SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0346

LOCATION:
St Just Broadcommon Road Reading.

APPLICANT:
Mr & Mrs Connor C/O Greenshadows Design

PROPOSAL:
Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Basia Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Connor
C/O Greenshadows Design
Greenshadows 9
Waterloo Road
Crowthorne
Berkshire
RG45 7PB

Application Number: F/2000/0346

Parish: **HURST**

Location: **St Just, Broadcommon Road, Hurst, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus demolition of existing car port/utility room.**

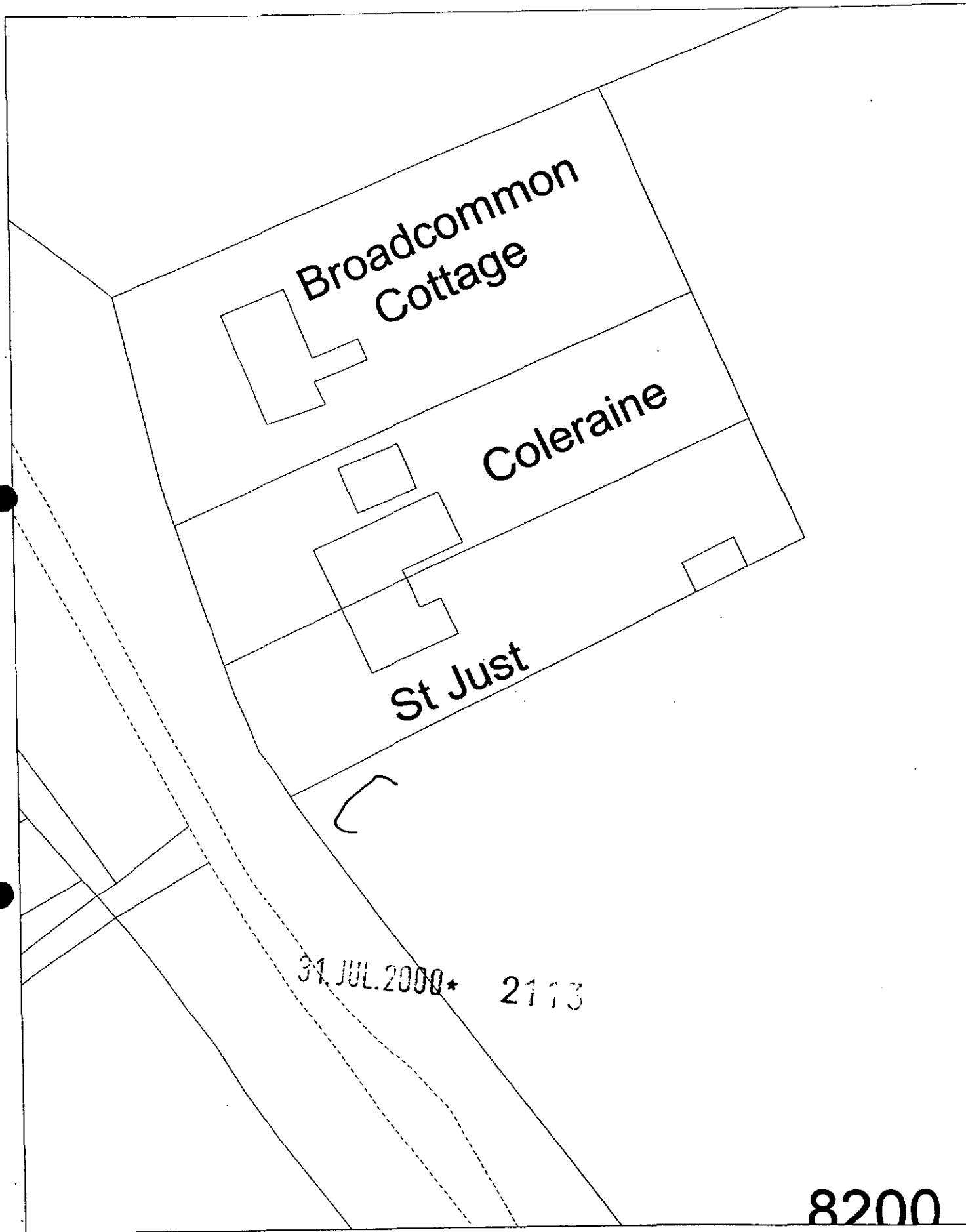
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed extension by virtue of its size, scale and massing would be detrimental to the rural character of the area. As such, the proposal is contrary to Policies C2 of Berkshire Structure Plan, LTV2 and LC19 of Loddon Area Local Plan and WCC1 and WCC7 of Wokingham District Local Plan.

