APPLICATION NO:
**F/2000/0517**

LOCATION:
**2, Fellies Davis Way, Hurst Reading.**

APPLICANT:
**Mr J Raynor**

PROPOSAL:
**Proposed single storey rear extension to dwelling.**

14
B

EARLIEST DATE FOR DECISION: **10/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Natalie Brown**

Floor Plans and Elevation of Plots 1-4 are missing!

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

Mr J Raynor
2, Fellies
Davis Way
Hurst
READING
Berkshire

**Application Number: F/2000/0517**

**Parish:** **HURST**

**Location:** **2 Fellies, Davis Way, Hurst, Reading**

**Proposal:** **Proposed single storey rear extension to dwelling**

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.

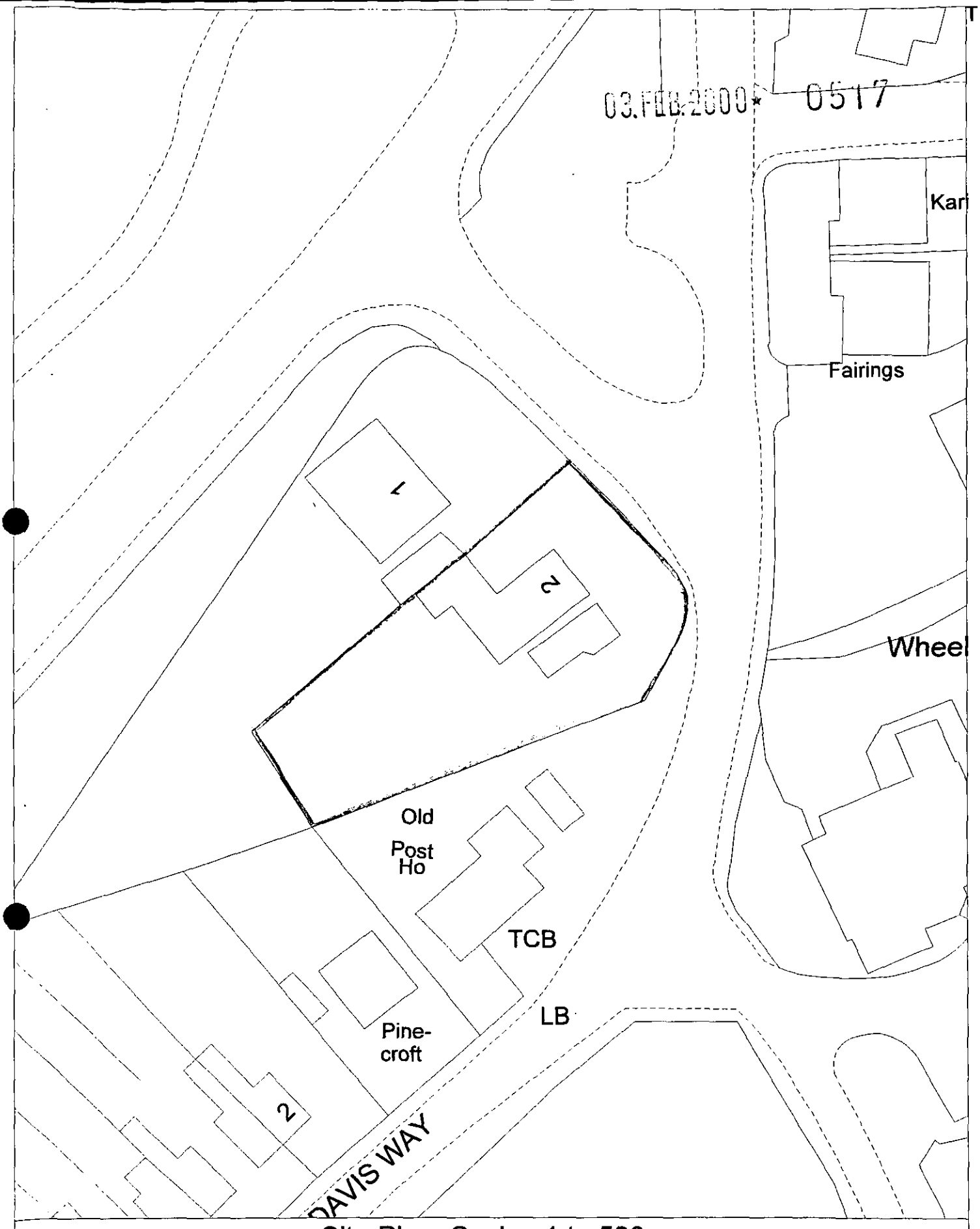
**Condition**
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

