1/4

APPLICATION NO:
F/2002/5889

LOCATION:
West Orchard Orchard Road, Hurst Reading.

APPLICANT:
Mr/Mrs D Hasler C/O Cavendish House Conservatory Production Ltd

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

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2002

CASE OFFICER: **Louise Smith**

APPROVED

L.E. 1/4

1007
DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Hasler
C/O Cavendish House Conservatory Production Ltd
3 Tower Estate
Wargrove Lane
Chalgrove
Oxon
OX44 7XZ

Application Number: F/2002/5889

Parish: **HURST**

Location: **West Orchard, Orchard Road, 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. 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 my means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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 : Louise Smith

Application Number : F/2002/5889

Applicant : Mr/Mrs D Hasler C/O Cavendish House Conservatory Production Ltd.

Location : West Orchard, Orchard Road, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/3

Date of Neighbour Notifications : .....

Date of Site Visit : 11/3

Date Registered : 22/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 19/04/2002. 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 :
Parish Council - no objection

Planning Issues :
Identified Settlement
Impact on Neighbours
" " street scene

Application Number: F/2002/5889 - West Orchard, Orchard Road
Appraisal

Development
The site is a middle terrace dwelling, situated within an 'Area of Traditional Local Character' within Hurst.

The application proposes a single storey rear extension to form a conservatory. The development would project 3.9m to the rear of the dwelling (and 1m to the side), measuring 5.5m in width. It would incorporate a pitched roof, 2m to the eaves and 3.3m to the ridge.

1) Impact upon Neighbouring Properties
Although the conservatory would face patio doors in No 7 Orchard Close, there would be an intervening distance of 21m and the 2.5m hedge would prevent from any invasion of privacy. Similarly, overlooking into South Orchard's rear conservatory would be reduced by this hedge, which runs along the boundary line.

Due to the siting of the conservatory and given its light weight structure, no adverse impacts would be felt on neighbouring properties in terms of overshadowing or overbearing.

2) Impact upon the Character of the Area
As discussed, the conservatory would be located to the rear of the property and screened from the road behind by the high hedge and coniferous trees, which align this boundary. The development lies within an area of traditional local character, however, the adjoining neighbour at South Orchards has undergone a rear conservatory in white PVC framework as has the new dwelling, Orchard Chase. The extension would be small and subservient to the dwelling and as such it is not considered to detract from the character of the area.

Approved ✓ **~~Refused~~**

Application Number F/2002/5889
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	INFORMATIVES:		
		1	Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
		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
		3	Roof water down pipes 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 for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. TEWkesbury
(Development Control Manager)

Date: 5/4/02

GW Prot. Zone

Rural Area ?? → check

RECORD OF SITE VISIT

AREA OF TRADITIONAL LOCAL CHARACTER

SITE ADDRESS: West Orchard Orchard Road Hurst Reading. APPLICATION NUMBER: F/2002/5889	OFFICER: Louise Smith DATE OF SITE VISIT: 11/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - gate post front gdn

2. DESCRIPTION OF SURROUNDINGS
Residential rd - sporadic linear dev't - diff house ages/styles.
detached - large plots + dwellings - set back from road.

3. DESCRIPTION OF SITE/BUILDING
middle terrace property - red brick 2 storey.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Left rear boundary 2m brick wall. - rear - high hedges c. 4m + deciduous trees

See site plan for rest of boundary treatment

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS same

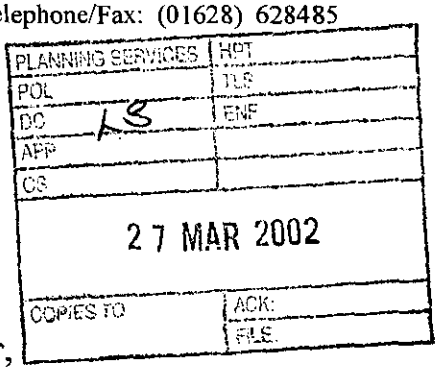
BOUNDARY TREATMENT

OTHERS South Orchards - side conservatory
~~Garden House~~ - rear conservatory - v. high pitched roof
(~~new plot in within~~
New dwelling
(Orchard Chase)

for windows on neighbour see site plan

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



25th March, 2002

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

For the attention of Louise Smith

Dear Miss Smith,

Application No. F/2002/5889

I refer to the above-mentioned Application by Mr. and Mrs. D. Hasler of West Orchard, Orchard Road, Hurst; proposed single storey rear extension to dwelling to form conservatory

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

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2002/5889

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

Location:
West Orchard, Orchard Road, 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 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/2002/5889 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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

04 March 2002

Application Number : F/2002/5889	Map No : 43
Case Officer : LS	Site Area : 0.17
Valid Date : 22 FEB 2002	Received Date: 12/02/2002

Level : Delegated Application

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

Location : West Orchard, Orchard Road, Hurst, Reading.