Head of Planning and Transportation
Date: 08 March 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.



Site Plan, Scale: 1 to 500

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Date: 14 December 1999

N
W E
S

Date: 02 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2113

Location: St Just, 19, Broadcommon Road, Hurst, Reading.

Proposal: Proposed two storey side extension to dwelling plus demolition of existing car port/utility room.

Applicant: Mr & Mrs Connor C/O Greenshadows Design.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design of proposed two storey and single storey extensions. Drawing nos 03B, 04 and 05.

Comments are required by 12/02/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/213 (Planaps) / (Ludhouse) Date Rec. 29.1.2001

Location: ST. JUST, 19 BRAMBLEMORE RD

Parish HURST

Applicant: MR & MRS. CONNOR

Description of attached plans Revised design of proposed 2 storey and single storey extensions

Drawing No's: 036, 04 and 05

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Environment Agency (with copy of letter)

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 02.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

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

Tel: 0118 974 6450

Date: **09 August 2000**

My ref: F/2000/2113

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/2000/2113
19, St Just, Broadcommon Road, Hurst, Reading.
Proposed two storey side extension to dwelling plus demolition of existing car port/utility room.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/2113**
19, St Just, Broadcommon Road, Hurst, Reading.
Proposed two storey side extension to dwelling plus demolition of existing car port/utility room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Recd 8.45AM 29.1.01

GREENSHADOWS
Architectural Services

REVISED PLAN

25th January 2001

2113

39232

BP

COPIES TO:

Mrs Polnik
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Polnik

RE: PROPOSED EXTENSION TO ST JUST BROADCOMMON ROAD
F/2000/2113

Subsequent to our recent telephone conversation I confirm your comments that my latest sketches indicating the alternative extension with a front overhang would gain your support.

I therefore enclose 6 copies of drawing Nos. 03B,04 &05 indicating these proposals.For your information I believe that this constitutes an extension of 62% of the original floor area this takes into account of the original building with a rear outbuilding of 4.5m sq.

I also enclose a site plan indicating three parking spaces as requested, – not received with regards to the Environment Agencies recent letter, they are still demanding that the floor level of the extension be a min. of 450mm above ground level.(ie.300mm to underside of slab).As I have pointed out numerous times the underside of the extg house floor slab is at ground level. I would be grateful for some common sense on this matter, if my client is made to comply with these requirements.The extension slab will need to be 300mm above the existing and therefore the extension will be raised out of the ground by the same amount with the result that no ceilings, floors, windows will line through.

This in my opinion will be detrimental to the external appearance, internal layout and my clients use of his property. It should also be noted that there is no flood level in this area. I therefore request that should your recommendation be to approve this application the Environment Agency conditions are dropped.

As previously discussed if this application is to be refused,I request that it be refused on the original submitted design drawings and not the most resent.

Should you require any further information, please contact me.

Yours Sincerely,

J R BROWN

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

Our ref: SP\2001\003136\001
Your ref: F/2000/2113

Date: 14th February 2001

ENVIRONMENT AGENCY

PLANNING SERVICES 40036
POL | TLS
DC BP | ENF
APP |
CS |
16 FEB 2001
COPIES TO: | INIT:
FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Sir/Madam

REVISED PLANS : SIDE EXTENSION & DEMOLITION OF EXISTING CAR PORT / UTILITY ROOM - ST JUST, 19 BROADCOMMON ROAD, HURST

Thank you for your letter dated 2 February 2001 which was received on 5 February 2001. You are asked to quote the following reference in any correspondence: SU87SW/16/12.

