APPLICATION NO:
F/2000/1740

LOCATION:
Little Cottage The Street, Hurst Reading.

APPLICANT:
Mr & Mrs Say C/O DMM Consultancy Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 07/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Say
C/O DMM Consultancy Ltd
Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Application Number: F/2000/1740

Parish: **HURST**

Location: **Little Cottage, The Street, 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.

Informative
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:
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE16, PN6
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE6, WHE7, WHE8.

John Mitchell
Development Control Manager
Date: 25/08/2000

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. 26 October, 2000
My ref. BC/DC/2000/1740
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 & Mrs M Say
C/o DMM Consultancy Ltd
Appletree House
The Crescent
MAIDENHEAD
Berkshire
SL6 6AB

Dear Mr and Mrs Say

PLANNING PERMISSION 2000/1740
SITE: LITTLE COTTAGE, THE STREET, HURST

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 2000/1740 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1740.	NB
BUILDING CONTROL NUMBER.	FP 2000/1139 Andy	
~~APPLICANT~~/AGENT	DMM Consultancy Ltd.	
ADDRESS OF SITE	Little Cottage, The Street HORST.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	485/01/01bc	685/00
ELEVATIONS	— a —	— b —
FLOOR PLANS	— a —	— b —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	BC chimney slightly reduced	
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	

Application Number F/2000/1740
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK.
	N16		WDLP(DD) : WOS3, WRE1, WHE6, WHE7, WHE8
			UALP : LDV1, LBE1, LBE2, LBE16, PNG

25/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Little Cottage The Street Hurst Reading.

APPLICATION NUMBER: F/2000/1740

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
Extn would be away from road towards recreation area
Site is well screened from road + recreational area by
thick trees + shrubs.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES - around site.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT trees/shrubs
part 1.8m fence with 'The Street' from
house towards P.O.

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1740

Applicant : Mr & Mrs Say C/O DMM Consultancy Ltd.

Location : Little Cottage, The Street, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 07/08/2000. 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 : 12/7 - No adverse comments.

Neighbours/SN : none received.

Planning Issues : (Area traditional local character LBE16, PNG. / Area special character WHE6-8, ID'd sett)

1) Impact upon neighbouring properties
WDLP: WBE1, WOS3, WHE 6-8.
LALP: LBE1, LBE2, LTV1

2) Impact upon ~~neighbouring~~ the area of the area
WDLP: WBE1, WHE
LALP: LBE1, LBE2, LBE16, PNG

Application Number: F/2000/1740

Appraisal :

. Development : Single Storey rear extn to form a utility/kitchen area 5.4 x 3.8m with a pitched roof to height 3.8m.
The site is within the identified settlement of Hurst is is bound by the A321 at the front with the recreational ground at the rear. The site is well screened from the rec. ground by trees + shrubs & the front is screened by hedging with a 1.8m fence from the house towards the Post office.

1) impact upon neighbouring properties.
The site does not back onto any neighbouring properties bar the post office which is some 30m from 'Little Cottage'. There would be no overlooking, overshading, overbearing effects.

2) impact upon the character of the area.
The site is well screened from the recreation area & from the road. The extn would be on the side of the dwelling nearest to the recreational area. It is considered that the extn would not be contrary to policies relating to areas special character/traditional local character
∴ no detrimental impact to the character of the area.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 [illegible] 00
Officer: NAB	Application No. F/2000/1740

Map No. 43 Site 0:06
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: LITTLE COTTAGE THE STREET ~~LOWSLEY GREEN~~

Parish: HURST Ward: Hurst. 21-6-2000

Applicant: MR / MRS SAY

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

(7)
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	The Street? - site address	It is according SSTO GIS	
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 : 21.6.2000 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 (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

NEIGHBOURS:

S.I.N + 1, 2 + 3 Wards Cross Cottages, The Street
Hurst Village Stores ✓
Peacocks - School Rd
2 + 3 Cranford Drive

Received by Wokingham District Council

Application No: F/2000/1740

Proposal:
Proposed single storey rear extension to dwelling

Location:
Little Cottage, The Street, 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 15/07/2000. 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

21 June 2000

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1740

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/2000/1740
Little Cottage, The Street, 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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1740**
Little Cottage, The Street, 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**********

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 July, 2000

12 JUL 2000
ACK:
FILE:

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 No. F/2000/1740

I refer to the above-mentioned Application by Mr. and Mrs. Say of Little Cottage, The Street, Hurst; proposed single storey rear extension to dwelling.