Parish : SA **Ward : HUR** 4/3/02 -B.

Applicant : Mr/Mrs D Hasler C/O Cavendish House Conservatory Production Ltd.

Fee Required: £95 **Fee Received: £95** (6)

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	front elevation as projects out at side	phoned 21/2	✓ 22/2
FLOOR PLANS		to follow by Jax	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

INTERNAL CONSULTATIONS 4|3|02 -B-

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.t. see map.....

.....

.....

OTHERS

• Note to Officer : Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives)

• Area of Traditional Local Character

.....

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

Environmental Services

For office use only.
Application number: 22.FEB.2002* 5889

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 D. HASLER
	Address and postcode	WEST ORCHARD ORCHARD ROAD HURST RG10, 0SD
	Phone number	01189 321792
2	Agent's Name	CAVENDISH HOUSE CONSERVATORY PROD^{N} LTD.
	Address and postcode	3, TOWER ESTATE, WARPSGROVE LANE CHALGROVE, OXON OX44, 7XZ
		(D. AVES)
	Phone number	01865 890557
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	GROUND FLOOR EXTENSION TO REAR OF PROPERTY TO FORM 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PVC-U FRAMEWORK BRICKWORK TO MATCH EXISTING
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? N/A	Existing: 22.FEB.2002	Proposed: 5889
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 & MRS D. HASLER

Date 08-02-02

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

1933

WEST ORCHARDS

ADDRESS ORCHARD ROAD PARISH HURST

PLOT No. ORD. SHEET No. SH. 7973(43)

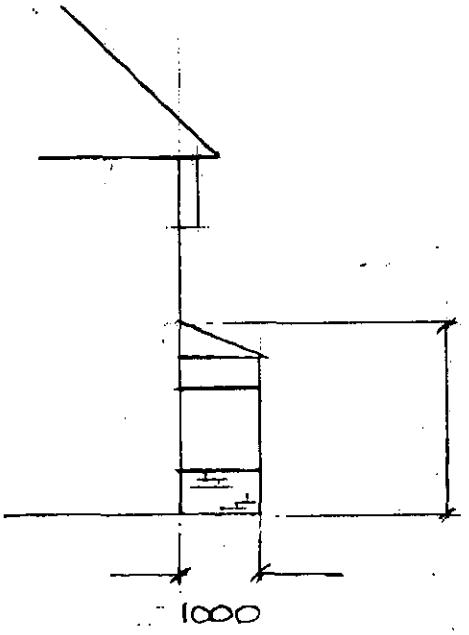
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00499	MR. W. NOSTRUM	CONVERSION OF LOFT	18.4.74	CIA
BL 750	"	"	22.5.74	APP
14860	MCKEAN & GREED	" OF PROPERTY	12.2.81	CIA
BR 16917	"	"	9.6.81	REF
BR 17261	"	"	12.10.81	APP
25007	MR. G. RUSSELL	EXT. GARAGE/ALTS.	24.3.86	CIA
BRA 779	"	GARDEN ROOM " PLAYROOM	23.5.86	APP

MINISTRY DECISION

SPECIAL ORDERS

44 1865 891569



FRONT ELEVATION

CAVENDISH HOUSE
Conservatories of Distinction
3 Tower Estate, Warpsgrove Lane, Chalgrove, OXFORD. OX9 7XZ
Telephone: (0865) 890557 Fax: (0865) 891569

