APPLICATION NO:
F/2000/0485

LOCATION:
Shieling Dunt Lane, Hurst Reading.

APPLICANT:
Mr & Mrs M G R Bradbury C/O Andesign

PROPOSAL:
Proposed single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M G R Bradbury
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0485

Parish: **HURST**

Location: **Shieling, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed single storey rear extensions 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: 04 April 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	0485	EXC
BUILDING CONTROL NUMBER	FP2000/0265	Andy
APPLICANT/AGENT	Andrews	
ADDRESS OF SITE	The Shieling, Dunt Lane HURST	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2931	AH/E/2931
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

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

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	

Application Number F/2000/0485

~~Conditions/Reasons for Refusal~~

Conditions

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

Application Number: F/2000/0485
Shielding, Dunt Lane, Hurst

Appraisal: The proposal is for a rear extension to a bungalow, located in the countryside. It would project 4.8 metres to the rear of the existing property and have a width of 8.3 metres. The roof would have a double hip with a maximum height of 3.9 metres, 0.8 metres lower than the existing ridge line.

The bungalow was originally permitted in 1972 (1306/71 &1582/72) and has been extended on several occasions, with the most recent additions being allowed at appeal in 1996, when two different proposals were considered and allowed. According to the Inspector's report the original dwelling had a footprint of 113.9 m^2. Extensions permitted in 1976 (05453) and 1988 (30112) increased the floor area to 180.9m^2 and the appeal proposal, which has since been constructed increased the footprint by a further 39.2 m^2 to 220.1m^2 - an increase of 93.2% on the original dwelling. The Inspector considered that, while the proposals represented a major extension to the property, the design and screening, to be enhanced by a landscaping condition, would make the extension inconspicuous and, therefore, the impact on the rural character of the area would be slight. (44021)

The current proposals would result in a 35.1 m^2 increase in floor area resulting in a total area of 255.2 m^2 representing a 30.8% increase on the original and a cumulative increase of 141.3 m^2 (124% increase on the original). Although this is a significant increase in terms of WCC7 the extension would be to the rear of the property and the site is well screened from the surrounding countryside, so it would not be prominent and, therefore, the impact on the countryside character of the area is considered acceptable.

The extension would be, 30 metres from the closest neighbour, 1 Red Tiles and would not have a detrimental impact on the neighbouring property.

Recommendation: conditional approval

RECORD OF SITE VISIT

SITE ADDRESS: Shieling Dunt Lane Hurst Reading.

APPLICATION NUMBER: F/2000/0485

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

rural setting, ~~cluster of~~ cluster of houses on large plots

3. DESCRIPTION OF SITE/BUILDING

single-storey detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

1 red tiles has large detached garage to North.
(2 storey semi)
fields to r/o site

5. SITE CONSTRAINTS

TREES rear boundary

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT sides 1.8m fencing
1.2m picket fence at front
5m+ hedge/trees at rear

OTHERS /

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0485

Applicant : Mr & Mrs M G R Bradbury C/O Andesign.

Location : Shieling , Dunt Lane, Hurst, Reading.
Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	15·2·00

Date of Neighbour Notifications : .....

Date of Site Visit : 15:2:00

Date Registered : 01/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Planning Issues :

Countryside

Neighbours / streetscene

Received by Wokingham District Council

Application No: F/2000/0485

Proposal:
Proposed single storey rear extensions to dwelling.

Location:
Shieling , Dunt 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2000. 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

Tel: (0118) 974 6479

Date: 20/3/00

My ref: F/2000/0485

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/2000/0485
Shieling, Dunt Lane, Hurst, Reading.
Proposed single storey rear extensions 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 **Emy Circuit** on **(0118) 974 6479**. 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 30/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0485**
Shieling, Dunt Lane, Hurst, Reading.
Proposed single storey rear extensions to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 20.3.00

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.

Tel: (0118) 974 6479

Date: 20/3/00

My ref: F/2000/0485

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Shieling, Dunt Lane, Hurst, Reading.
Proposed single storey rear extensions 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.

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

26634

2 March, 2000 EXC

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application F/2000/0485

I refer to the above-mentioned Application by Mr. and Mrs. M. G. R. Bradbury of Shieling, Dunt Lane, Hurst, regarding proposed single storey rear extensions to dwelling.

