EX SYSTEMS LTD

APPLICATION NO:
**F/2000/1586**

LOCATION:
**Wheatlands Lines Road, Hurst Reading.**

APPLICANT:
**Mr R Gilder C/O Mr C Brench**

PROPOSAL:
**Proposed two storey side extension to dwelling and erection of detached double garage and carport.**

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Natalie Brown**

21 Naseby Rise
Newbury
Berks. RG14 2SF

19th July 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham.

19 JUL 2000 2012

Attention Miss Brown

**Re Wheatlands Lines Road Hurst.**

Dear Sir

Further to discussions with the aforementioned case officer, [redacted] confirm our agreement to withdraw the planning application dated 25th May now before your [redacted]

We enclose herewith a new application to replace the earlier submission. The scheme has been amended to incorporate the following alterations,

Minor elevational amendments to main house.
First floor extension to rear elevation of house, above existing ground floor plan.
Remove feature turret to garage outbuilding
Proposed new detached stable block.

We understand that a further fee will not be required as it is essentially the same scheme as originally submitted.

If any queries arise as a result of this application then please do not hesitate to contact the writer.

Yours faithfully

C.Brench

(#) PRE-APP (a) ATTACHED

**WORKINGHAM D.C. DEVELOPMENT CONTROL**

| | |
|---|---|
| Start date: 24 MAY 2000 | Map No. 48. Site ....055... |
| Officer: NAB \| Application No. F/2000/1586 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

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

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND ERECTION OF DETACHED DOUBLE GARAGE & CARPORT

Location: WHEATLANDS LINES ROAD

Parish: HURST Ward: Hurst. 6.6.2000

Applicant: MR GILDER

Fee Received 95-00 (9) 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 : 6.6.2000 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 + Wheatlands, Hives Road, Hurst

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2000/1586

**Applicant :** Mr R Gilder C/O Mr C Brench.

**Location :** Wheatlands, Lines Road, Hurst, Reading.
**Proposal :** Proposed two storey side extension to dwelling and erection of detached double garage and carport.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 26/6. |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 24/05/2000**

**Earliest Date for Decision : 30/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 30/06/2000**

**Application Expiry Date: 19/07/2000**

**Consultation Responses :**

HURST PC : 5/7 - object due to height/form of proposed garage conditions that garage should be for residential use only

Landscape : 30/6 - no objection.

Trees :

Highways :

Neighbours/SN :

**Planning Issues :** (Rural/countryside)

WITHDRAWN 19.07.2000.

Colin Branch 11/7 3.15pm

Dimensions of existing concrete outbuilding (to be demolished)

- 9.3m wide — 3.4m to eaves
- 15.4m long — 5.4m to ridge.

∴ Vol = 630.2 $m^3$

~~foot~~/area = 143.2 $m^2$

floor area = 143.2 $m^2$

~~foot~~/area proposed ~~f~~ House: 7.7 × 5.4 = 41.58
garage: 9.2 × 5.9 = 54.28
} 95.86 $m^2$ footprint

Vol proposed → House: 41.58 × $\frac{4+6.6}{2}$ = 220.37
Garage: 54.28 × $\frac{2+5}{2}$ = 189.98
} 410.35 $m^3$ vol

floor apea - gf = 41.58
1st fl = 7.2 × 5.2 = 37.44
garage = 54.28
} 133.3 $m^2$.

**Application Number: F/2000/1586**

**Appraisal :**

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

**Application Number F/2000/1586**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: Wheatlands Lines Road Hurst Reading.<br><br>APPLICATION NUMBER: F/2000/1586 | OFFICER: Natalie Brown<br><br>DATE OF SITE VISIT: 26/6 |

1 SITE/STATUTORY NOTICE DISPLAYED ? yes by entrance to property

Rural/countryside.

2. DESCRIPTION OF SURROUNDINGS

country lane serving few dwellings.
Wheatlands (& other properties are set back from road
fields surrounding houses.

3. DESCRIPTION OF SITE/BUILDING

Driveway leading up to dwelling.
Large concrete outhouse to be demolished.
Existing scrub/shrubs where carport to be
at present there is a portacabin in place.

House clearly visible from Rd ~~(Hurst approach)~~ & is obscured from winnersh approach.

Detached - see plan - by driveway

4. RELATIONSHIP TO ADJOINING PROPERTIES

Hedging with fields & road observes house
(can see some farm buildings from site).

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Hedging/trees at front screening house.

