SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

X SYSTEMS LTD

APPLICATION NO:
F/2000/1964

LOCATION:
3 Orchard Chase, Hurst Reading.

APPLICANT:
Mr & Mrs Daden C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 06/09/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Daden
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/1964

Parish: **HURST**

Location: **3, Orchard Chase, Hurst, Reading.**

Proposal: **Proposed two storey side 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.

John Mitchell
Development Control Manager
Date: 18/08/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1964
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr R Daden
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire RG10 9PY

Dear Mr Daden

PLANNING PERMISSION 2000/1964
SITE: 3 ORCHARD CHASE, HURST, READING RG10 0SW

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1964 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NATALIE BROWN
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1964	NB
BUILDING CONTROL NUMBER	AP2000/1158	Andy
~~APPLICANT~~/AGENT	Colin Dawson - Assoc	
ADDRESS OF SITE	Holly House 3 Orchard Chase Orchard Road HURST.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D522-02	D522-02b
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/10/00.	

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	

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118)**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

12 JUL 2000 1964

Ref: CED/BK/522
Thursday. 06 July 2000

Dear Sir

RE: HOLLY HOUSE, ORCHARD CHASE, HURST, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1964

Applicant : Mr & Mrs Daden C/O Colin Dawson And Associates.

Location : 3, Orchard Chase, Hurst, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/8

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 14/8 .....

Date Registered : 12/07/2000

Earliest Date for Decision : 10/08/2000

Latest Consultation Date/Site Notice Expiry Date : 10/08/2000

This application will have expired on: 06/09/2000. 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 PC : none received.

Neighbours/SN : None received.

Planning Issues : (Area traditional local character, TD'd SSH).

1) Impact upon neighbouring properties - WBE1, LBE1+2.

2) Impact upon the character of the area

WDLP : WBE1

LPLP : SBE1+2, LBE16

Application Number: F/2000/1964

Appraisal :

• Development : A two storey side extn to dwelling (NB: S.S side extn/extn to garage approved under 96/63750H has been built) → to be above the existing lounge/utility room It would be full ridge height 7.5m - hipped at the side to match the far end of the house. It would be 7.6m length (NB: the g/f utility is proposed to be extended to be level with the kitchen building line ∴ the proposed 1st floor would still be set back 1.8m behind bed 3 + the dining room). The width of the 1st floor would be 3.3m & being directly above the living room would be set back 1.8m behind bed 1). 1

There is 1.8m fencing at the rear with shrubs & tall conifer hedging at the side. The 1st floor would be 7m from this side boundary. The house sharing this boundary is in turn set ≃ 10m from the boundary. 2 orchard chase.

1) Impact upon neighbouring properties.

The proposed extn would be more or less obscured by the existing main dwelling from Nos 4 + 5 orchard chase - due to the location of the extn the ~~properties~~ in relation to these properties there would be no adverse extn impacts - likewise no impacts to the properties at the rear.

The neighbouring dwelling most likely to see any effect would be 2 orchard chase. However due to the fact that the properties are some considerable distance from each other & the conifer boundary there would be no issues of overlooking/overshadowing/overbearing. The g/f toilet window in the rear elev, ensuite window in front/side/rear elevs are constructed to be obscurely glazed to prevent overlooking.

2) Impact upon the character of the area.

Roof, bricks + tiles would match existing, ~~there~~ All orchard chase houses are large - so the extn would not be out of place. The full ridge height is considered to be acceptable as it ties the extn in with the rest of the dwelling. Policy LBE16 seeks to assure that dwelling should respect the

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

existing character of the area. As materials would match existing - it is not considered to be contrary to the policy ∴ no detrimental impact upon the character of the area

Application Number F/2000/1964
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 3 Orchard Chase Hurst Reading.

APPLICATION NUMBER: F/2000/1964

OFFICER: Natalie Brown

DATE OF SITE VISIT: [illegible]

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential - large plots.
approved late 1980's.

3. DESCRIPTION OF SITE/BUILDING

Rear garden - lawn & patio area. Extn previously built.
Detached garage.
- well obscured.
- within existing footprint apart from marginal utility/kitchen tie up.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Tall conifer hedging at side → from rear.

OTHERS 1.8m fencing at rear & shrubs.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JUL 2000
Officer: NAB	Application No. F/2000/1964

Map No. 43. **Site** ...0..16..
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

12.JUL.2000 1964

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: HOLLY HOUSE ORCHARD CHASE

Parish: HURST **Ward:** Hurst.

17/7/2000
18/7

Applicant: MR/MRS DADEN

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

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 : 17.7.2000 V 18/7

Parish Council Informed - YES / NO V 18/7

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 (BABTIE) .....
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:

NO pre-apps.

* Area of traditional local Charcter.

NEIGHBOURS: V 18/7

S/N + 2, 4, 5, 6 + 7 Orchard Chase

West Orchards - Orchard Rd. ✓

Meadow House
Three oaks
Harlyn House
} School Rd.

Received by Wokingham District Council

Application No: F/2000/1964

Proposal:
Proposed two storey side extension to dwelling.