NAME MR & MRS D. HASLER

ADDRESS

WEST ORCHARD
ORCHARD ROAD
HURST, BERKS
RG10, 0SD

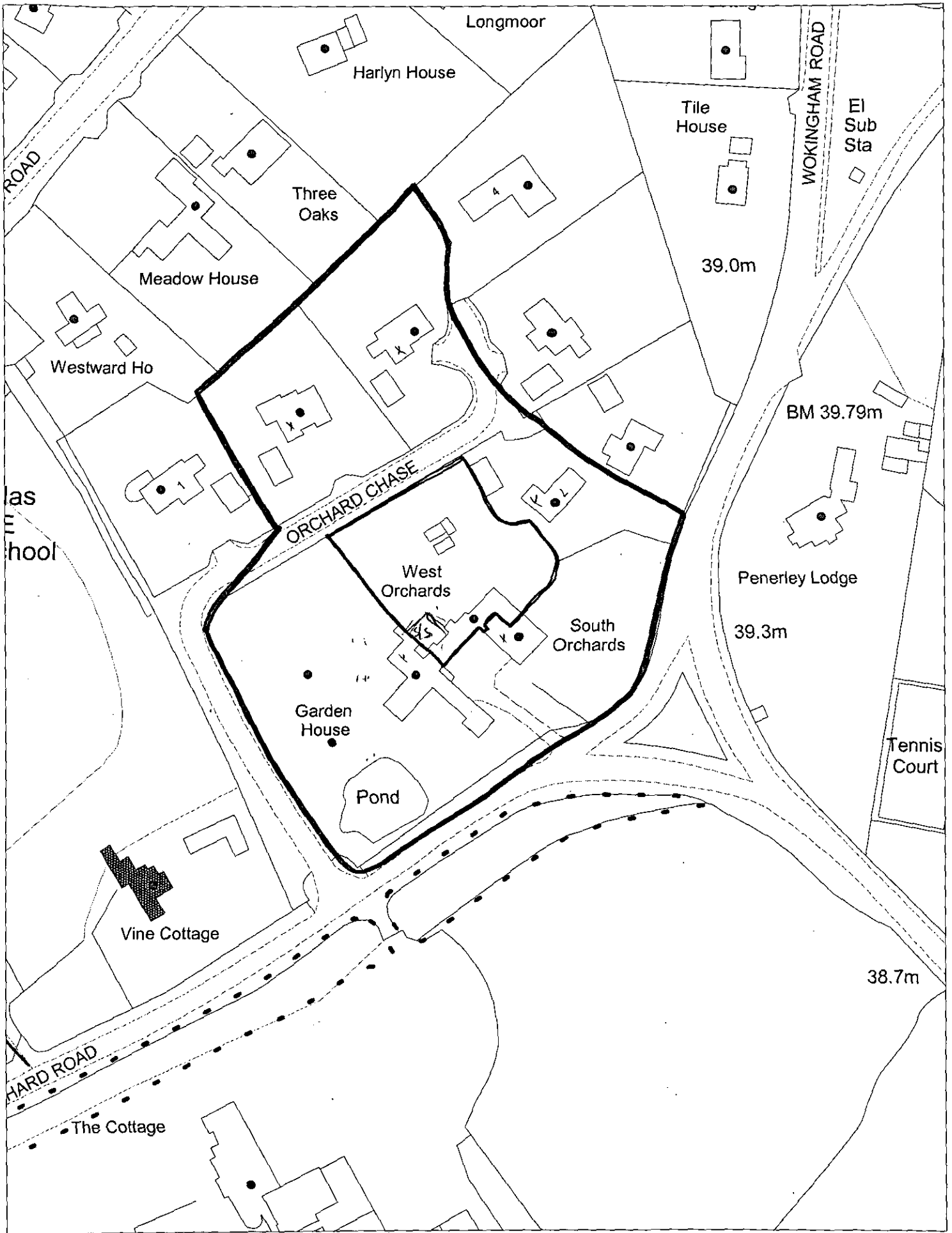
Scale. 1:100

Date. 22-02-02

Drawn by.