The Environment Agency's comments as outlined in our letter of 22nd August 2000 continue to apply.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

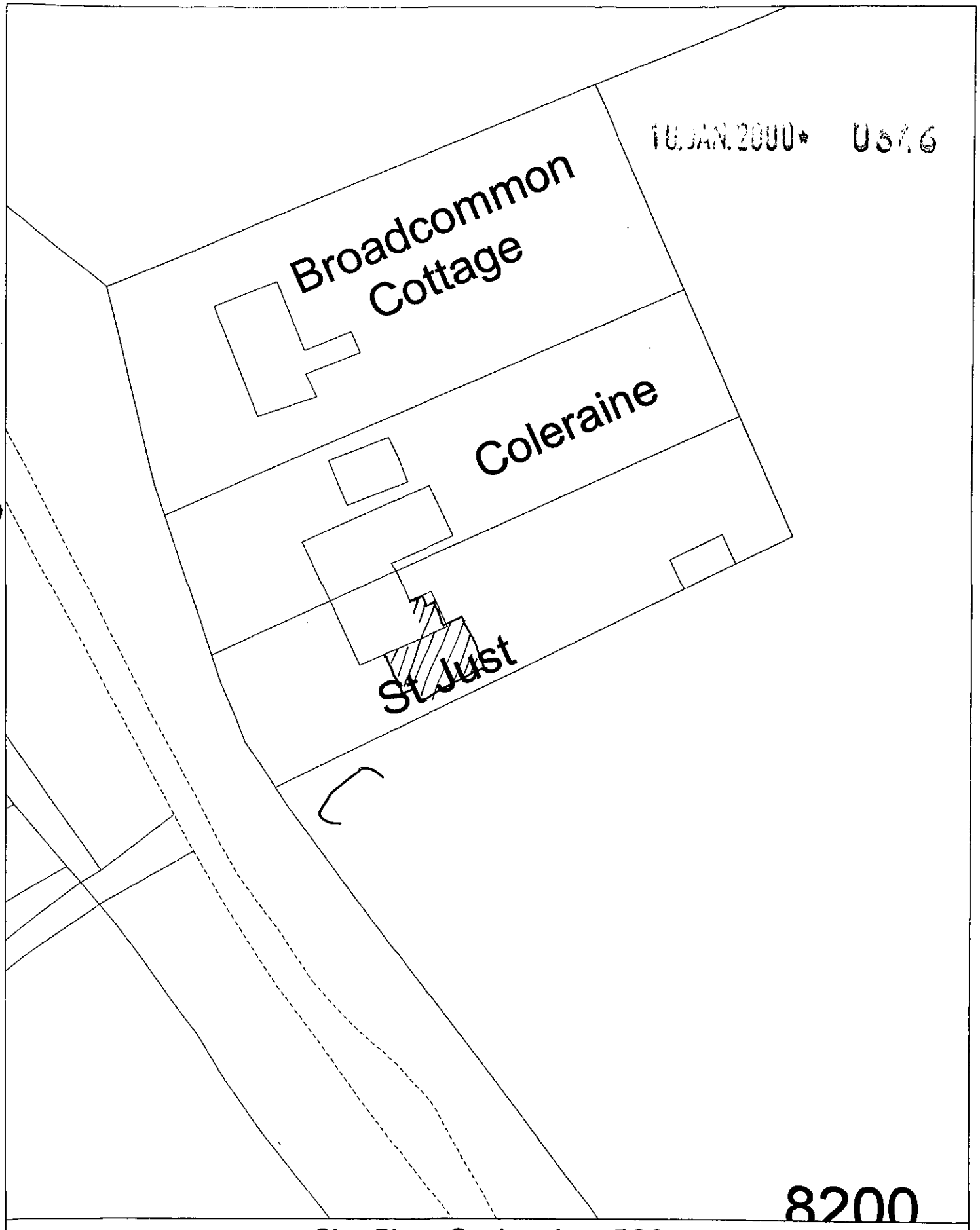
Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Applicationo	Name & Address
F/2000/2113	R & M Stannard Coleraine 18 Broad Common Road Hurst RG10 0RN

