APPLICATION NO:
F/2000/0342

LOCATION:
37 Martineau Lane Reading.

APPLICANT:
Mr J Cranley

PROPOSAL:
Proposed single storey rear extension to dwelling.

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

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Cranley
37 Martineau Lane
Hurst
Reading
RG100SF

Application Number: F/2000/0342

Parish: **HURST**

Location: **37, Martineau Lane, 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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 28 February 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: BLP10@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/0342

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 J Cranley
37 Martineau Lane
Hurst
Reading
RG10 0SF

Dear Sirs

PLANNING PERMISSION 2000/0342
SITE: 37 MARTINEAU LANE, 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 2000/0342 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 faithfully

Mrs B Polnik
Senior Planning Officer

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0342	BV
BUILDING CONTROL NUMBER.	FP 2000/0686	Andy
APPLICANT/AGENT	Mr J. Cranley.	
ADDRESS OF SITE	37 Martineau Lane HURST.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	Recd 26/5/00	Recd 6/1/2000
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/5/00.	

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	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 14, 2001
My ref. BP/TAB/F/2000/0342
Your ref.

Mr J Cranley
37 Martineau Lane
HURST
Berkshire
RG10 0SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Cranley

SINGLE STOREY REAR EXTENSION AT 37 MARTINEAU LANE, HURST

I refer to your letter dated 23rd March 2001 regarding the above-mentioned proposal and apologise for the delay in replying.

I confirm that the addition of a window in the side elevation of the existing dwelling, as shown on Plan No. JC/01 Rev. A, does not require planning permission.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

37 Martineau Lane,
HURST,
Berkshire,
RG10 OSF.

Telephone No.: 01189 - 342471

23rd March 2001

reply
1589
BP

Mrs. B. Polnik,
Wokingham District Council,
Planning Services,
P.O. Box 153,
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WL.

Dear Mrs. Polnik,

RE: PLANNING CONSENT F/2000/0342
- 37 MARTINEAU LANE, HURST, BERKSHIRE, RG10 0SF.

I will be grateful if you would formally confirm that the installation of an additional window in the side elevation of the above property, does not require the submission of a Planning Application.

Please note, that the window (highlighted on the enclosed drawing n$^{O.}$JC/01 Rev. A) is at ground floor level and the 1.8 metre close-boarded fence is immediately in front. The window is essential to the proposed Dining Room formed by internal partition alterations.

I look forward to your response, at your earliest convenience.

Yours sincerely,

Jonathan Cranley

Restrictive conditions 41813
3. Part 1 Schedule 2

JONATHAN CRANLEY

Enc.

Tel: (0118) 974 6480

Date: 8/2/00

My ref: F/2000/0342

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/2000/0342
37 Martineau Lane Hurst.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Bhavash Vashi on (0118) 974 6480. 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 28/2/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: Bhavash Vashi Application Number: F/2000/0342
37 Martineau Lane ~~Reading~~. Hurst
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Environmental Services

For office use only.
Application number: 06.JAN.2000* 0542

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. J. CRANLEY 37 MARTINEAU LANE HURST. NR. READING BERKS. RG10 0SF
●	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As Above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION WITH PART PITCHED AND PART FLAT ROOF
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.	FACING BRICKWORK TO MATCH EXISTING. TILES TO MATCH EXISTING WINDOWS TO MATCH EXIST.
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: FOUR	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

None of the land forms part of an agricultural holding.

Your signature: J. Crowley

on behalf of NA

Date 20-12-99.

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

Received by Wokingham District Council

Application No: F/2000/0342

Proposal:

Proposed single storey rear extension to dwelling.

Location:

37 Martineau Lane 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 Bhavash Vashi 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

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

10 February 2000

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
COPIES TO: | ACK:
FILE:

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

For the attention of Mr. Bhavash Vashi

Dear Mr. Vashi,

Application No. F/2000/0342

I refer to the above-mentioned Application by Mr. J. Cranley of 37 Martineau Lane, Hurst, in respect of proposed single storey rear extension to dwelling.

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

Yours sincerely,

Clerk

29/2.

Application Number F/2000/0342
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Ins: Works.

RECORD OF SITE VISIT

SITE ADDRESS: 37 Martineau Lane Reading.

APPLICATION NUMBER: F/2000/0342

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: 26/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Res' estate

3. DESCRIPTION OF SITE/BUILDING

2-Storey detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

Plan

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0342

Applicant : Mr J Cranley .

Location : 37 Martineau Lane Hurst.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/1

Date of Neighbour Notifications : .....

Date of Site Visit : 25/1/00

Date Registered : 06/01/2000

Earliest Date for Decision : 17/02/2000

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

Application Expiry Date: 02/03/2000

Consultation Responses :

N/A

Hurst P.C - No objection

Planning Issues :

1) Settlement

2) Impact upon Adj. neighbours.

Application Number: F/2000/0342

Appraisal :

1) The proposal is to extend to the rear of the dwelling by 3.7m & is 6m in width. It is is S/Storey in nature with a height of 3.5m

The extension is 4.5m over from the side boundary with No 35 & is largely obscured by 1.8m C.B.F & the existing dwelling. It is 1.5m from the boundry which is adjacent to Martineau Lane & it will not impinge on any occupiers Privacy/ daylight. The external is well designed & in keeping with the main house. It is not over-dominant & will only partially be visible. The two windows will overlook the rear garden area with French doors opening out onto the patio area.

As such, adjoining neighbours will not be adversely effected in terms of privacy/ daylight loss.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	- 6 JAN 2000
Officer: BV	Application No. F/2000/0342

Map No. 43 Site 0046
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: 37 MARTINEAU LANE

Parish: HURST Ward: Hurst 24.1.2000

Applicant: MR J CRANLEY

Fee Received 95-00 (4) 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	Marked up		
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:

.....

.....

.....

NEIGHBOURS:

S.N. Sufficient ✓

.....

.....

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.....

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1933

ADDRESS 37 MARTINEAU LANE PARISH HURST

PLOT No. 19 ORD. SHEET No. SH. 7973 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41322	WDC	O/L.	2.8.93	R
41813	BRYANT	DET. HOUSE & GARAGE	15.12.93	C
FP94/2257	"	"	31.2.94	C/APP

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Garage Con. - 24/5/99

Environmental Services

For office use only. Application number:
06. JAN. 2000* 0542

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. J. Cranley.
	Address and postcode	37 Martineau Lane Hurst Nr. Reading Berkshire RG10 0SF.
	Phone number	
	Agent's Name	N/A.
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As Above.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension with part pitched and part flat roof.

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.	Facing brickwork to match existing. Tiles to match existing. Windows to match exist'g.	
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: Four	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

None of the land forms part of an agricultural holding.

Your signature: J. Conley

on behalf of N/A.

Date 20 DEC 99.

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