Members consider that the plans submitted are insufficient to adequately consider the Application and they have asked if you can supply or obtain more adequate plans. They are concerned that, on the available information, the extension would appear to be too large in relation to the footprint of the existing building.

In the circumstances, will you allow an extension of the period for comment pending the further information?

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL (1) PRE-APP ATTACHED (2)

Start date: 01 FEB 2000	
Officer: ESC	Application No. F/2000/0485

Map No. 54 **Site** 0:30
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: THE SHEILING, DUNT LANE

Parish: HURST Ward: Hurst. 9.2.2000

Applicant: MR/MRS BRADBURY

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

Enforcement Section (7) 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 : 9.2.2000 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) .....

.....

..... Pre-app attached. .....

NEIGHBOURS:

..... S/N + 1 Red Tiles, Dunt Lane ✓ .....

.....

.....

.....

.....

.....

.....

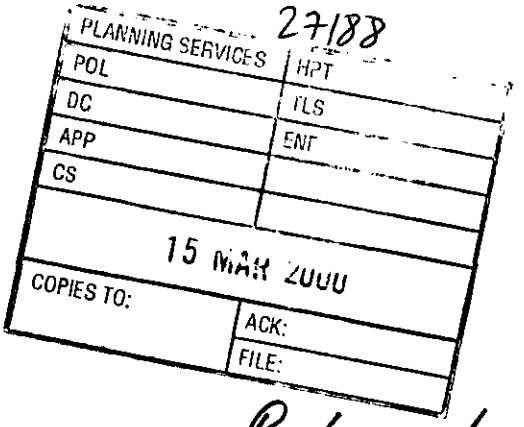
.....

.....

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

2 March, 2000



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

Reply rec'd

For the attention of Emy Circuit

copies from 44021
sent 17/3/00

Dear Miss Circuit,

Application F/2000/0485

I refer to the above-mentioned Application by Mr. and Mrs. M. G. R. Bradbury of Shieling, Dunt Lane, Hurst, regarding proposed single storey rear extensions to dwelling.

Members consider that the plans submitted are insufficient to adequately consider the Application and they have asked if you can supply or obtain more adequate plans. They are concerned that, on the available information, the extension would appear to be too large in relation to the footprint of the existing building.

In the circumstances, will you allow an extension of the period for comment pending the further information?

Yours sincerely,

R. Wardle

Clerk

(1) THE SHEILINGS

01.FEB.2000* 0485

ADDRESS DUNT LANE PARISH HURST

PLOT No. ORD. SHEET No. SU.7971 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/56	MR. L. BARROW	OUTLINE	20.2.56	N/A R
1306/71 ?	MR. J. CLEARY owner?	DETACHED BUNGALOW	20.1.72	APP. C/
1582/72 J	* " plans	"	28.9.72	N/A C/
505/73	"	REMODAL OF COND. ON ABOVE	14.6.73	N/A R
1899/73	"	"	8.2.74	N/A A
BR 5240	MR. J. BUNYAN	S/STOREY EXTENSION	16.8.76	APP. N
BR 5446	"	DOUBLE GARAGE	17.9.76	APP. N
05453	"	"	28.10.76	N/A C
30112	M. BRADBURY	S/ST. EXTS / RENDERED FINISH OVER EX. DEFECTIVE BRICK WALLS.	10.6.88	C/
BRA 4610	MR. BRADLING	MINI-PILING	16.3.88	APP
BRA 4947	"	LOUNGE / BED / UTILITY EXTS	29.4.88	APP
44021 95/60110/F	"	S/ST. EXT. WITH PITCHED ROOF OVER EXISTING FLAT ROOF	8.3.95	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 44021 - APPEAL ALLOWED - 11.1.96

DRAINAGE

FA95/3377 " S/ST. EXT. 21.3.95 C/APP

1933

(2) THE SHEILING

ADDRESS DUNT LANE PARISH HURST

PLOT No. ORD. SHEET No. SU.7971 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44439 ~~95/60528/F~~	M. BRADBURY	S/ST. EXTENSION - PITCHED ROOF OVER EX. FLAT ROOF DET. GARAGE.	9.6.95	R