App. F/2000/2113
Letters sent
14-03-01



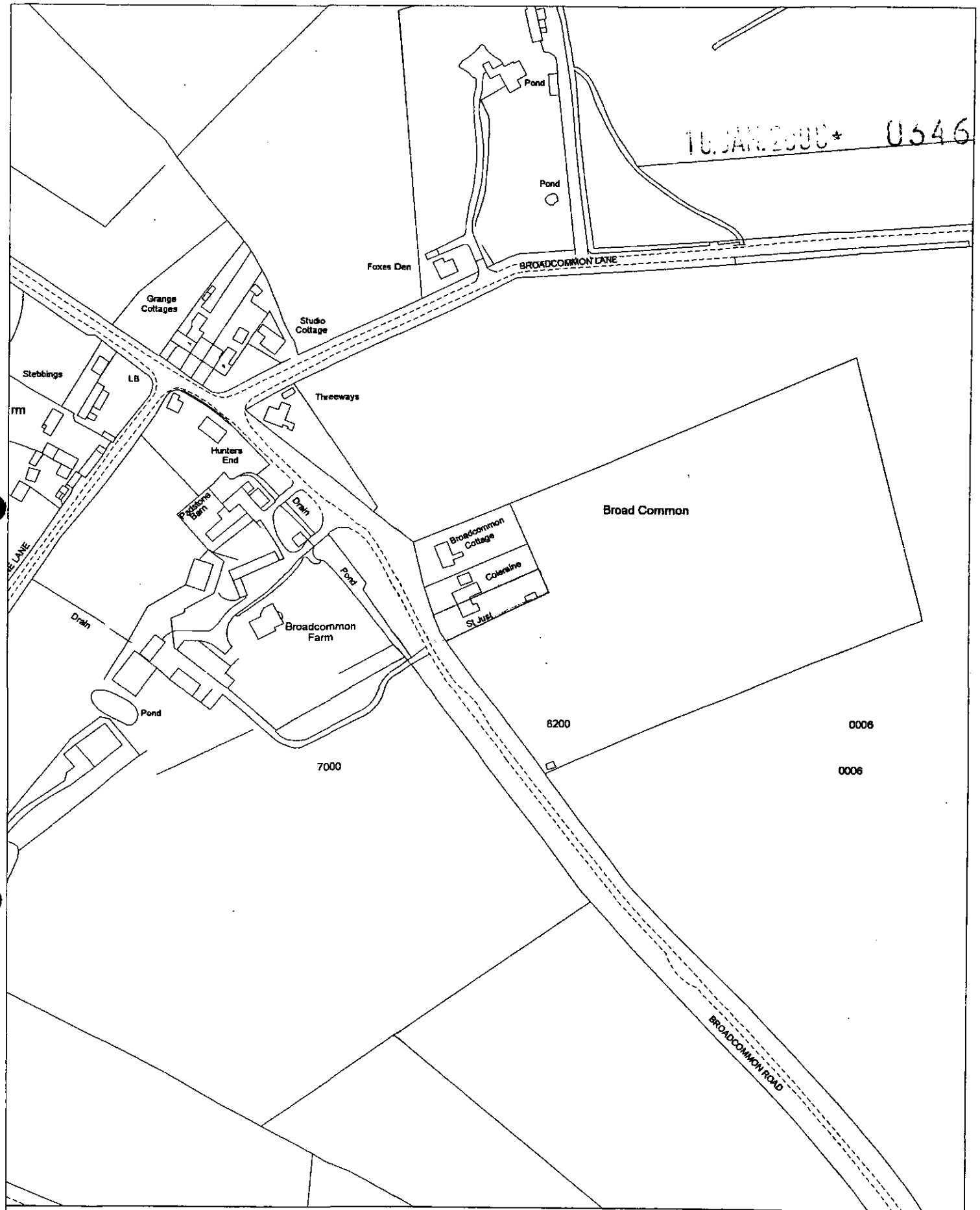
10 JAN 2000*

8200

Site Plan, Scale: 1 to 500

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Date: 14 December 1999



16 JAN 2000* U546

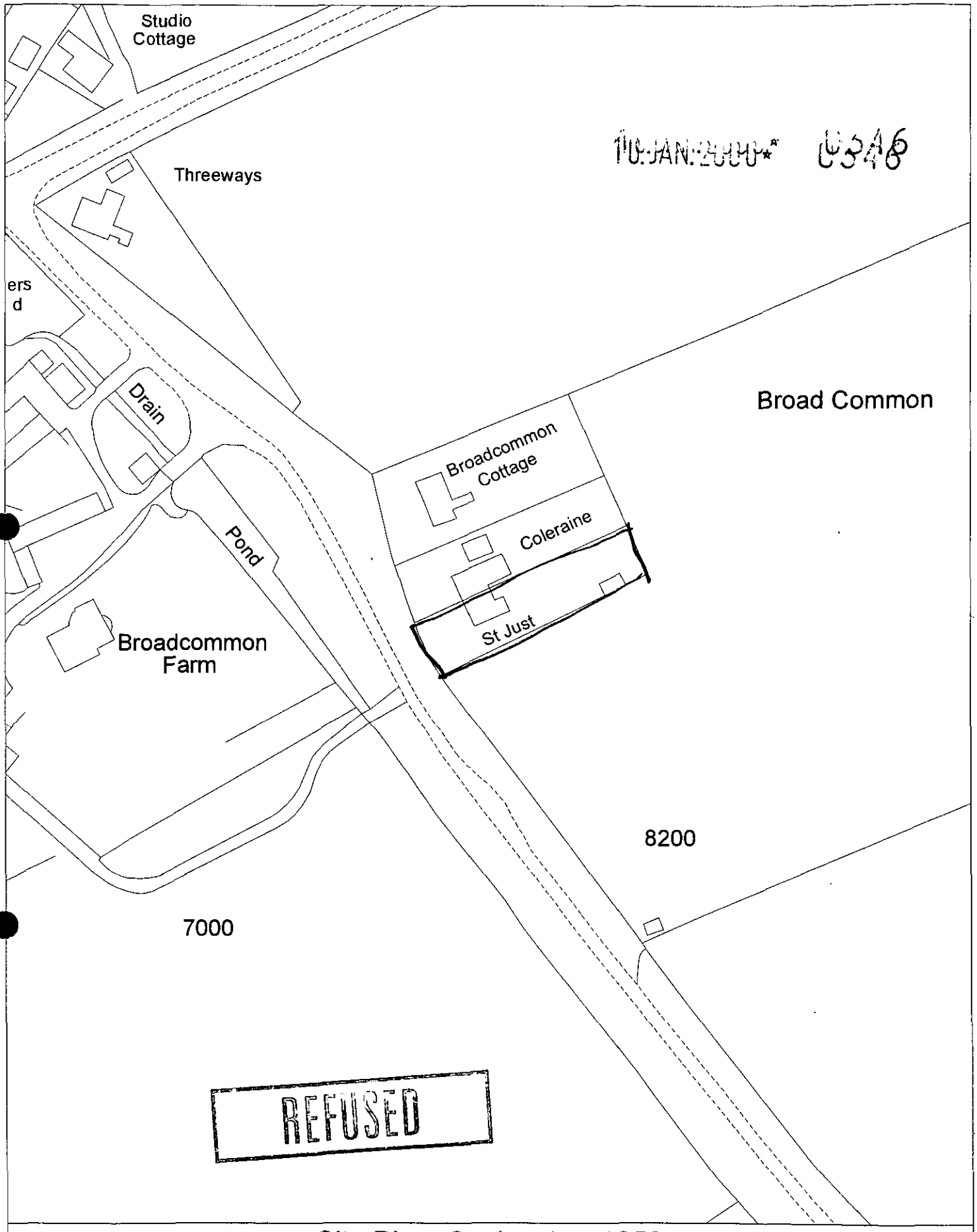
Site Plan, Scale: 1 to 2500

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Date: 14 December 1999

N
W E
S



Site Plan, Scale: 1 to 1250

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Date: 14 January 2000

FILE F/2000/0346

PLANNING SERVICES | HPT
Design | TLS
DC | ENF
CS
15 MAR 2000
ACK:
FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Basia Polnik

DATE: 1st March 2000

Location:	St Just, Broadcommon Road, Hurst
Proposal:	PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLTION OF EXISTING CARPORT
Application Number:	F/2000/0346

In response to your consultation dated 24 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals in principle.

The proposals will have a limited impact on the Area of Special Character although there are extensive views into out from the site to the surrounding flat, rural landscape.

The existing boundary planting along the eastern boundary comprises a mixture of exotic species (conifer hedge) which may require removal to accommodate the new construction. The proposals would be considerably enhanced if this were replaced with a new hedge which should be rural in character and contain native species.

A detailed landscape scheme will need to be submitted by the applicant showing such additional planting to restrict views into the site. All new planting should be identified on a separate plan giving full species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect

26942

Our ref: SP\2000\001329\001
Your ref: F/2000/0346

Date: 7th March 2000

ENVIRONMENT AGENCY

PLA
POL
DC
A+P
CS
COPIES TO:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End, PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

PROPOSAL: Side extn to dwelling & demol of existing car port/utility rm
LOCATION: St Just, Broadcommon Rd, Hurst

Thank you for your letter dated 15 February 2000 which was received on 17 February 2000. You are asked to quote the following reference in any correspondence: **SU87SW/16/12.**The Environment Agency has the following comments:

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the Broadcommon Road Ditch.

