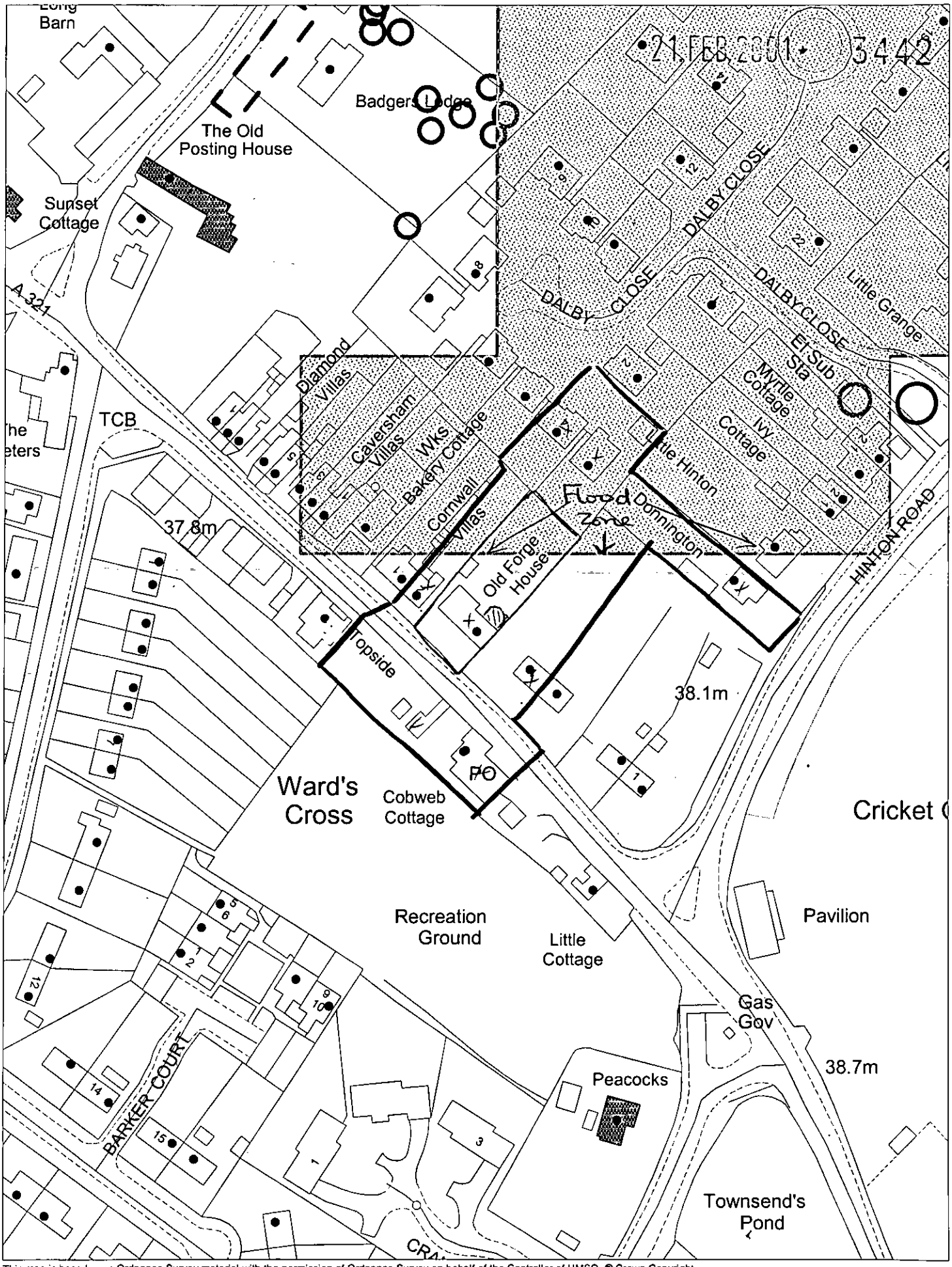
21.FEB.2001* 3442



Mr & Mrs M Kearsley
Old Forge House
The Street
Hurst
RG10 0DA

Block Plan

1:500



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2001 Scale: 1 : 1250