**Reason**
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 16 March 2000

**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.**




Site Plan, Scale: 1 to 500

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Date: 10 January 2000

N
W E
S

**Received by Wokingham District Council**

# Application No: F/2000/0517

**Proposal:**
Proposed single storey rear extension to dwelling.

**Location:**
2, Fellies , Davis Way, 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**

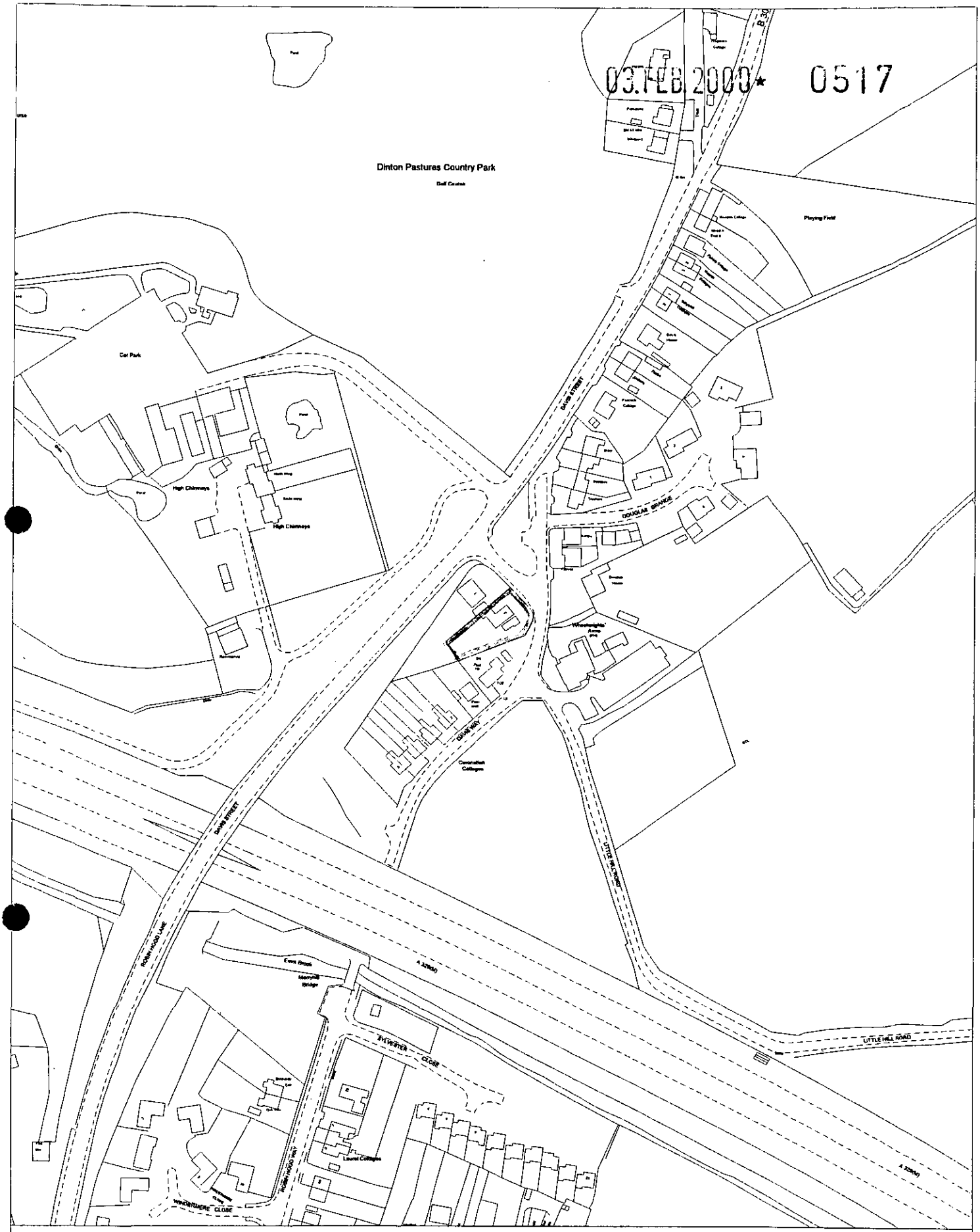
**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2000. 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**