The Agency does not consider the existing carport to contribute to the existing ground covered area at this property. However, we do consider the existing utility room to be a water-excluding structure and therefore does count towards the ground covered area. Therefore the proposed extension will result in an increase of less than 50 square metres above the existing building footprint. We would therefore advise as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

The Agency does not have a specific flood water level for this area, however we recommend that the extension be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300 mm above the existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water. This will provide the residents with some level of protection against flood waters, and will prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

If, in the light of the above advice, the District Council is minded to permit the proposal, then we ask that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Dave Bond on 01276 45 4396 for further details.*

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc Greenshadows Design, Greenshadows, 9 Waterloo Rd, Crowthorne Berks RG45 7PB

Application Number F/2000/0346
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1.			The proposed extension by virtue of its size, scale and massing would be detrimental to the rural character of the area. As such the proposal is contrary to policies C2 of BSP, LTV2 and LC9 of LALP and WCC1 and WCC7 of NOLP.

RECORD OF SITE VISIT

SITE ADDRESS: St Just Broadcommon Road Reading.

APPLICATION NUMBER: F/2000/0346

OFFICER: Basia Polnik

DATE OF SITE VISIT: 7.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Sporadic development within predominantly rural area

3. DESCRIPTION OF SITE/BUILDING

Semi-detached house - extended in past carport and s/s rear extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan.
Open field to SE

5. SITE CONSTRAINTS

TREES	Line of leylandii 3m in height along boundary ☐ field
ACCESS/PARKING	as existing
LEVELS	no change
BOUNDARY TREATMENT	Colerawie: 1.6m high trellis
OTHERS	

WORK SHEET FOR : Basia Polnik

Application Number : F/2000/0346

Applicant : Mr & Mrs Connor C/O Greenshadows Design.

Location : St Just Broadcommon Road Hurst.
Proposal : Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.00

Date Registered : 10/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :

- Highway Authority : plan showing 3 parking spaces requested. no objection subject to condition re: parking
- Environment Agency :
- Parish Council : no adverse comment

Planning Issues :

Site located in rural area as defined by LALP and WDLP. Also within floodplain as defined by LALP but outside as defined by WDLP.

A/ Impact on rural character of area
LTV2 and LC19 of LALP ; WCC1 and WCC7 of WDLP

B/ Impact on amenities of neighbouring occupiers
LBE1/2 of LALP ; WBE1 of WDLP

C/ Floodplain LPS2/3 of LALP

D/ Highway issues

Proposal: Demolition of existing s/s extension utility room to rear and car port to side and erection of 2 storey side extn. extending 3.7m beyond original rear elevation and s/s rear extn.

Application Number: F/2000/0346

Appraisal :

A/ IMPACT ON RURAL CHARACTER OF AREA
Policies LTV2 and LC19 of LALP ; WCC1 and WCC7 of WDLP ; C2 of BSP

Existing 2 bedroomed semi-detached dwelling with car port extn. to side and s/s utility room extn. to rear. Original floorspace of dwelling approx. 89m². and existing extensions approx. 23m². Existing extensions would be demolished and replaced by a 2 storey extension with a total floorspace of approx. 89m² resulting in a 100% increase in floorspace when compared to the original floorspace of dwelling.

The proposed extension is considered to be excessive in terms of scale and massing, detrimental to the generally undeveloped rural character of the area. Although there is a loose knit of development in the vicinity of the site the nature of development is sporadic and it is surrounded by open rural countryside which local plan policies seek to preserve. As such proposal is considered contrary to policies LTV2 and LC19 of LALP and WCC1 and WCC7 of WDLP.

B/ IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS
Policies LBE1/2 of LALP and WBE1 of WDLP

Neighbouring property 'Coleraine' has a large single storey rear extn. with windows in the side elevation facing St. Just. Due to the orientation there will be some loss of light to this property however the 2 storey element of the extension is set in 6.75m from the boundary and the s/s element 2.4m and as such it is not considered that the impact of the extension on the amenities of the neighbouring occupiers in terms of loss of light and overbearing impact would warrant a refusal on these grounds. No windows are proposed in the side elevation facing this property and therefore there is no overlooking issue.

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

C/ FLOODPLAIN
Policies LPS2/3 of LALP

The site is located in a floodplain as defined by LALP but outside the floodplain as defined by WDLP - the latter being based on more up to date information.

Tel: 0118 974 6450

Date: 23.2.00

My ref: F/2000/0346

CONFIDENTIAL

Councillor A 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/2000/0346
St Just Broadcommon Road Hurst.
Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room.

