APPLICATION NO:
F/2000/1007

LOCATION:
Hatch Gate Farm House Lines Road, Hurst Reading.

APPLICANT:
Mr & Mrs C L Edwards C/O M Watters

PROPOSAL:
Proposed erection of detached garage and store.

EARLIEST DATE FOR DECISION: **27/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C L Edwards
C/O M Watters
7 Widmere Field
Prestwood
Bucks
HP16 OSP

Application Number: F/2000/1007

Parish: **HURST**

Location: **Hatch Gate Farm House, Lines Road, Hurst, Reading.**

Proposal: **Proposed erection of detached garage and store.**

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. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
4. The building hereby permitted shall only be used as a garage and store ancillary to the residential use of the dwelling and not for any business purpose. It shall not be sold, leased or otherwise disposed of separately from the main dwelling.

Condition
5. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. For the avoidance of doubt.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 05 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.

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 10 June 2000
My ref: BP/F/2000/1007

Mr M Watters
7 Widmere Field
Prestwood
Great Missenden
Bucks
HP16 0SP

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 Mr Watters

RE: PROPOSED DETACHED GARAGE AT HATCH GATE FARMHOUSE, LINES RD, HURST

Further to your letter received 31st May 2000 regarding the above, I confirm that the deletion of the window in the north elevation, repositioning of the window in the south elevation and insertion of 2 additional windows in the east elevation, as shown on revised plans MM.06A, 07A and addendum, have been accepted as a minor amendment and a new planning application would not be required.

I hope this is of assistance.

Yours sincerely

J MITCHELL
Development Control Manager

cc. Mrs C Dodsworth (BC/DC Liaison Officer)

File:
MinorAmendAccept.
doc

30021
VBP
COPIES TO:
ACK:
FILE:
Reply Req

MAX WATTERS
Building Surveyor

30TH MAY 2000

PLANNING SERVICES
NOTTINGHAM DISTRICT COUNCIL
REF 40.1 WR.

ATTENTION MRS. B. POZNIK

DEAR MADAM

HATCH GATE FARMHOUSE
E/2000/1507

FURTHER TO YOUR RECENT APPROVAL FOR THE PROPOSED GARAGE AT THIS PROPERTY, IT IS NECESSARY TO REPOSITION THE CASEMENT WINDOWS IN ORDER TO FIT A SUPPORTING STEEL BEAM ALONG THE ENTIRE SIDE OF THE BUILDING. THESE CHANGES ARE SHOWN ON THE ENCLOSED DRAWINGS AND I HOPE YOU CAN APPROVE THEM AS AN AMENDMENT TO

7 Widmere Field • Prestwood • Great Missenden • Buckinghamshire • HP16 0SP
Tel: 01494 865 468 • Fax: 01494 862 552

THE ORIGINAL DESIGN, BUT PLEASE
ALL ME IF YOU REQUIRE
FURTHER INFORMATION.

Yours faithfully

Max. Watters

(M. WATTERS)

ENCLOSURES:- DRAWINGS - MM. 56 A.
- MM. 07 A.
- MM. 07 ADDENDUM.
- DETAILS.

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1007
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 C Edwards
Hatch Gate Farm House
Lines Road
Hurst
READING
Berkshire
RG10 0SP

Dear Mr Edwards

PLANNING PERMISSION 2000/1007
SITE: HATCH GATE FARM HOUSE, LINES ROAD, 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 2000/1007 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

MRS B POLNIK
Senior Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1007	RP
BUILDING CONTROL NUMBER	BN2000/0955	Alison
APPLICANT~~/AGENT~~	Mr C. Edwards	
ADDRESS OF SITE	Hatchgate Farmhouse Lines Road. HURST.	
DESCRIPTION OF PROPOSED WORK	detached garage with store over.	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN		✓	
ELEVATIONS		MM07a	minor amendments
FLOOR PLANS	rec'd 19/6/00	MM06a rec'd 31/8/00	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/6/00	

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 : Mrs B Polnik

Application Number : F/2000/1007

Applicant : Mr & Mrs C L Edwards C/O M Watters.

Location : Hatch Gate Farm House, Lines Road, Hurst, Reading.

Proposal : Proposed erection of detached garage and store.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10-4-00

Date of Neighbour Notifications : .....

Date of Site Visit : 10.4.2000

Date Registered : 21/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

- Highways - no objection subject to conditions re: retention of garaging and garage being ancillary to dwelling
- Landscape Architect - landscaping required to soften views and create an enclosure.
- Parish Council - object due to position, scale and massing of garage and as such would be detrimental to visual amenity and rural character of area which is also designated as being important to setting of settlements.