Drawing No: PS 2034/3

22.FEB.2002* 5889



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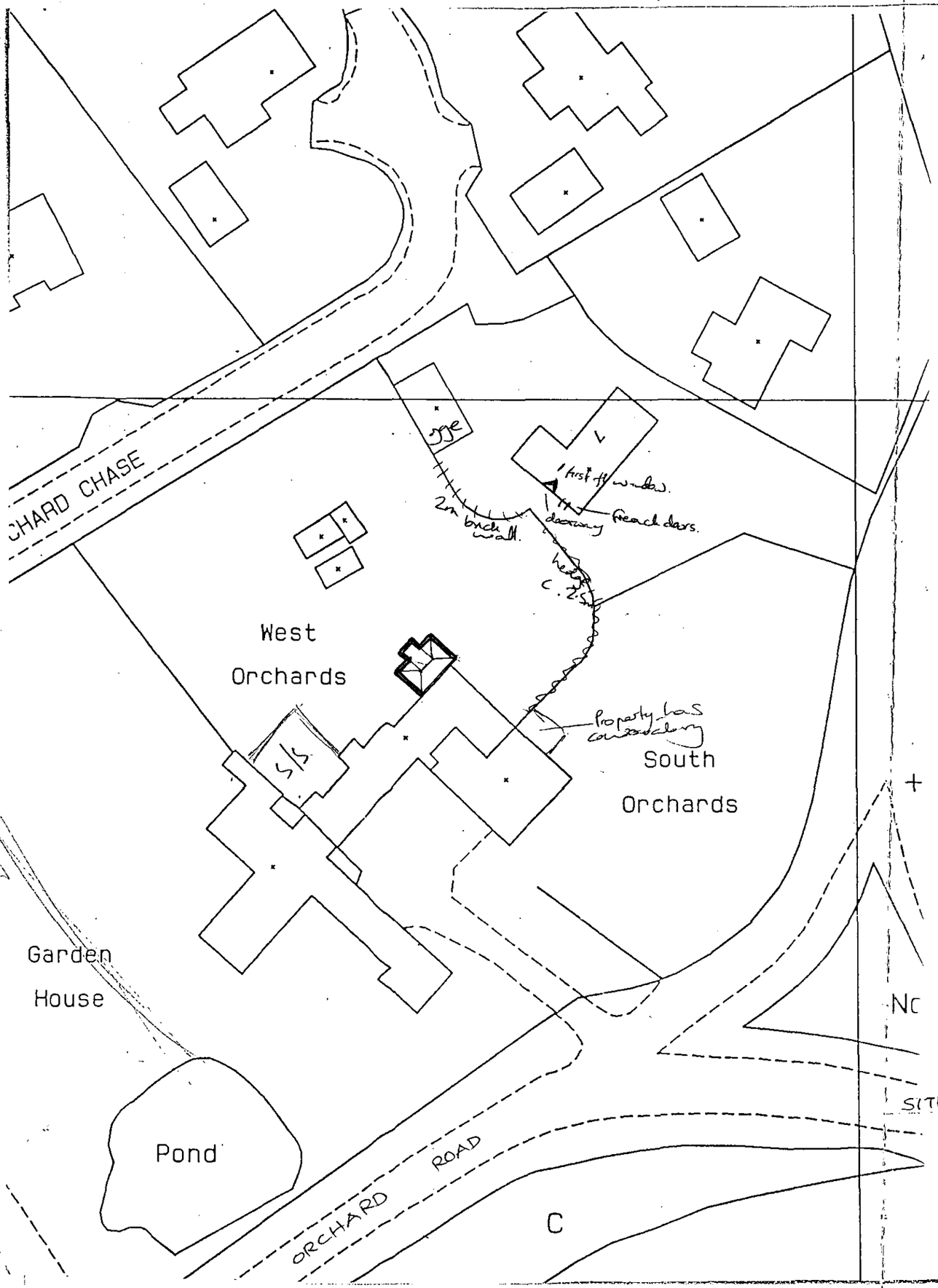
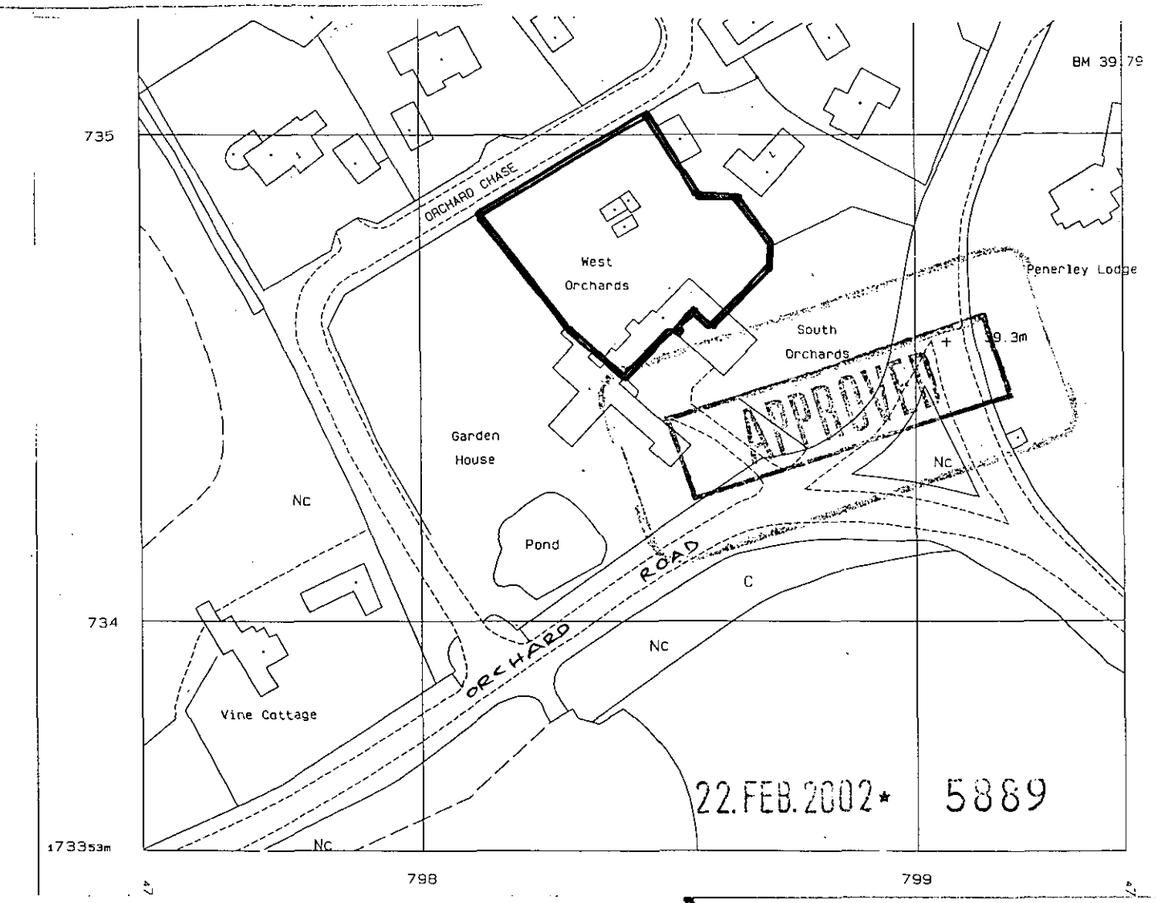
Development Control Section, Environmental Services, Wokingham District Council.
18 February 2002 Scale: 1 : 1250