OTHERS

NB: closed side elev with door way to face road.

1327

WOKINGHAM DISTRICT COUNCIL

Phone back on Fri 14th.

To

Date 11/7 Time 3.15.

**WHILE YOU WERE OUT**

Name Colin Branch. (Agent).

Of F/2000/1586 - Wheatlands, Lines Rd.

Phone No. 01635 523 865 Ext.

| | | | |
|---|---|---|---|
| Phoned | | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE • Turret - would remove turret but points out that cottages ~~[illegible]~~ on bend of turn left out of Wheatlands → Hurst have turrets → Remove.

5m garage height - Wouldn't want to reduce - pitch OK. is already at a minimum of plain tiles → 5m to ridge.

F/2000/1007 → 5.5m to ridge

• Recent app at building as shown on 1:2500 map south of Hatch Gate Farm (old Hatch Gate Farm cottages.) for a garage of a similar nature

• stable block detached or attached to garage 8 x 3.5m (app) - can it be on same app or new app / fee?

Signed

↳ reconsult as diff desc

leave same ~~[illegible]~~ stables or withdraw & new.

12/7 - 1pm - no answer

14/7 - 10.05am - left message on answerphone.

01635 523865
Mr Breach

Phoned back on [redacted]

- ✓ Said should withdraw & submit new app (would have to reconsult otherwise)
- ✓ Remove turner - yes.
- ✓ Garage height at 5m ok (landscaping)
- ✓ Should send in plans incl. stables for pre-app advice before submitting new app. → Not going to do.
- ✓ If stables are ancillary to residential inc stables for horses owned by them then no additional fee.
- ✓ If for livery etc / not ancillary would req fee / change of use.
  (If this is the case keep current app running & submit stables separately).
- ✓ Floor area of app £12000/1586.

14/7 2.10pm - will send a letter to withdraw current app & resubmit

f/2000/1586 - Wheatlands - Lines Road, Hwsr.

26/6 2pm.

Phoned Cllr Drake re appn - no answer. left msg for ages then went like a fax machine (sound).

26/6 4.30pm

Phoned Cllr Drake & left a message on answerphone.

4.35pm 26/6

Cllr Drake will be coming in on Weds to discuss. ✓

Mrs Drake has no objection subject to removal of existing garage/barn and if possible reduce height of proposed garage and remove turret. 6.7.00

2pm.

Client wants to put 2 stables & tack room on site joined onto garage

app 7.5 x 3m.

Any PD for stables/satrip etc feasibility

Agent will phone back on Tues 11th with dimensions

**HIGHW[redacted] CONSULTATION SHEET**

**From:** Natalie Brown

**Date:** 06 June 2000

**Application Number:** F/2000/1586

**Proposal:** Proposed two storey side extension to dwelling and erection of detached double garage and carport.

**Parish:** HURST PARISH

**Site Address:**
Wheatlands, Lines Road, Hurst, Reading.

**Applicant:**
Mr R Gilder C/O Mr C Brench.

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).

---

SC23 [parking, garaging and turning]
SR14

**Signed:** A. Linnell **Print name:** A LINNELL

# 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

3/430

4 July, 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/2000/1586

I refer to the above-mentioned Application by Mr. R. Gilder of Wheatlands, Lines Road, Hurst; proposed two storey side extension to dwelling and erection of detached double garage and carport.

My Council object to the height and form of the garage proposed and to its position within the curtilage of the property. Any structure approved should be in close proximity to the main dwelling, should have a ridge height lower than currently proposed and should have a condition imposed that it can only be used as a garage in association with the dwelling and never for residential use.

Yours sincerely,

Clerk

**TO: DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 29th June 2000

**Location: Wheatlands, Lines Road, Hurst.**

**Proposal:** Proposed two storey side extension to dwelling and erection of detached double garage and carport.

**Application Number:** F/2000/1586

In response to your consultation dated 6th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed development fits well in the landscape and is generally screened by the existing trees and hedgerows on and around the site.