Planning Issues :

LALP / WOLP : Rural area LTV2 / WCC1
Setting of settlements LC2 / WLL6
Extns. in rural areas LC19 / WCC7

BSP : C2
C5

A. Impact on visual amenity and character of rural area

B. Impact on amenity of neighbouring occupiers LBE1/2 of LALP; WBE1 of WOLP

C. Highway issues

PROPOSAL:

Resubmission following recent refusal (F/1999/0084) in January 2000. Proposed detached garage has been reduced in height and massing. Current proposal is for a garage 9m in width, 6m in length and 5.4m in height.

Application Number: F/2000/1007

Appraisal :

A. IMPACT ON VISUAL AMENITY & RURAL CHARACTER OF AREA

Policies WCC1, WLL6 and WCC7 of NOLP; LN2, LC2 and LC19 of LALP; and C2 and C5 of BSP.

Site is located outside settlement boundary of Hurst within a rural area and also in an area important to the setting of settlements. No previous applns. for extns. to dwelling other than F/1999/0084 for garage which was refused on grounds of impact on rural character of area and introduction of business use. Current proposal has been substantially reduced in height (by 1.6m) and business use of first floor removed.

Northern boundary fronting Lines Rd is open and subject to additional landscaping to north and north-east. design and location of garage now considered acceptable and it is not considered that the visual amenity and rural character of the area / setting of settlement would be adversely affected by proposal.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP ; WBE1 of NOLP

Due to position and relationship ie. 47m to nearest property the amenities of adjoining occupiers would not be adversely affected.

C. HIGHWAYS:

No highway objection raised.

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

Application Number F/2000/1007
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC40	SR09	First sentence only delete 'both hard and'
3.	SC48	SR09	
4.		SR04	The building hereby permitted shall only be used as a garage and store ancillary to the residential use of the dwelling and not for any business purpose. It shall not be sold, leased or otherwise disposed of separately from the main dwelling
5.	SC23	SR06	'garaging'

John Mitchell
4/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Hatch Gate Farm House Lines Road Hurst Reading.

APPLICATION NUMBER: F/2000/1007

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 10.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on gate post

2. DESCRIPTION OF SURROUNDINGS

Rural area. Some sporadic development within open countryside

3. DESCRIPTION OF SITE/BUILDING

Dwelling originally used as farmhouse now separated from farm located to south. Views into site from Lines Rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES mainly fruit trees in vicinity of proposal

ACCESS/PARKING refer to plan

LEVELS no change

BOUNDARY TREATMENT deciduous vegetation either side of gate. Ranch style fence to south.

OTHERS

Tel: 0118 974 6450

Date: **03 April 2000**

My ref: F/2000/1007

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/2000/1007
Hatch Gate Farm House, Lines Road, Hurst, Reading.
Proposed erection of detached garage and store.

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1007**
Hatch Gate Farm House, Lines Road, Hurst, Reading.
Proposed erection of detached garage and store.

X

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Drake

OK. but no elevations available – please check

Elevations on file originally appln. split incorrectly RD.

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

Tel: 0118 974 6450

Date: **03 April 2000**

My ref: F/2000/1007

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
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Dear Councillor

Application Number: F/2000/1007
Hatch Gate Farm House, Lines Road, Hurst, Reading.
Proposed erection of detached garage and store.

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. ie. 1st May 2000

If you have any questions please do not hesitate to contact **Mrs B Polnik** *on* **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1007**
Hatch Gate Farm House, Lines Road, Hurst, Reading.
Proposed erection of detached garage and store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 03 April 2000

Application Number: F/2000/1007

Proposal: Proposed erection of detached garage and store.

Site Address:
Hatch Gate Farm House, Lines Road, Hurst, Reading.

Applicant:
Mr & Mrs C L Edwards C/O M Watters.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 23 - GARAGING (SR.06)

THE GARAGE & STORE SHALL NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING. (SR 14)

Signed: N.S. Trotter **Print name:** N TROTTER

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 25 April 2000

Location:	Hatch Gate Farm House, Lines Road, Hurst
Proposal:	Proposed erection of detached garage and store
Application Number:	F/2000/1007

In response to your consultation dated 3 April 2000 for the above application, the landscape comments are as follows:

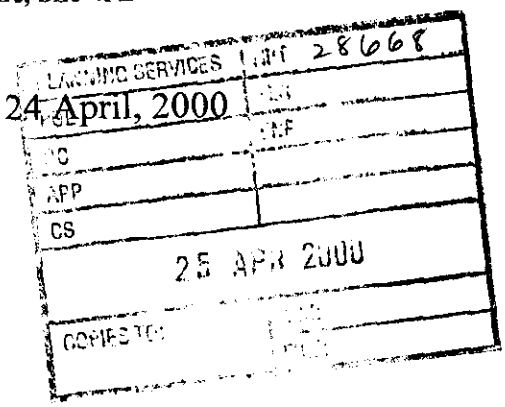
The site is located within a Setting of Settlements designation. The proposed garage is fairly large in size in comparison with the existing dwelling and will be visible when passing the site due to the reasonably open hedgerow on boundary along Lines Road. However additional planting to the north east and east of the garage, including additional planting adjacent to the existing hedgerow, of native hedgerow species will soften the views from Lines Road and will create some form of enclosure to the site as at present it is fairly open.

Catherine Brimble

Catherine Brimble
Landscape Architect

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



24 April, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/1007

I refer to the above-mentioned Application by Mr. and Mrs. C. L. Edwards of Hatch Gate Farm House, Lines Road, Hurst, in respect of proposed erection of detached garage and store.

The Council object to this proposal on the grounds that, by reason of its position, scale and massing, it would be detrimental to the visual amenity and rural character of the area which is also designated as being important to the setting of the settlements. As such, the proposal is contrary to Policies C2 and C5 of the Replacement Berkshire Structure Plan: LTV2, LC2 and LC19 of the Loddon Area Local Plan and WCC1, WLL6 and WCC7 of the Wokingham District Local Plan.

The Application should, therefore, be refused.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1007

Proposal:
Proposed erection of detached garage and store.

Location:
Hatch Gate Farm House, Lines Road, 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 MAR 2000	Map No. 48 Site 070
Officer: BP / Application No. F/2000/1007	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE AND STORE

Location: HATCH GATE FARMHOUSE LINES ROAD

Parish: HURST Ward: Hurst 3.4.2000

Applicant: MR / MRS EDWARDS
re-submission

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 : 3.4.2000 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 .....

.....

.....

NEIGHBOURS: ✓

S/N + 1+2 Old hatch - Gate farm cottage, Lines Rd. Wheatlands .....

SHENANDOAH

ADDRESS Hatchgate Farm PARISH Hurst

PLOT No. Links Road ORD. SHEET No. SU7972 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1578/72	Shipmans Farms LTD	Bungalow & Garage	26.10.72	C/A
G47/73	"	Bungalow & Garage	19.4.73	C/A
99/69103/F	Belcher Farms.	Replace. agric. dwelling & demolition dwelling	11/5/99	C/
FP99/8961	"	Four Bed Dwelling	3/9/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

① HATCH GATE FARM

ADDRESS LINES ROAD PARISH HURST E

PLOT No. Old Property ORD. SHEET No. SU. 7972 48

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
680/51	Mr. A. R. Shipman	Implement Shed	8 - 1 - 52	App. Nil
182/54	"	Grain Store	13 - 4 - 54	App. Nil
R/182/64	Messrs Shipman Farms Ltd	Silage Barn & covered cattle yard	1 - 10 - 64	App. C/A
1381/72	"	Agr Building	31 - 8 - 72	- App
1121/73	"	2 cubicle Dairy, dairy open yard, silo barn	5 - 8 - 73	- C/A
BR24875	MR. WALKER	EXT. TO MILKING PARLOUR	EXEMPT	
42642	MR. J. BELCHER CONV.	REDUNDANT FARM	24.3.95 ISSUED	C/A LK
		BLDGS. TO 9 DWELLINGS		
FP95/3403	NOW 1-9 HATCHGATE COURT	BLOCK OF 9 GARAGES	13.4.95	C/APP
FP95/3578	"	BARN TO RES.	7.7.95	APP
FP95/3963	"	FARM BUILDING TO DWELLINGS	8.12.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 42642 - LEGAL AGREEMENT (106) SIGNED - 24.3.95

DRAINAGE 42642 - HIGHWAYS " " 5.10.95

1933

② HATCH GATE FARM

ADDRESS LINES ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU. 7972 48

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63701/F	J. BELCHER	FARM BLDG. TO RES (42642)	11.11.96	C
FP96/5275	J. BELCHER PH. III	REDUNDANT FARM BLDGS.	3.4.96	C/APP
F/1999/0084	Mr + Mrs Edwards	TO RES.	12.1.00	R
		2 St. Garage with Store		

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 17.MAR2000* 1007

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 C.L. EDWARDS, HATCH GATE FARMHOUSE, LINE ROAD, HURST, BERKSHIRE. RG10. 0SP 01189. 320. 868
2	Agent's Name Address and postcode Phone number	M. WATTERS, 7 WIDMERE FIELD, PRESTWOOD, BUCKS, HP16. 0SP. 01494. 865. 468
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.	HATCH GATE FARMHOUSE LINES ROAD, HURST, BERKSHIRE RG10. 0SP.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARAGE AND STORE
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 CLAY TILES: RENDER + DASH WALLS: WHITE PAINTED JOINERY
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: FIVE	Proposed: N.A.
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.		
	RE-APPLICATION FOLLOWING REFUSAL (F/1999/00084)		
✓ 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.

