[redacted]

X SYSTEMS LTD

APPLICATION NO:
F/2000/1167

LOCATION:
6 Tape Lane, Hurst Reading.

APPLICANT:
Mr & Mrs D Kendall C/O Architectural Service

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **30/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Kendall
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berkshire
RG30 4QA

Application Number: F/2000/1167

Parish: **HURST**

Location: **6, Tape Lane, 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing 5 Tape Lane.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 24th May 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1167	NB
BUILDING CONTROL NUMBER	FP2000/0518	Andy
APPLICANT/AGENT	Architectural Services	
ADDRESS OF SITE	6 Tape Lane HURST	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	
ELEVATIONS	00769/04	00769/04
FLOOR PLANS	00769/03	00769/03

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/6/00.	

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/2000/1167

Applicant : Mr & Mrs D Kendall C/O Architectural Services.

Location : 6, Tape Lane, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/5

Date of Neighbour Notifications : .....

Date of Site Visit : 18/5

Date Registered : 04/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 30/05/2000

Consultation Responses :

Hurst PC : 12/5 - no adverse comments to make

Neighbours/SN : no responses received.

Planning Issues : (ID'd sett, area traditional local characte)

1) Impact upon neighbouring properties (WBE1, LBE1)

2) Impact upon the ~~character~~ characte of the area. (WBE1, LBE1, LBE16)

Application Number: F/2000/1167

Appraisal :

① Impact upon neighbouring properties:-
The proposed development is for a single storey rear extension forming a kitchen/utility area to replace the smaller existing rear kitchen extension.
It will be 5.6m wide + 4m in length. It will have a mono-pitched roof (2.2m to eaves + 3.5m to ridge).
At ground level it will be app 0.2m from the boundary with N° 5 & roof level 0.1m from the boundary. (NB: there is a single storey rear extn at N° 5 which is set back from the boundary & extends beyond the existing rear extn of N° 6 - the proposed extn would bring the rear building lines level).
Boundaries:- hedging after app 3m with N° 5 (along boundary)
The proposed extn would not overlook neighbouring properties (conditions to ensure no side windows facing N° 5), & would not overshadow nor be overbearing i.e. no detrimental impact.

② Impact upon the streetscene.
Materials will match existing -
The proposed pitched roof to the extension would be an improvement to the existing flat roofed extns.
The proposed extn would bring the rear building line of N°s 5 + 6 in line: no detrimental impact upon the streetscene.
The area is designated 'an area of traditional local character' - it is not considered that the proposed development would have any adverse impact upon the character of the area.

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

Application Number F/2000/1167
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3	SR08	SC05	SIDE ELEVATION FACING 5 TAPE LANE.

29/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Tape Lane Hurst Reading. APPLICATION NUMBER: F/2000/1167	OFFICER: Natalie Brown DATE OF SITE VISIT: 18/5 -

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - 18/5 on wall at front of property

2. DESCRIPTION OF SURROUNDINGS
Established residential

3. DESCRIPTION OF SITE/BUILDING
set back from boundary with → 7
Driveway down side of house.

has side windows blocked out & slightly set back from boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES ? (app).
Extn S.S. pitched roof. 2.5-3m from D'line.
hedging with 5 after 3m.
fencing with → 7
has S.S. detached garage along boundary

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING n/a

LEVELS —

BOUNDARY TREATMENT as above

OTHERS —

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	- 4 APR 2000
Officer: NAB	Application No. F/2000/1167

Map No. 43 Site 007
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: 6 TAPE LANE

Parish: HURST Ward: Hurst 1914

Applicant: MR/MRS KENDALL

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 : ..... 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:

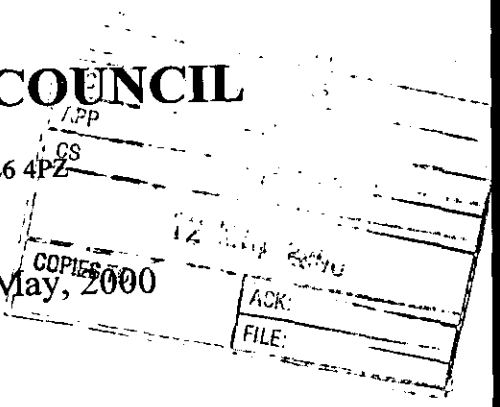
NO Pre-apps

NEIGHBOURS:

S/N of Woodsome, Broadoak, 7+S TAPE LANE

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



11 May, 2000

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

For the attention of Natalie Brown

Dear Miss Brown,

Application F/2000/~~1240~~ 1167

I refer to the above-mentioned Application by Mr. and Mrs. D. Kendall of 6 Tape Lane, Hurst, for proposed single storey rear extension to dwelling.

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

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1167

Proposal:
Proposed single storey rear extension to dwelling.