03 FEB 2000 ★ 0517




# Site Plan, Scale: 1 to 2500

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Date: 10 January 2000

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W E
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finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 0517 | MB |
| BUILDING CONTROL NUMBER | PP2000/0275 | |
| APPLICANT/~~AGENT~~ | Mr J. Rayner | |
| ADDRESS OF SITE | "Fellies" Davis Way HURST. | |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | rec'd 3/2/00 | rec'd 3/2/00 |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 16/3/2000 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 20/3/00. | |

| 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 :** Natalie Brown

**Application Number :** F/2000/0517

**Applicant :** Mr J Raynor .

**Location :** 2, Fellies , Davis Way, Hurst, Reading.
**Proposal :** Proposed single storey rear extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 21/2/2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 21/2/2000

**Date Registered : 03/02/2000**

**Earliest Date for Decision : 10/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 10/03/2000**

**Application Expiry Date: 30/03/2000**

**Consultation Responses :**
Hurst PC : ~~no resp~~ no response received.

Neighbours/sn: no response received.

**Planning Issues :** (Rural/countryside & area sporadic dwell)

① Impact upon neighbouring properties (WBE1, LBE1)

② Impact upon the character of the area (WBE1, LBE1, NCC1, NCC7, ~~GB~~ GN2, ~~LB19~~)

**Application Number: F/2000/0517**

**Appraisal :**

① impact upon neighbouring properties:
The proposed development is for a single storey rear extn forming a new dining area and extn to the kitchen. Existing flat roof extn from lounge to be removed.
It will be the width of the main dwelling 6.5m, same height (2.3 to eaves & 3.5m to ridge). It will extend beyond the main rear line by 4m. Viewed from N° 1, it will be seen to extend a further 2.5m into the rear garden.
Boundaries: 1.8m fence with 'The Old Post House'.
1m fence at rear (border of N° 1) & some tall conifers
with N° 1: conifers app 1m beyond their garage (which is along boundary) then a 1m fence then conifers beyond.
The proposed extn will be set away from all boundaries and therefore not overshadowing nor overlooking (there are no windows in the side proposed side elevations) ∴ no detrimental impact to neighbouring properties.

② impact upon the character of the area:
- will not be visible from the front of the property ∴ no detrimental impact to the street scene
- materials will match existing

- The site/dwelling lies within the countryside/rural area - there have been previous extns and a detached garage within 5m of the dwelling. The proposed extn will have increased the original floor area of the dwelling by more than 40%.
However - it is not seen that the extension will have any detrimental impact upon the open character of the area.
The dwelling lies in an area surrounded by other dwellings and the A329(M) lies to the south within 200m of the boundary with Davis Street (a main road) west of the property and within 40m of the boundary of the dwelling.

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

**Application Number F/2000/0517**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | SC01 | SR02 | |
| | SC53 | SR12 | INS: WORK. |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

**SITE ADDRESS:** 2, Fellies Davis Way Hurst Reading.

**APPLICATION NUMBER:** F/2000/0517

**OFFICER:** Natalie Brown

**DATE OF SITE VISIT:** 21/2/2000.

**1 SITE/STATUTORY NOTICE DISPLAYED ?** ✓ 21/2 on wall of villa – entrance to property.

**2. DESCRIPTION OF SURROUNDINGS**
Residential in a rural area. (main road not far away & A329(M) can hear traffic)
detached
semi-D backing onto. Dixton Pastures

**3. DESCRIPTION OF SITE/BUILDING**
Area of extn would be set well away from both side boundaries
large rear garden.
existing attached roof to part of lounge (flat roof on which to be removed)

One outbuilding to side of property.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
N°1 has an extn right on boundary app 1m beyond main living room – & 2m beyond
have views across to conservation cottages –
would be obscured views when trees have foliage.

