APPLICATION NO:
F/2001/4689 ✓

LOCATION:
Stebbings Broad Common Road, Hurst .

APPLICANT:
Mr G Penney C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey extension to dwelling.

EARLIEST DATE FOR DECISION: **28/09/2001**
28 Day Dd: 26/9
APPLICATION WILL HAVE EXPIRED ON:
10/10/2001

CASE OFFICER: **Natalie Brown**

APPROVED

Photographs in file 4096 NO OBS

1279

D1

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Penney
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2001/4689

Parish: **HURST**

Location: **Stebbings, Broad Common Road, Hurst.**

Proposal: **Proposed single storey 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 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 Policies C2, LD3 and EN3.
Loddon Area Local Plan Policies LTV2, LC19 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WIC16.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/10/2001

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.

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

Tel: (0118) 974 6492

Date: **29 August 2001**

My ref: F/2001/4689

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/2001/4689
Stebbings, Broad Common Road, Hurst, .
Proposed single storey 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 **(0118) 974 6492.**

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4689**
Stebbings, Broad Common Road, Hurst, .
Proposed single storey 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**********

Received by Wokingham District Council

Application No: F/2001/4689

Proposal:
Proposed single storey extension to dwelling.

Location:
Stebbings, Broad Common Road, Hurst, .

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 take this letter with you or quote application number F/2001/4689 to enable the library staff to locate the correct information.

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 28/09/2001. 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 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

29 August 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4689

Applicant : Mr G Penney C/O Colin Dawson And Associates.

Location : Stebbings, Broad Common Road, Hurst, .
Proposal : Proposed single storey extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/9

Date of Neighbour Notifications : .....

Date of Site Visit : 10/9

Date Registered : 15/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 10/10/2001. 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 :

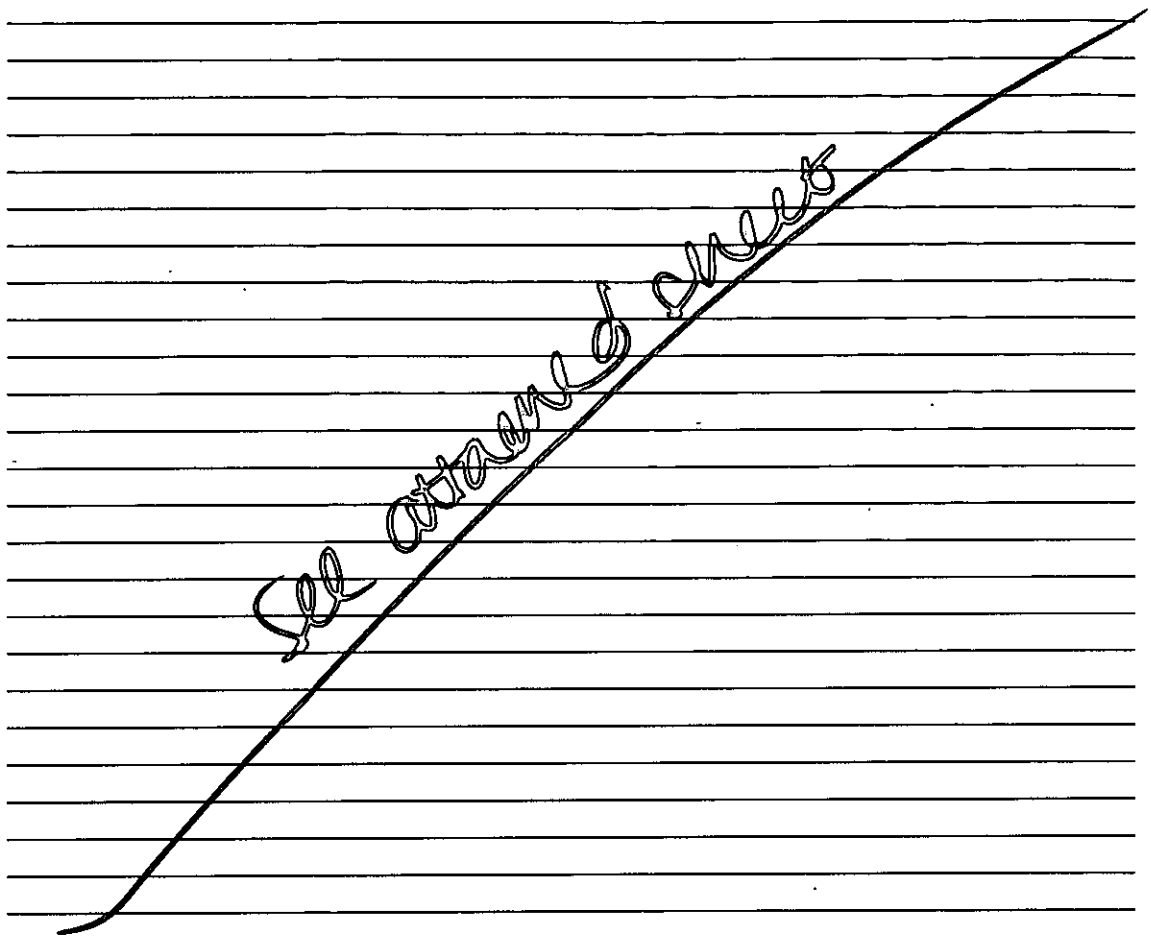
Hurst PC : as the property is shown on Env. Ag maps on the floodplain, the PC objects