Location:
6, Tape Lane, 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 letter 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 12/05/2000. 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

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

Tel: (0118) 974 6492

Date: **18 April 2000**

My ref: F/2000/1167

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/2000/1167
6, Tape Lane, Hurst, Reading.
Proposed single storey rear 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1167**
6, Tape Lane, Hurst, Reading.
Proposed single storey rear 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**********

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118-9421655

Architectural Design - Planning - Appeals - Building Surveys

04 APR 2000 1167

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

1st April 2000

our reference: **99769/P**
your reference:

Dear Sirs,

Proposed single storey rear extension
6 Tape Lane, Hurst, Reading

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

Philip Shell MBIAT - Incorporated Architectural Technologist

ADDRESS 6 TAPE LANE PARISH HURST E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15169	W.D.C	Repairs & Mod	1.7.80	app NA
20327	MR. R. BAYLIS	2 S/ST. EXTS.	20.10.83	N/A OA
BR21722	"	KITCHEN & LOUNGE EXT.	4.11.83	APP N/A
33535		S/ST EXT	10.11.89	N/P
34816	MR & MRS. E. DELAZIO	PORCH	16.2.90	OA
35559	"	1ST FLOOR EXT.	10.5.90	Rec.
98/67461/F	Mr. & Mrs. D Kendall	2 St/R Ext.	23.9.98	C/A
FP98/7784	Mr. & Mrs. D. Kendall	"	13.8.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD ENQ - Proposed Summer House/Playroom 09.03.00

DRAINAGE

Environmental Services

For office use only.
Application number: 04.APR.2000* 1167

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. KENDALL
	Address	6 TAPE LANE
	and postcode	HURST
		READING
	Phone number	
2	Agent's Name	ARCHITECTURAL SERVICES
	Address	21 FAIRWAY AVENUE
	and postcode	TILEHURST
		READING
		RG30 4QA
	Phone number	0118 942 1655
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.	6 TAPE LANE
		HURST
		READING
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? 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.	BRICK & RENDER TO MATCH EXIST ROOF TILES TO MATCH EXIST	
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?	Existing: 3	Proposed: 3
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

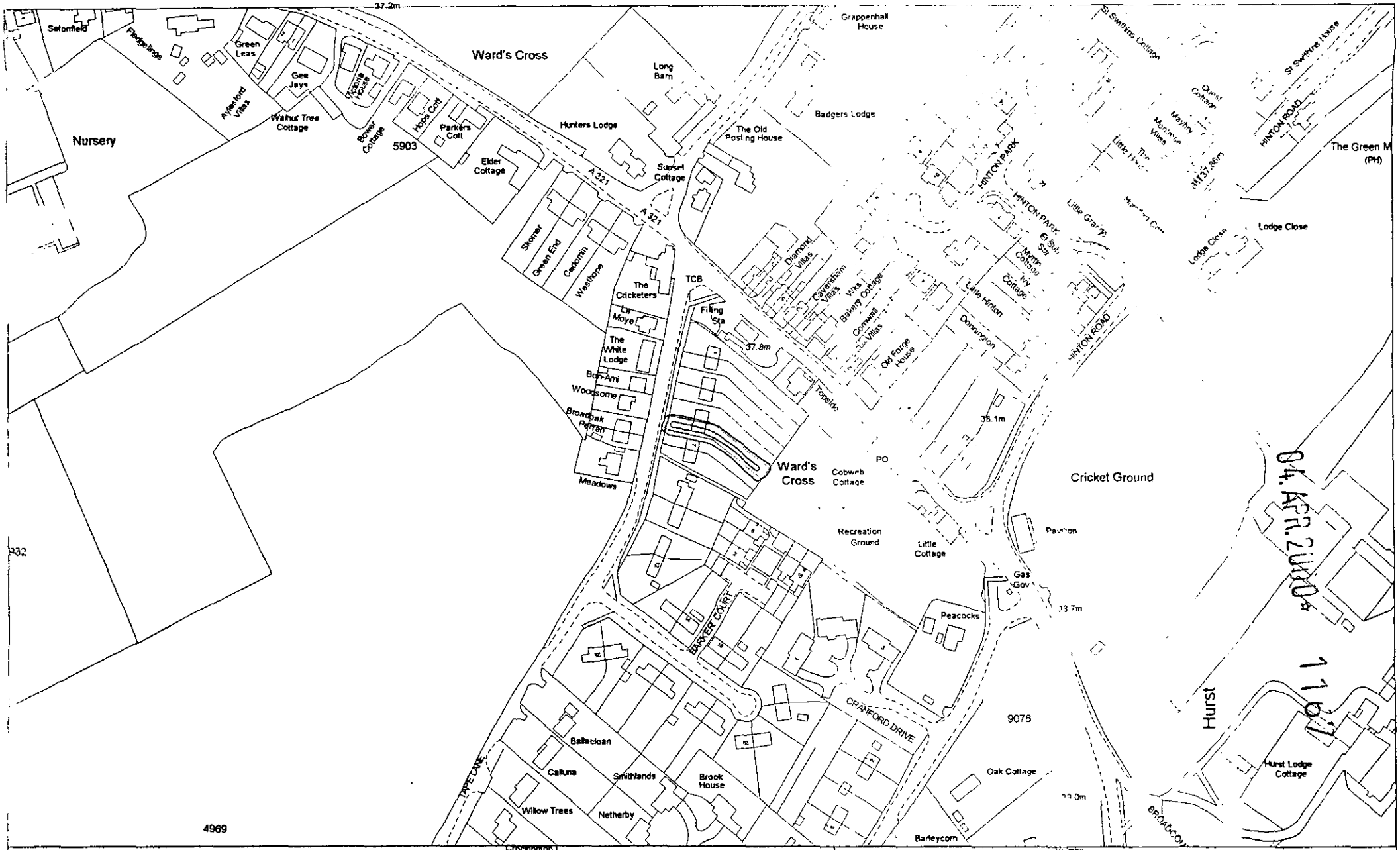
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Kemp