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 Basia Polnik on **0118 974 6450**. 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 3.3.00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0346**
St Just Broadcommon Road ~~Reading.~~ Hurst
Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room.

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: A Drake Date: 26.2.00

Print Name: A. 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.

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham.

FAX

Date: 25.2.00

Number of pages including cover sheet: 5

To:

AMANDA REED
ENVIRONMENT AGENCY

Phone: 454300
Fax phone: 01276 454352
CC:

From:

BASIA POLNIK
DEVELOPMENT CONTROL

Phone: 0118 974 6450
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☑ Reply ASAP ☐ Please comment

Re: PROPOSED 2 STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION AT ST. JUST, BROADCOMMON RD, HURST

I would appreciate your comments on the attached (planning applⁿ. F/2000/0346) following our telephone conversation on Wednesday 23rd Feb. Site within floodplain as defined by Loddon Area Local Plan but outside as defined by Wokingham District Local Plan. B. Polnik

Phoned 7/3. - in 1948 floodplain but no obj.

BP 6/3.

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Basia Polnik

DATE: 1st March 2000

Location:	St Just, Broadcommon Road, Hurst
Proposal:	PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLTION OF EXISTING CAR PORT
Application Number:	F/2000/0346

In response to your consultation dated 24 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals in principle.

The proposals will have a limited impact on the Area of Special Character although there are extensive views into out from the site to the surrounding flat, rural landscape.

The existing boundary planting along the eastern boundary comprises a mixture of exotic species (conifer hedge) which may require removal to accommodate the new construction. The proposals would be considerably enhanced if this were replaced with a new hedge which should be rural in character and contain native species.

A detailed landscape scheme will need to be submitted by the applicant showing such additional planting to restrict views into the site. All new planting should be identified on a separate plan giving full species name, location of each species, size of plants at time of planting and planting densities.

CB

pp ROBERT PETROW
Consultant 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

18 February, 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/2000/0346

I refer to the above-mentioned Application by Mr. and Mrs. Connor of St. Just, Broadcommon Road, Hurst; proposed two storey side extension to dwelling plus demolition of existing car port/utility room.

My Council have no adverse comment to make on the proposal.

Yours sincerely,

Clerk

To:
Highways

From: Basia Polnik

Date: 24 January 2000

Application Number: F/2000/0346

Proposal: Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room..

Site Address:
St Just, Broadcommon Road, Hurst.

Applicant:
Mr & Mrs Connor C/O Greenshadows Design.

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

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m MINIMUM.

CONDITIONAL APPROVAL

SC23 - PARKING (SR06)

N.S. Tatler

7-2-00

14

Received by Wokingham District Council

Application No: F/2000/0346

Proposal:

Proposed two storey side extension to dwelling plus demoltiion of existing car port/utility room.

Location:

St Just Broadcommon Road Hurst.

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 Basia Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. 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: 10 JAN 2000	Map No. 43 Site 0.06
Officer: BP / Application No. F/2000/0346	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS DEMOLITION OF EXISTING CAR PORT / UTILITY ROOM

Location: ST JUST, BROAD COMMON ROAD

Parish: HURST Ward: Hurst. 24-1-2000

Applicant: MR / MRS CONNOR

Fee (2) 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 : 24.1.2000 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) .....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N Sufficient .....

ADDRESS ~~'ST. JUST' WORMACK~~ ST. JUST BROAD COMMON ROAD PARISH HURST

PLOT No. C/O/NAME RESCOVERED LLC SEARCH 15.11.95 ORD. SHEET No.

BUILDER RETURNED BACK TO ST. JUST 12.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/520/71	Mr J. Fuller	Car Port	2-9-71	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS	MR & MRS CONNOR ST JUST BROAD COMMON ROAD HURST
●	POST CODE	TEL NO
2	AGENT'S NAME ADDRESS	GREENSHADOWS DESIGN GREENSHADOWS 9 WATER LOO ROAD CROWTHORNE BERKS
	POST CODE	RG45 7PB TEL NO 01344 773725
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	ST JUST BROAD COMMON ROAD HURST
4 ●	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION DEMOLISH EXTG CARPORT / UTILITY ROOM
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	FACING BRICK TO MATCH EXTG INTERLOCKING TILES TO MATCH EXTG
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing 3	Proposed 4
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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF MR & MRS CONNOR

DATE 30/12/99

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