Location:
3, Orchard Chase, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/08/2000. 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

17 July 2000

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

Tel:

Date: **17 July 2000**

My ref: F/2000/1964

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/2000/1964
3, Orchard Chase, Hurst, Reading.
Proposed two storey side extension to dwelling.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1964**
3, Orchard Chase, Hurst, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

HOLLY HOUSE ADDRESS 3 ORCHARD CHASE PARISH HURST

PLOT No. 5 17922 MR. M. DALE O/L. ORD. SHEET No. SU.7973 43

BUILDER 23734 PARK STAGE LTD. O/L & ACCESS 27.7.82 19.6.85 C/A C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29305	SCAMMELL	DET. HOUSE & GARAGE	20.1.88	REF
BRA 5012	"	"	3.5.88	APP
96/63750/F	MR. R. RADEN	S/ST. ~~HT~~ / ~~HT.~~ GARAGE	3.6.96	C/A
FP96/5347	"	" "	18.7.96	APP

DATE OF COMPLETION

MINISTRY DECISION 29305 - APPEAL GRANTED - 20.6.88

SPECIAL ORDERS

DRAINAGE

091074

12 JUL 2000 * 1964

Environmental Services

For office use only
Application number: 12 JUL 2006 1964

Householder planning application form

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

1	Your name Address and postcode Phone number	Mr & Mrs R Daden Holly House, Orchard Chase, Hurst, Reading, Berks RG10 0SW
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
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.	Holly House, Orchard Chase, Hurst, Reading, Berks RG10 0SW
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension
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.	REd facing bricks to match existing walls White windows to match existing Brown roof tiles 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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

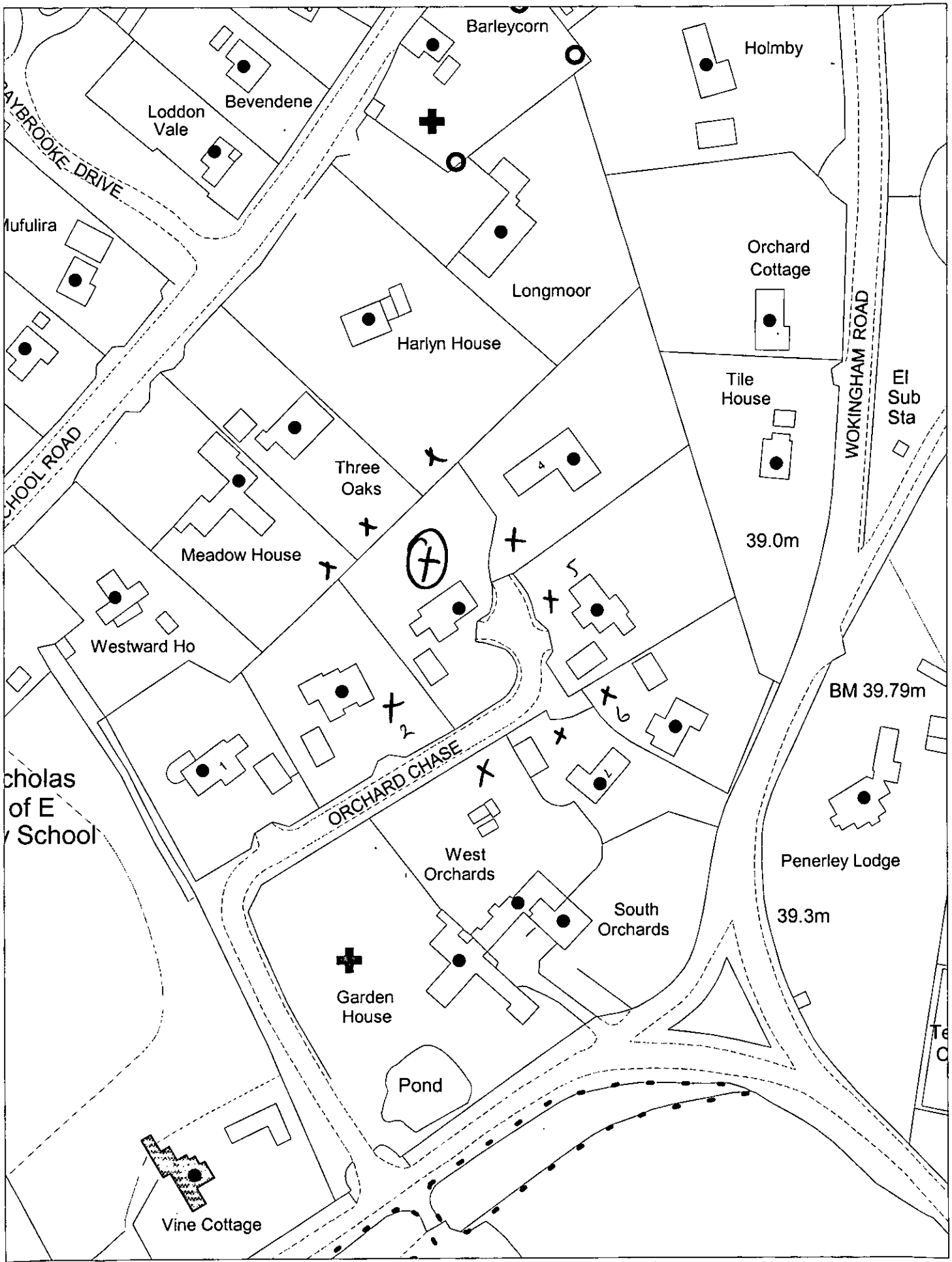
Your signature: [signature]

on behalf of Mr & Mrs R Daden

Date 6th July 2000

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

12 JUL 2000 1964



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Development Control Section, Environmental Services, Wokingham District Council.

14 July 2000

Scale: 1 : 1250

N W E S