Date 1/4/00

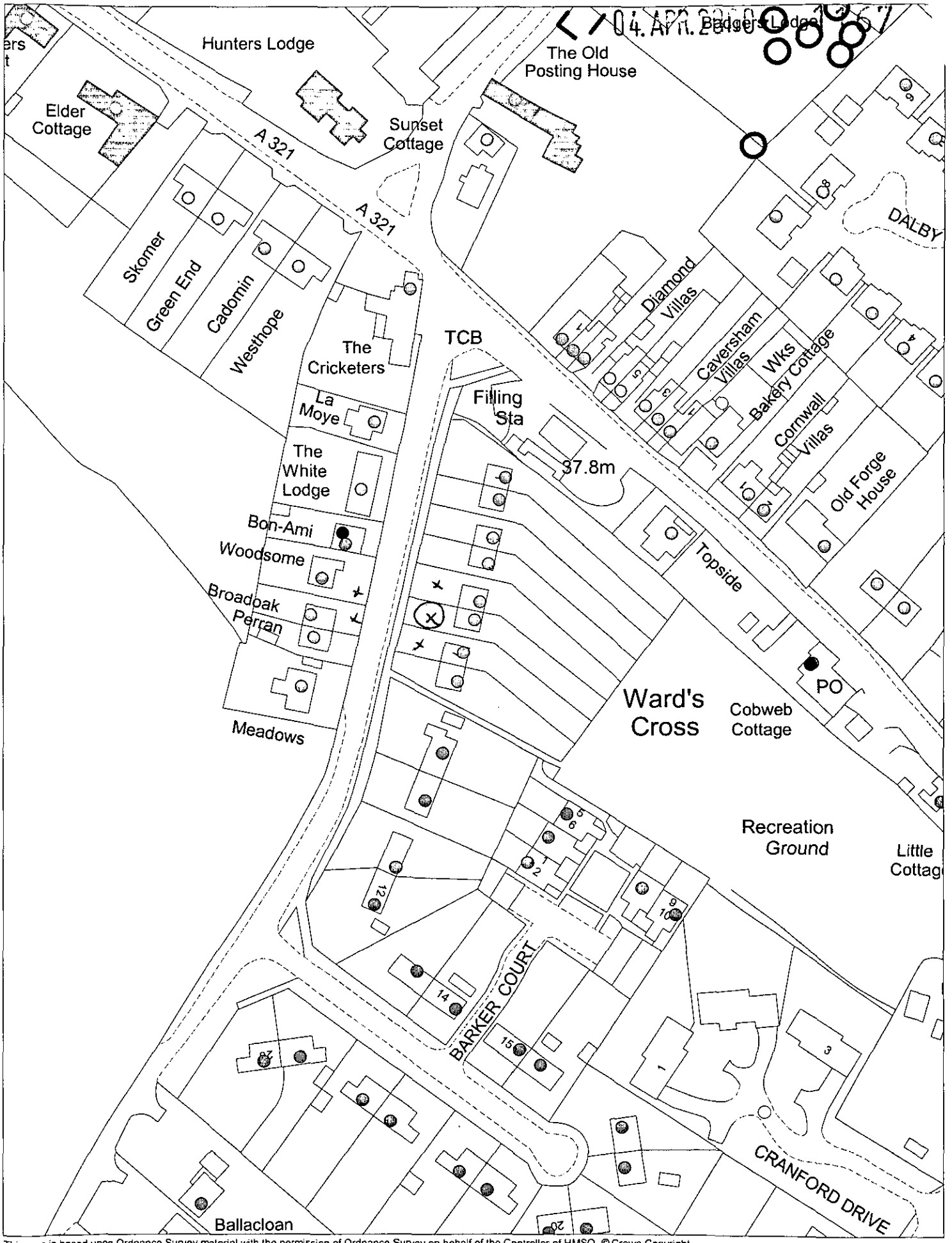
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Date: 27 March 1998

Site Plan
Scale: 1 to 2500

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council Licence No. LA085134



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.
10 April 2000 Scale: 1 : 1250