Env Ag :

Planning Issues : UALP : rural, area sporadic d'ment
WDLP : flood, countryside,

Application Number: F/2001/4689

Appraisal :



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

Application Number F/2001/4689
Conditions/Reasons for Refusal

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

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: EN2, LC19, UPS3
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, NRC1, WC7, WIC16
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2, LD3, ON3
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. M

(Development Control Manager)

Date: 5.10.01

RECORD OF SITE VISIT

SITE ADDRESS: Stebbings Broad Common Road Hurst . APPLICATION NUMBER: F/2001/4689	OFFICER: Natalie Brown DATE OF SITE VISIT: 10/9

1 SITE/STATUTORY NOTICE DISPLAYED ? yes brick pillar by driveway entrance

2. DESCRIPTION OF SURROUNDINGS

Rural clustering of dwellings on staggered x-road. AS previous application

3. DESCRIPTION OF SITE/BUILDING

Detached dwelling with detached garage
Patio area + lawn with flower beds.
Shed at side of house

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached

5. SITE CONSTRAINTS

TREES some large trees along boundary.

ACCESS/PARKING off of BC Road.
Detached double garage + drive.

LEVELS

BOUNDARY TREATMENT 1.8m wall with Islandstone lane + BC Rd, Grange farm + gap between garage → Rd.

OTHERS Hedging @ RHS of garage.

Application Number: F/2001/4689- Stebbings

Appraisal:

Development
For a single storey front extension to the dwelling to provide a breakfast/living room and utility area.

The site lies within a rural/countryside area and is additionally designated as an area of sporadic development by the Loddon Area Local Plan, and is a single storey dwelling. The site is additionally located within a flood zone. There is a detached garage/workshop on the site given consent in 1986 under consent 26273.

The site is enclosed by a high brick wall along the boundary with Broadcommon Road and Islandstone Lane. The roof of the existing dwelling is visible above the boundary wall by the entrance to Padstone Barn (opposite the entrance to Grange Farm).

The property has been extended in the past:

- Consent R/313/64 built a bedroom/hall/lounge (hall, bathroom, bedroom 3 & 4 on the proposed plans), and covered 35.88m^2 floor area.
- The existing conservatory appears not to have been given consent and was not present on the plans on R/313/64, and must therefore have been an addition. This covers 14.6m^2.
- The original footprint/floor area is therefore 84.92m^2.

This application follows the refusal of application F/2001/4096 which was for a single storey front extension to the dwelling to provide a breakfast/living room and utility and a first floor front extension to provide a 2 bedrooms and a shower room. The number of bedrooms would have been increased from 3 to 4.

1) Impact upon neighbouring properties
It is not considered that the proposed development would have any adverse effect upon neighbouring properties. The existing dwelling and proposed extensions would be sufficiently set away from the boundaries as to have no adverse effect through being overbearing, overlooking and causing overshadowing.

2) Impact upon the character of the area
Policy WCC1 of the Wokingham District Local Plan (deposit draft), say that development will only be permitted if it is appropriate in scale, form, materials, design, character to its location within the countryside. Policy WCC7 says that there should be no significant alteration to the scale of the dwelling and the scale of development on site.

Policy LC19 of the Loddon Area Local Plan says that if a dwelling has already been extended, the cumulative effect of all the extensions to the original dwelling will be taken into account.

The proposed development represents 24.7m^2 increase in the ground floor area. Over the original dwelling, the proposed and previous extensions (taken together) would equate to an 88.5% increase over the original floor area. (The previously refused application would have increased the floor area by 139%).
As a rule of thumb, increases of 50% are considered acceptable for such a rural/countryside area. (NB: the existing dwelling represents a 59% increase over the original dwelling). The cumulative effect of the proposed development would therefore alter the scale of the development on site.