LOCATION PLAN
1 : 1250

SITE PLAN 1 : 500

CAVENDISH HOUSE
Conservatories of Distinction
3 Tower Estate, Warpsgrove Lane, Chalgrove, OXFORD, OX9 7XZ
Telephone: (0865) 890557 Fax: (0865) 891569

NAME MR & MRS. D. HASLER
ADDRESS
WEST ORCHARD
ORCHARD ROAD
HURST, BERKS
RG10, 0SD

Scale.
1:500, 1:1250

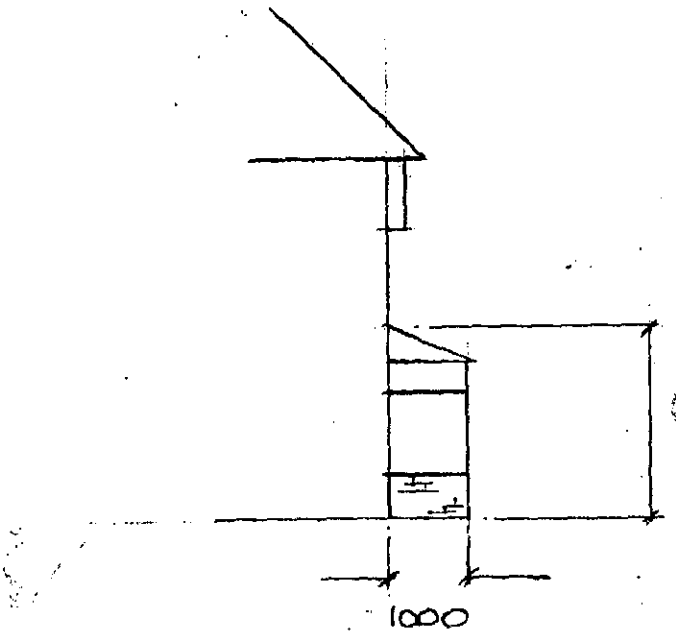
Date.
07-02-02

Drawn by.