Patricia Green

Patricia Green
Landscape Consultant

**To:**
**Neil Etherington**
**Senior Arboricultural Officer**

08 JUN 2000

**From:** Natalie Brown

**Date:** 06 June 2000

**Application Number:** F/2000/1586

**Proposal:** Proposed two storey side extension to dwelling and erection of detached double garage and carport..

**Site Address:**
Wheatlands, Lines Road, Hurst, Reading.

**Applicant:**
Mr R Gilder C/O Mr C Brench.

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

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2000/1586**

**Wheatlands, Lines Road, Hurst, Reading.**

Oh dear! Is this OTT.? please discuss

**Proposed two storey side extension to dwelling and erection of detached double garage and carport.**

I wish this application to be listed should the officers recommendation be for approval and my reason(s) are could be too large — (not sure) — it is very rural — but if OK — please let me know — they are getting rid of an ugly barn which is in their favour —

Signed: Councillor Drake — Date: 7.6.00

Councillor Drake

(away 'til 24.6.00)

## Received by Wokingham District Council

# Application No: F/2000/1586

**Proposal:**
Proposed two storey side extension to dwelling and erection of detached double garage and carport.

**Location:**
Wheatlands, 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 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 30/06/2000. 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**

**06 June 2000**

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1586

**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/2000/1586**
**Wheatlands, Lines Road, Hurst, Reading.**
**Proposed two storey side extension to dwelling and erection of detached double garage and carport.**

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

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**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2000/1586**
**Wheatlands, Lines Road, Hurst, Reading.**
**Proposed two storey side extension to dwelling and erection of detached double garage and carport.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

21 Naseby Rise
Newbury
Berks. RG14 2SF

24 MAY 2000 1586

23rd May 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham

**Re Wheatlands Lines Road Hurst.**

Dear Sirs

We enclose herewith our Planning application in respect of the above, this includes 6no. copies each of the following, drawings numbered 48/W1 and W2 , application forms, site location plans and our cheque for £95.00.

Our proposals have been developed to take account of observations made by your Authority in pre-application discussions although, we accept these to have been informal and given on a without prejudice basis.

The site currently consists of a modest sized detached dwelling house with a very large detached outbuilding, which was used by the former owners for the storage of a vintage car collection. The outbuilding has a footprint area in the order of 139sq.m. and it is clearly of very poor design and quality, inappropriate for its rural location.

The applicant has considered retaining the outbuilding, but minded to the Council's concerns, has agreed as part of this application to demolish the outbuilding. In considering the current application it is worth remembering that the proposed garage/car port is in fact only 39% of the actual footprint of the existing outbuilding. It also has a very much lower ridge line.

Hopefully in determining our application the Council will acknowledge the significant reduction in size and scale of our proposals, and recognise the considerable improvement it will make to its rural location.

Should you wish to discuss any aspect of this application then please do not hesitate to contact the writer.

Yours faithfully

C.Brench

23/05

24 MAY 2005* 1586

Planning Admin

Would you please forward the Planning Notice to the applicant as the agent is now on leave for 2 weeks & display of the Notice would otherwise be delayed.

Thank You

Dan Francis.

done DG

"WHEATLANDS"

ADDRESS LINES ROAD PARISH HURST

PLOT No. Old Property O.D. SHEET No. 48 SU. 7972

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| PD/372/60 | Mr. D. Price | Conversion to form dwelling | 8.9.60 | APP. UH |
| R/151/61 | " | Garage for Vintage vehicles | 10.8.61 | APP. CR |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

# Environmental Services

For office use only.
Application number: 24.MAY2000* 1586

## 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<br>Address and postcode<br><br><br>Phone number | MR. R. GILDER<br>THE OAKS NINE MILE RIDE<br>WOKINGHAM.<br><br><br> |
| | Agent's Name<br>Address and postcode<br><br><br>Phone number | MR. C.BRENCH<br>21 NASEBY RISE NEWBURY<br>RG14 2SF<br><br><br>01635 523865 |
| 3 | Site<br>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 SITE PLAN<br>Wheatlands Lines Rd Hurst |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | ERECT TWO STOREY EXTENSION TO EXISTING HOUSE AND NEW DETACHED DOUBLE GARAGE AND CAR PORT. |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes [YES] NONE FELLED No [ ] |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks, and dark stained timber. | PLAIN TILED ROOFS TO MATCH EXISTING<br>FACING BRICK TO APPROPVAL AND RENDER<br>TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes [ ] No [X] |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes [ ] No [X] |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | |
|---|---|---|
| 9 How many bedrooms does the property have? | Existing: THREE | Proposed: FOUR |
| 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**

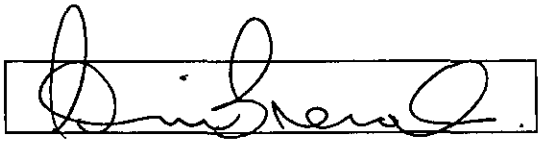
I certify that

- 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 |
|---|---|---|
| MR. S. BROWN | WOODCRAY HOUSE FINCHAMPSTEAD ROAD WOKINGHAM. RG40 3HG | 23rd MAY 2000 |

None of the land forms part of an agricultural holding.