However, in this circumstance only, as there would be no raising of the roof (unlike the previous application), and the proposed development would not extend beyond the existing front/side building line of the existing dwelling, it is essentially an infill extension. In anycase, the site is screened by a 1.8m wall, and so the extensions would not be significantly visible and therefore cause no detrimental effects to the open character of the area.

3) Flood Issues
The Environment Agency raised no objection to the previous application (F/2001/4096) which was for a larger footprint. In response to this application, they did not appear to be raising significant objection.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 AUG 2001
Officer: NAB	Application No. F|2001|4689

Map No. [illegible] Site .....
Easting: 44 ..... Flood Pln .....
Northing: ..... Mineral .....

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

15.AUG.2001* 4689

Description:
(F.) PROPOSED SINGLE STOREY EXTENSION TO DWELLING

Location: STEBBINGS, BROAD COMMON ROAD

Parish: HURST **Ward:** Hurst

28/8/01 T.W

Applicant: MR G PENNEY

resubmission 2001\|4096

Fee **Received** 00-00 **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 : 28/8/01 T.W.

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 Groundwater zones 3 & Flood zone.
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
Mineral Site Consultation Area
Countryside
Rural Area.

NEIGHBOURS:

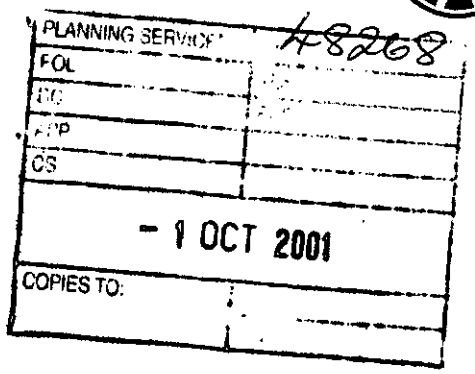
Site notice and see map.

NAB

ENVIRONMENT AGENCY

Our Ref : SP/2001/004412-1/1
Your Ref : F/2001/4689

Date : 27 September 2001



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

SINGLE STOREY EXTENSION - STEBBINGS, BROAD COMMON RD, HURST.

Thank you for your letter dated 29 August 2001, which was received on 31 August 2001. You are asked to quote the following reference in any correspondence: SU87SW/16/10. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Development Control

Although much of the surrounding area was inundated by floodwaters in the 1968 flood of the Loddon, the Agency has no record of the above application site having flooded, and is therefore unable to object to the above proposal on flood plain grounds. Anecdotal evidence suggests this site is approximately 1 ft higher than the surrounding land, however the Agency strongly recommends that the proposed extension be raised 300mm above existing ground level as a precautionary measure to provide some level of protection during a flood event.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Colin Dawson & Associates 1 Malvern Way