Drawing No:
PS 2034/2

44 1865 891569

22.FEB.2002* 5889



VISIBLE

APPROVED

FRONT ELEVATION

CAVENDISH HOUSE

Conservatories of Distinction

3 Tower Estate, Warpsgrove Lane, Chalgrove, OXFORD. OX9 7XZ
Telephone: (0865) 890567 Fax: (0865) 891569

NAME MR & MRS D. HASLER

ADDRESS

WEST ORCHARD
ORCHARD ROAD
HURST, BERKS
RG10, 0SD

Scale. 1:100

Date. 22-02-02

Drawn by.

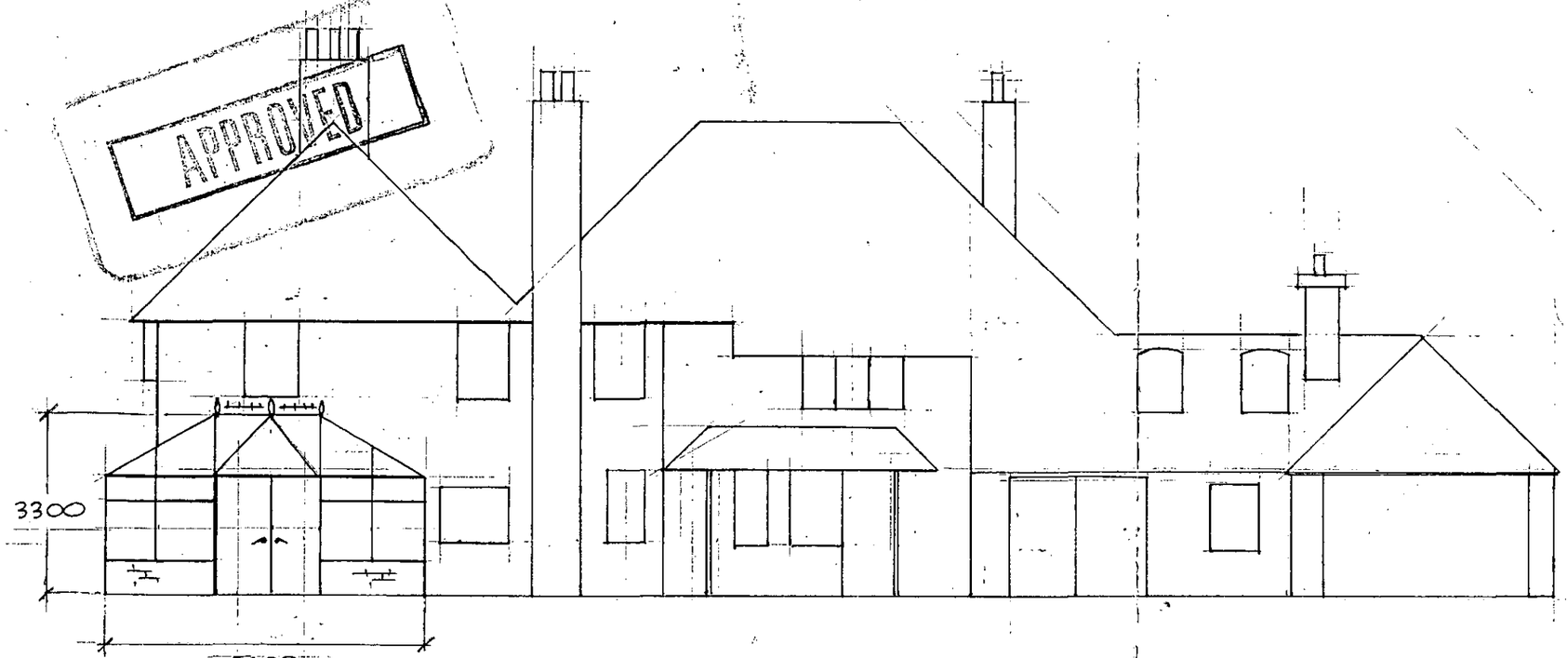
Drawing No: PS 2034/3

APPROVED

22.FEB.2002* 5889

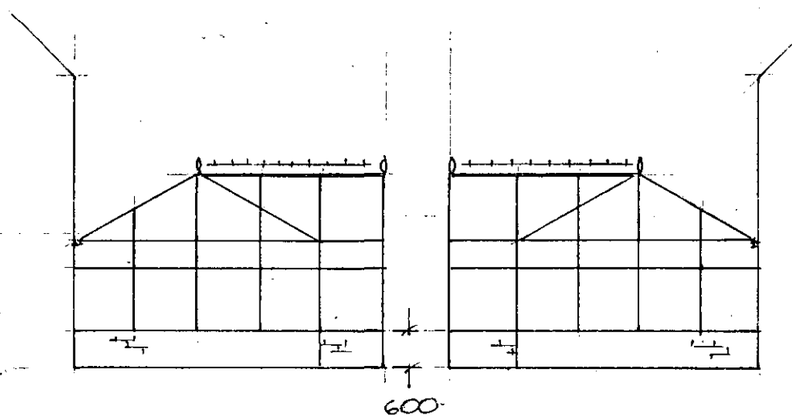
APPROVED

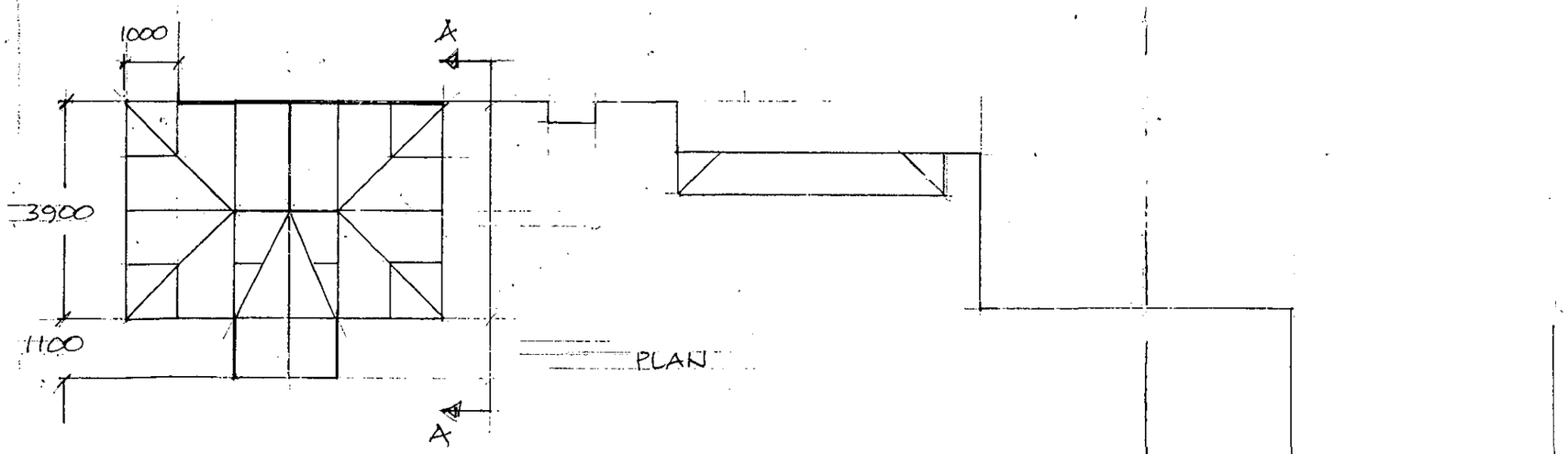
REAR ELEVATION



SIDE ELEVATIONS

VIEW A–A



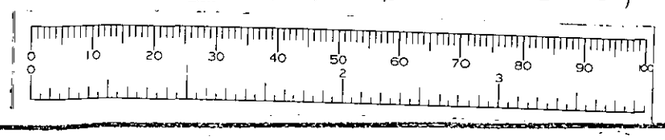


PLAN

NOTES

PROPOSED CONSERVATORY IN WHITE PVCu FRAMEWORK, DOUBLE GLAZED PANELS INCLUDING FANLIGHTS AND DOUBLE DOORS, GLASS ROOF. BRICKWORK TO MATCH EXISTING, RWP TO SOAKAWAY

MAX DEPTH 5000, MAX WIDTH 5600, MAX HT. 3300



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Telephone: (0865) 890557 Fax: (0865) 891569

NAME MR & MRS D HASLER

ADDRESS

WEST ORCHARD
ORCHARD ROAD
HURST, BERKS
RG10, 0SD

Scale. 1 : 100

Date. 06 - 02 - 02

Drawn by.

Drawing No: PS 2034 / 1