**5. SITE CONSTRAINTS**

**TREES** One tree in middle of rear garden will not be affected by extn

**ACCESS/PARKING** n/a.

**LEVELS**

**BOUNDARY TREATMENT** 1m fence at rear & with N°1. conifers for app 1m beyond extn – 1m fence → conifers (half way down garden tall conifers on neighs. prop N°1 & at rear).

**OTHERS** ← 1.8m fence
old post horse.

Tel: (0118) 974 6492

Date: 13/3/2000

My ref: F/2000/0517

**CONFIDENTIAL**

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU


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


Dear Councillor

**Application Number: F/2000/0517**
**2, Fellies , Davis Way, Hurst, Reading.**
**Proposed single storey rear extension to dwelling.**

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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/3/2000

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2000/0517**
**2, Fellies , Davis Way, Hurst, Reading.**
**Proposed single storey rear extension to dwelling.**

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.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 03 FEB 2000 | |
| Officer: NAB | Application No. F/2000/0517 |

Map No. 54 Site 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

Location: FELLIES DAVIS WAY

Parish: HURST Ward: Hurst 15-2-2000

Applicant: MR J RAYNER

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

(F)

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 : 15.2.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

..... (Rural Area) .....

.....

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

**NEIGHBOURS:**

SN+ "Woodstock", 1 Davis Street, Hurst

The old Post office, Davis Way, Hurst

Tel: (0118) 974 6492

Date: 13/3/2000

My ref: F/2000/0517

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 15 MAR 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

WOKINGHAM DISTRICT COUNCIL

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

**CONFIDENTIAL**

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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**2, Fellies , Davis Way, Hurst, Reading.**
**Proposed single storey rear extension to dwelling.**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 13.3.00

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.

ADDRESS Shirley 2 Davis Way PARISH Hurst

PLOT No.

BUILDER

ORD. SHEET No. SU 7871 SW

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| O/185/66 | MR. H.H. BOWEN | O/APP. BUNGALOW | 9.8.66 | N/A REF |
| O/232/66 | MR. L. CLARKE | " | 5.10.66 | N/A REF |
| 1076/73 | " | " | 5.5.75 | N/A REF |
| BR2389 | MR. E. NEWMAN | BUNGALOW & GARAGE | 3.4.75 | APP. N/A |
| 02474 | " | " | 17.4.75 | N/A C/A |
| BR10262 | MR. S. FOX | GARAGE TO LOUNGE/NEW GARAGE | 19.2.79 | APP. N/A |
| 10136 | MR. S. FOX | " | 12.4.79 | N/A C/A |
| BR19159 | " | LOUNGE EXTENSION | 6.8.82 | APP. N/A |
| 18039 | " | " | 23.9.82 | N/A C/A |
| 37804 | MR & MRS. R. BURRANT | STORE ROOM | 3.7.91 | C/A |

DATE OF COMPLETION

MINISTRY DECISION 1076/73 - APPEAL GRANTED - 18.7.74

SPECIAL ORDERS

DRAINAGE

091074

# Environmental Services

For office use only.
Application number: 03.FEB.2000* 0517

## 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. J. RAYNER |
| | Address and postcode | 'FELLES', DAVIS WAY, HURST, BERKS. RG10 0TR |
| | Phone number | 0118 9321970 |
| 2 | Agent's Name | |
| | Address and postcode | |
| | Phone number | |
| 3 | Site<br>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. | 'FELLES', DAVIS WAY, HURST. |
| 4 | Give brief details of the proposal for example, two storey side extension.. About the application | SINGLE STOREY REAR EXTENSION |
| 5 | Are there any trees on the site?<br>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. | RED BRICK TO MATCH EXISTING.<br>BROWN ROOF TILES TO MATCH EXTG. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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? | Existing: 3 | Proposed: 3 |
| 10 | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>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

Date 03.02.2000

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