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

11th September, 2001

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

12 SEP 2001

For the attention of Natalie Brown

Dear Miss Brown,

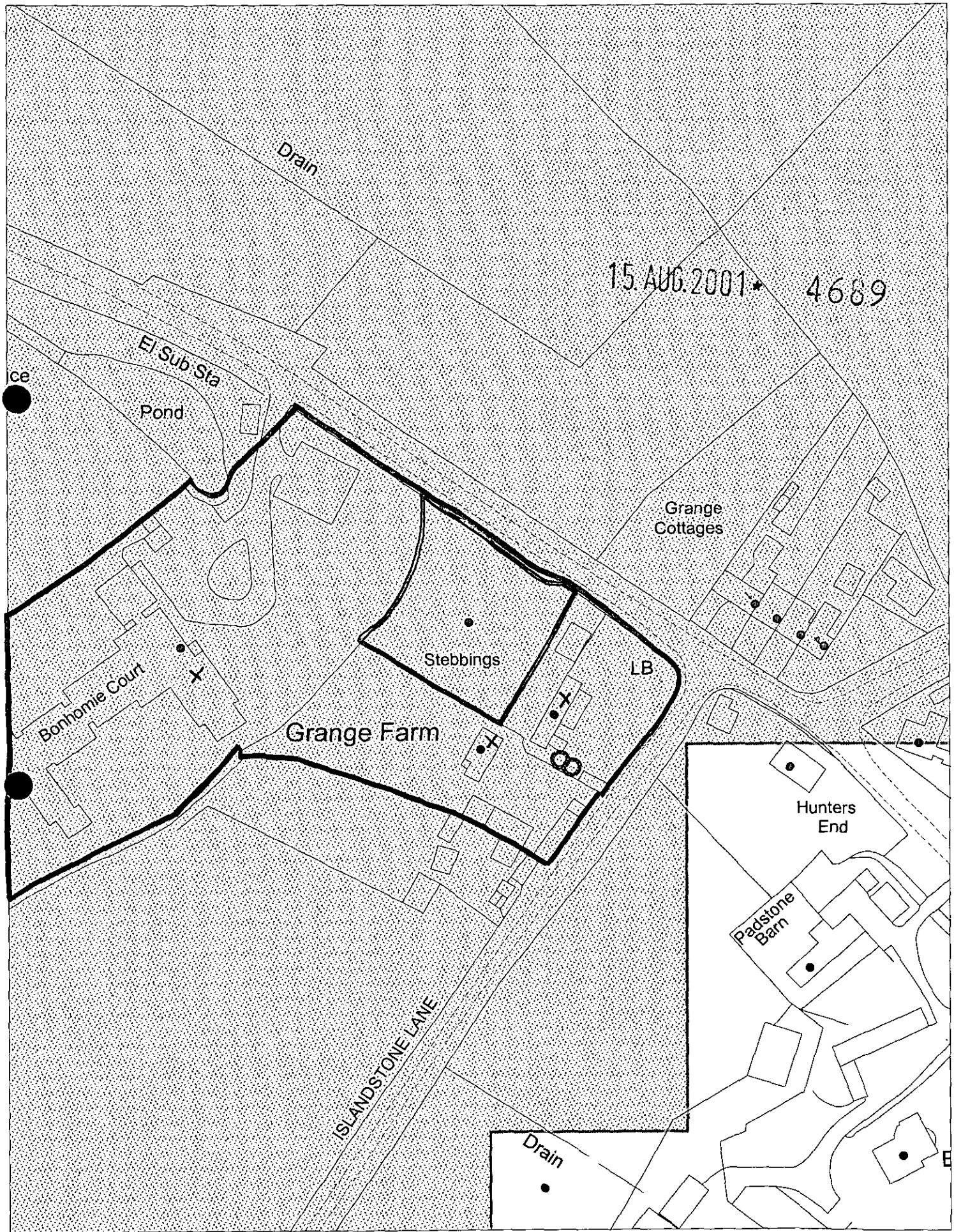
Application No. F/2001/4689

I refer to the above-mentioned Application by Mr. G. R. L. Penney of Stebbings, Broadcommon Road, Hurst: proposed single storey extension to building.

As this property is shown on the Environment Agency maps as situated on the flood plain, my Council object to the proposal.

Yours sincerely,

Clerk



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Development Control Section, Environmental Services, Wokingham District Council.
16 August 2001

Scale: 1 : 1250

1933 "Stebbings"

ADDRESS Broadcommon Road **PARISH** Hurst

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plann
O/215/62					Ref.	
R/313/64					APP	APP
26273		G Penny	Garage & Shed	6.10.86		C/A
	BRA 3684	G Penny	Fire opening & Flue	22.9.87	APP	
F/2001/4096		G. Penny				

MINISTRY DECISION:

SPECIAL ORDERS: TPO 539/91

15. AUG. 2001 ★ 4689

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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

15.AUG.2001* 4689

Our Ref; CED/BK/593
3rd August 2001

Dear Sir

RE; STEBBINGS,BROAD COMMON ROAD, HURST, BERKS

Please find attached a revised Planning Application for a single storey extension to the above property and I would be pleased if you could assess the application or place it before the next available meeting of the Planning Committee for consideration.

The application has been made in the light of your recent refusal to grant consent under reference F/2001/4096 and therefore, I understand, no fee is payable for this substantially similar proposal.

If there are any issues raised by the enclosed, I would very much appreciate the opportunity of discussing them with you prior to a formal decision being taken.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

Encs;

Environmental Services

For office use only.
Application number: 15.AUG.2001 ★ 4689

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 G Penney Stebbings, Broad Common Road, Hurst, Berks RG10 0RE 0118 9321231
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 MalvernWay, 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	Stebbings, Broad Common Road, Hurst Reading, Berks RG10 0RE
4	Give brief details of the proposal for example, two storey side extension About the application	Single storey breakfast room and utility room 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.	Ref facing bricks to martch existing Blue/black roof tiles to match existing. White windows 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: 2	Proposed: 2
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 G Penney

Date 03/08/01

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

Environmental Services

For office use only.
Application number: 15.AUG.2001 * 4689

Householder planning application form

Please answer all questions in CAPITAL letters.
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1	Your name	Mr G Penney
	Address and postcode	Stebbings, Broad Common Road, Hurst, Berks RG10 0RE
	Phone number	0118 9321231
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 MalvernWay, Twyford, Reading Berks RG10 9PY
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Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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- 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 G Penney

Date 03/08/01

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