MINISTRY DECISION 44439 - APPEAL ALLOWED - 11.1.96

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 01.FEB.2000* 0485

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	MR & MRS M.G.R. BRADBURY THE SHEILING DUNT LANE HURST BERKS RG10 0TB
	Phone number	9320526
2	Agent's Name Address and postcode	ANDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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	SINGLE STOREY REAR EXTENSION TO FORM FAMILY ROOM

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.	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: NO CHANGE	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

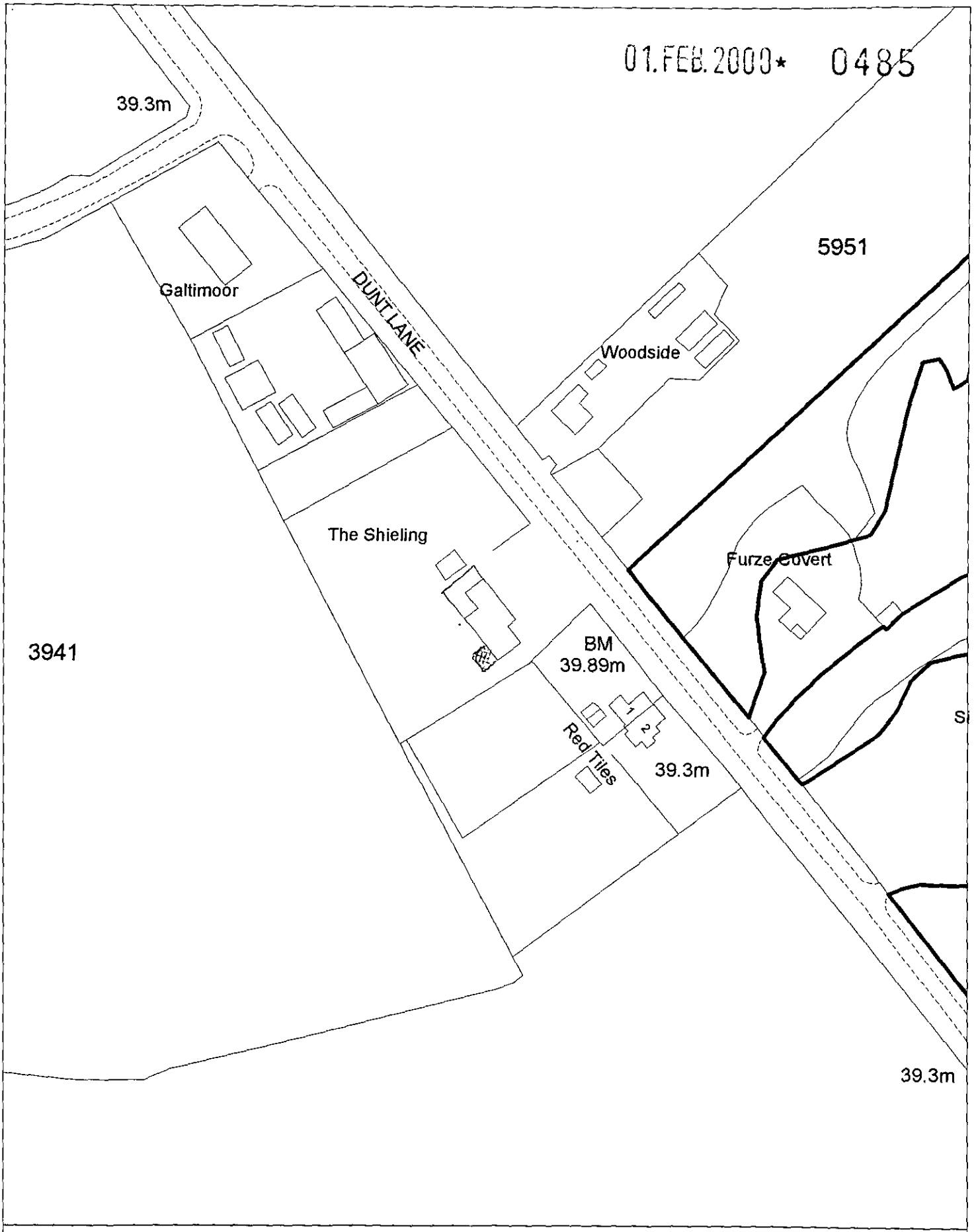
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS M.G.R. BRADBURY

Date 1.2.2000

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

01.FEB.2000* 0485



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