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

Yours sincerely,

Clerk

"THE LITTLE COTTAGE"

ADDRESS HURST PARISH HURST

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/50/59	Mrs. Norris	Improvements	10.3.59	App. N/A
PD/162/70	Mr. G. Clayton	Addit. to Dining Room & Kitchen	14.5.70	App. N/A
199/72	"	Additions	17.2.72	App App.
BR 5213	Mr R Stevens	3/storey extension	31.8.76	N/A N/A
05104	"	"	30.9.76	N/A C/A
BR4479	[illegible]	4th Bedroom/En Suite	15.9.86	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.JUN.2000* 1740

DMM Consultancy Ltd
Property Consultants

Appletree House
The Crescent
Maidenhead
Berkshire
SL6 6AB

Tel:01628 789670
Fax:01628 621172

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

Our ref:PAA/jl

29th May 2000

Dear Sirs

Proposed single storey rear extension
Little Cottage The Street Hurst nr Reading Berkshire RG10 0DB

Please find enclosed our planning application and cheque in the sum of £95.00 in respect of this proposal together with five copies of plans and forms .

If you have any queries please contact the writer .

Yours faithfully

Philip A. Alexander Bsc FRICS
DMM Consultancy Ltd .

Encl.

Environmental Services

For office use only.
Application number:

12 JAN 2006* 1740

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 SAY
	Address and postcode	LITTLE COTTAGE, THE STREET, HURST, NR. READING, BERKS RG10 0DB
	Phone number	
	Agent's Name	DMM CONSULTANCY LTD
	Address and postcode	APPLETREE HOUSE THE CRESCENT MAIDENHEAD BERKS SL6 6AB
	Phone number	01628 789670
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.	LITTLE COTTAGE, THE STREET, HURST, NR READING, BERKS RG10 0DB
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.	RED BRICK, CLAY TILED ROOF, WHITE PVCu WINDOWS
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: 3	Proposed: NO CHANGE
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.

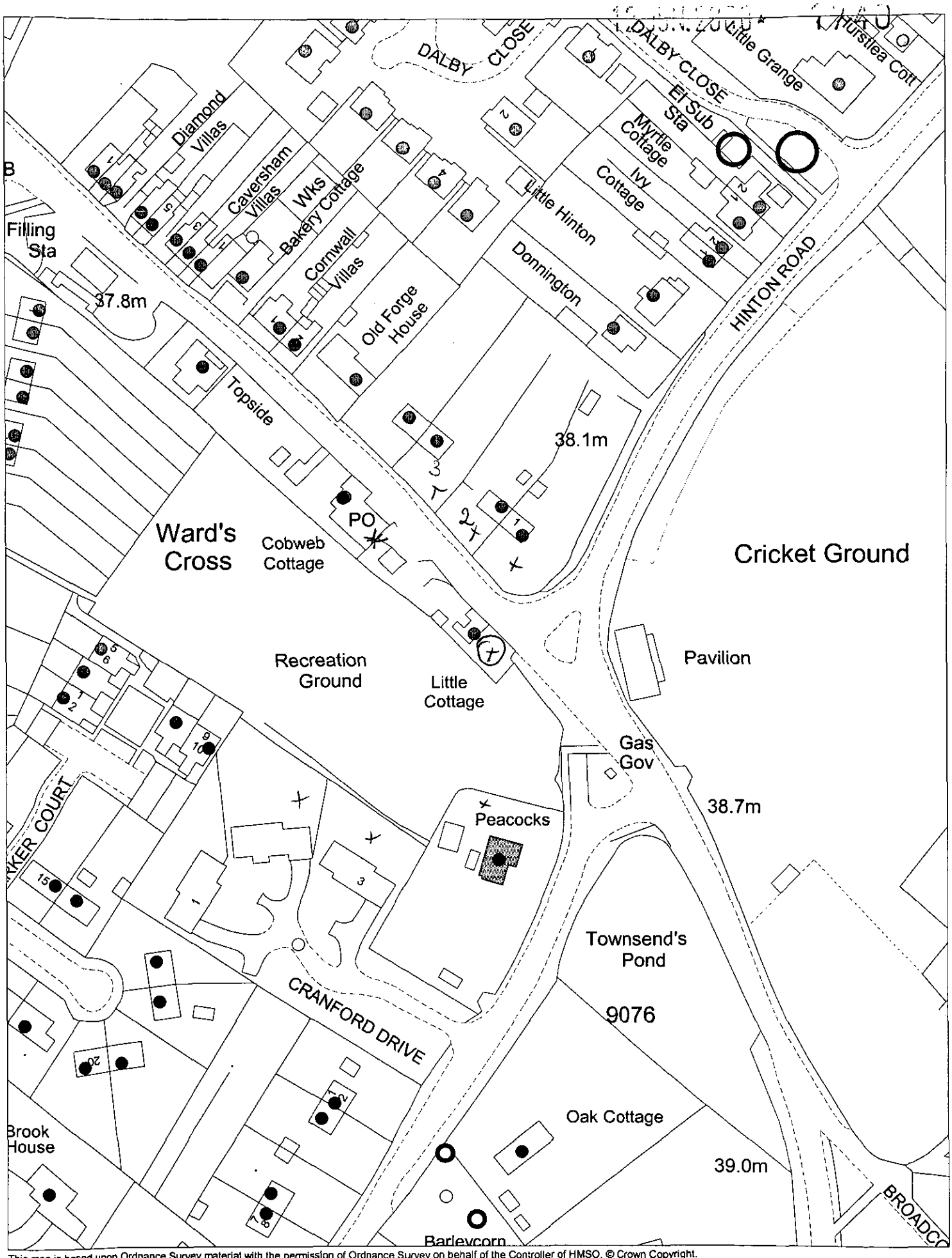
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR + MRS SAY