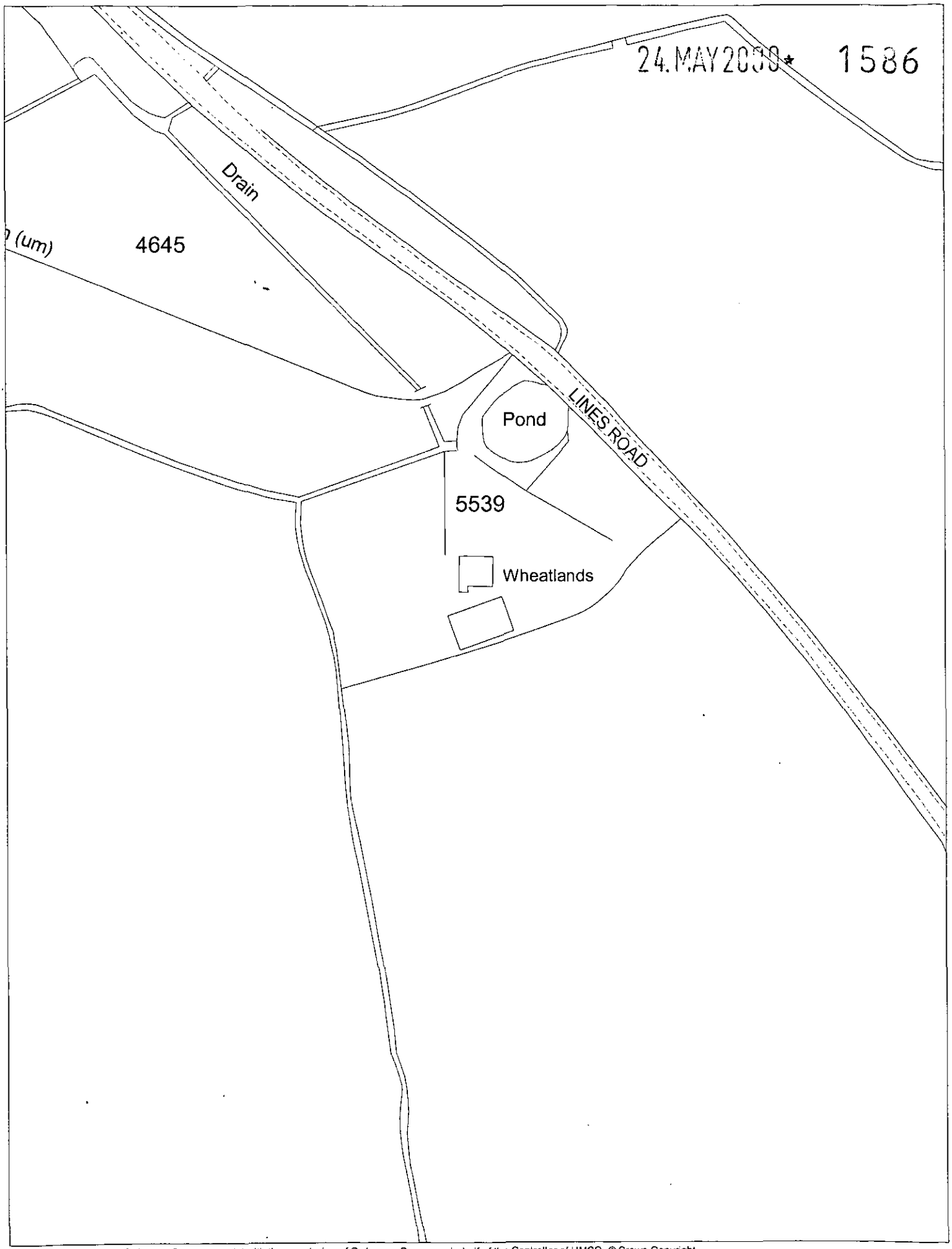
C.C. CLIFTON INGRAM
SOLICITORS BROAD ST.
WOKINGHAM

Your signature: 

on behalf of MR. R. GILDER

Date 23rd MAY 2000

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.

31 May 2000

Scale: 1 : 1250

N
W E
S