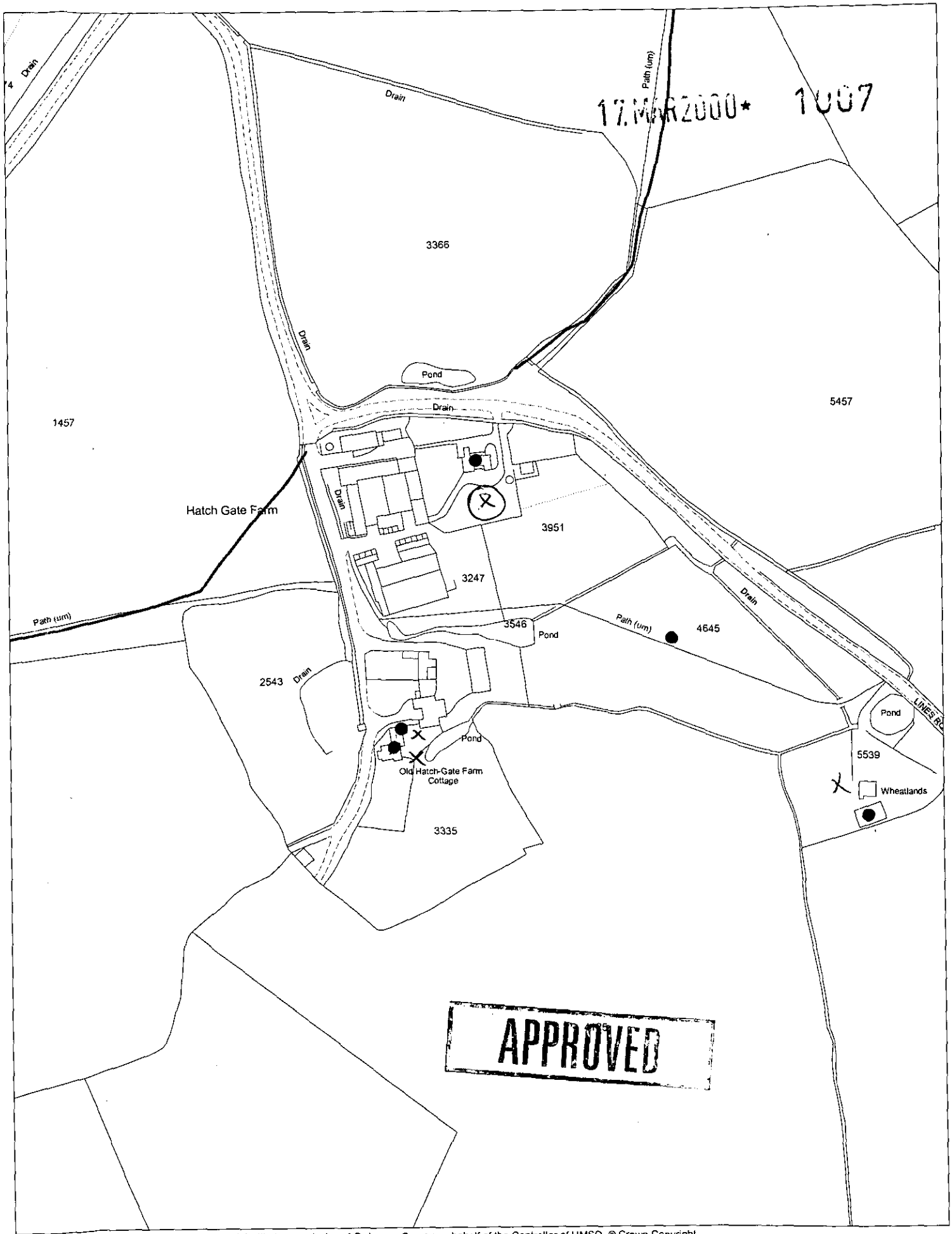
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Max. Warren on behalf of MR & MRS EDWARDS

Date 17:3:00

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



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 2000

Scale: 1 : 2500