Date 30/05/00

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

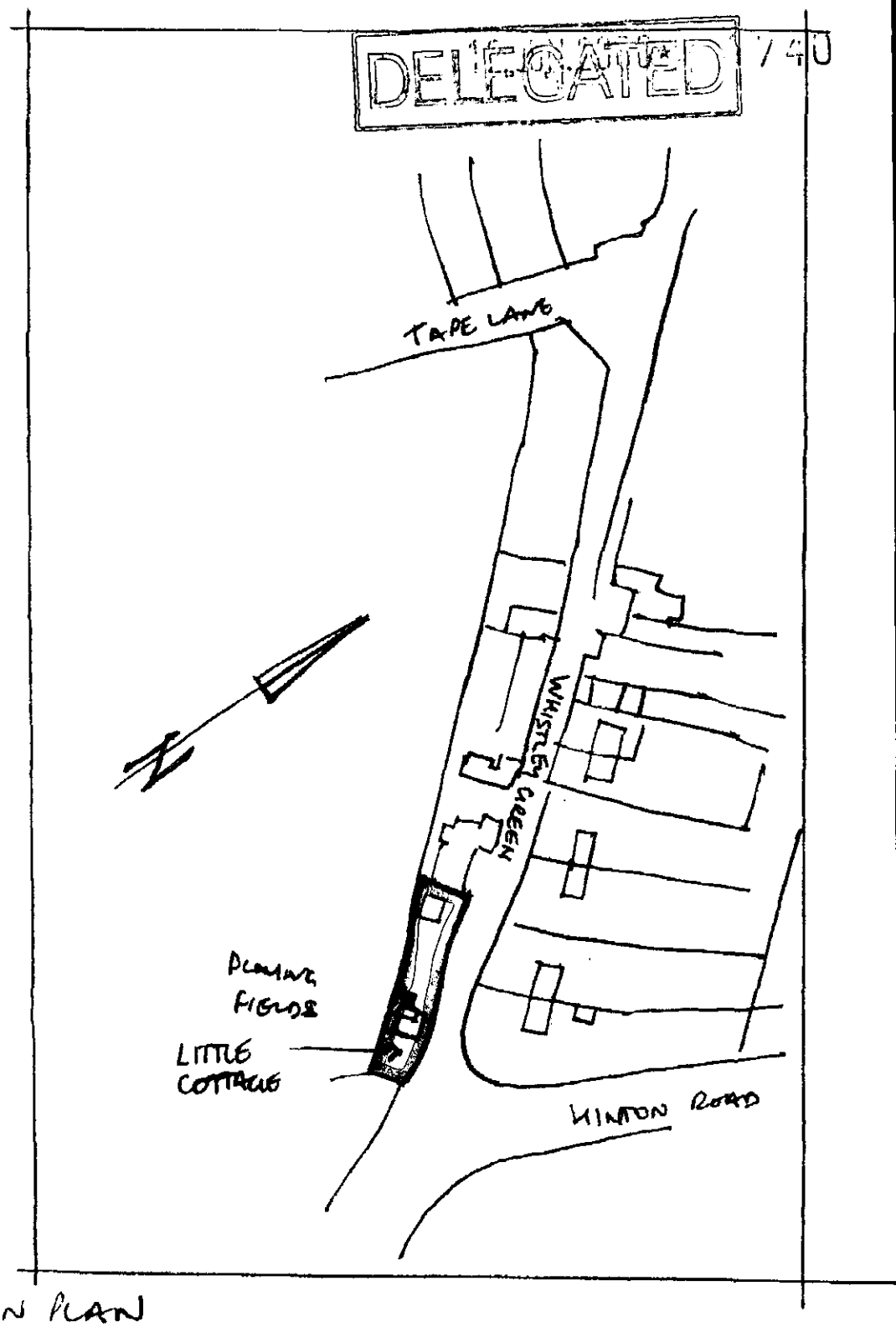


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250



LOCATION PLAN

LITTLE COTTAGE
WARDS CROSS
HURST
BERKSHIRE
RG10 0DB

1/1250