NO SN 2915

APPLICATION NO:
F/2001/4017

LOCATION:
Willows Cottage Dunt Lane, Hurst Reading.

APPLICANT:
Mr & Mrs Mantiey C/O Safeguard Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **15/06/2001**
28 day exp. 2016
APPLICATION WILL HAVE EXPIRED ON:
11/07/2001

CASE OFFICER: **Natalie Brown**

APPROVED

DO 437

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mantiey
C/O Safeguard Conservatories
Office No 4
Acorn House
Longshot Lane
Bracknell
Berkshire RG12 1RL

Application Number: F/2001/4017

Parish: **HURST**

Location: **Willows Cottage, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 25/06/2001

Notice checked by: _____

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4017

Applicant : Mr & Mrs Mantiey C/O Safeguard Conservatories.

Location : Willows Cottage, Dunt Lane, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
		✓	29/5

Date of Neighbour Notifications : .....

Date of Site Visit : 29/5

Date Registered : 16/05/2001

Earliest Date for Decision : 15/06/2001

Latest Consultation Date/Site Notice Expiry Date : 15/06/2001

This application will have expired on: 11/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Hurst PC: no adverse comments

Planning Issues : LPUP: rural/sporadic dimen
NDLP: countryside

Application Number: F/2001/4017

Appraisal :

See attached sheet

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

Application Number F/2001/4017
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C014	R014	ex finishes to match

RECORD OF SITE VISIT

SITE ADDRESS: Willows Cottage Dunt Lane Hurst Reading.

APPLICATION NUMBER: F/2001/4017

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
rural- two dwellings only along countrylane opp fields.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT wall. with driveways fencing at sides.

OTHERS

Application Number: F/2001/4017

Appraisal:

Development
Proposed single storey rear extension to form a conservatory. It would extend 4.2m from the rear of the dwelling, and be 4.2m in width. It would have a pitched roof 3.6m to the ridge. It would be between 2.1m and 2.6m from the boundary (brick wall) with 'Byways'.
The site lies within an area designated as rural and an area of sporadic development under the Loddon Area Local Plan and as an area of countryside under the Wokingham District Local Plan (deposit draft).

1) Impact upon neighbouring properties
   It is considered that due to the fact that the proposed development would be set away from the neighbouring boundary and would be single storey with a pitched roof that there would be no adverse effects in terms of overlooking, overshadowing and through being overbearing.

2) Impact upon the open character of the area
   The proposed development would be at the rear of the property which is enclosed by fencing and a brick wall. The proposed development would therefore not detract from the open character of the area.

Approval: ✓ ~~**Refusal:**~~

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

Tel: (0118) 974 6492

Date: **23 May 2001**

My ref: F/2001/4017

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/2001/4017
Willows Cottage, Dunt Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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 **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4017**
Willows Cottage, Dunt Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Received by Wokingham District Council

Application No: F/2001/4017

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
Willows Cottage, Dunt Lane, Hurst, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/06/2001. 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

23 May 2001

Applicationo	Name & Address
F/201/4017	Mr & Mrs Hill Orchard House 163 Nine Mile Ride Finchampstead Wokingham District Council RG40 4HY
Application Approved	Letter sent – 05/07/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAY 2001
Officer: NAB	Application No. F/2001/4017.

Map No. L18 Site ...0.05...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING FORM CONSERVATORY.

Location: WILLOWS COTTAGE DUNT LANE

Parish: HURST. Ward: Hurst. 23.5.01 TS

Applicant:
MR & MRS MANTLEY

Fee Received 95.00 Required ..... Additional ..... Refund .....
(3)

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 : 23.5.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area)

.....

.....

No pre-apps

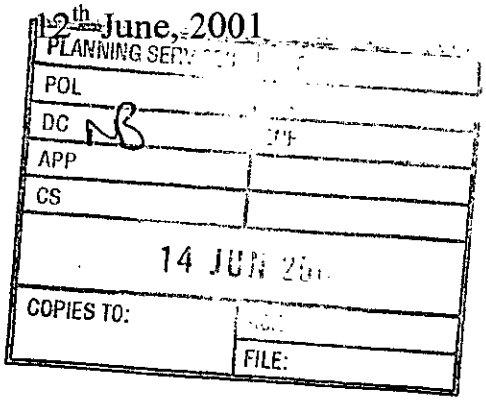
NEIGHBOURS:

S/N + see map.

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

12th June, 2001



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

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2001/4017

I refer to the above-mentioned Application by Mr. and Mrs. Mantiey of Willows Cottage, Dunt Lane, Hurst; proposed single storey rear extension to form conservatory.

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

Yours sincerely,

Clerk

~~"THE COTTAGE"~~, ~~THREE~~ WILLOWS COTTAGE

Three Willows Cottage

ADDRESS DUNT LANE PARISH HURST

PLOT No. ~~Old Property~~ Demolished ORD. SHEET No. SU.7971 (48)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/63/68	Major L.F. Alderson	outline - demolish existing dwelling & erect new house	11.7.68	N/A. C/A.
117/68	Gentry Homes Ltd	Detached House on site of demolished dwelling	2.1.69	App. C/A.
BR 1139		Alterations & extensions	19.7.74	App N/A
25545	MR. K. BRINSDEN O/L	DEV. HOLD LAND ADJ.	11.6.86	REF
40638	MRS A. CLEGG	2/STOREY SIDE EXTENSION	~~31.2.93~~	REF
LP/93/1200	"	"	2.3.93	C/App
41060	"	"	3.6.93	C/A

DATE OF COMPLETION

MINISTRY DECISION 25545 - APPEAL DISMISSED - 12.12.86

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 16.MAY2001* 4017

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 MANNERS "WILLOW COTTAGE" DUNT LANE. HURST BERKSHIRE RG10 0TB.
2	Agent's Name Address and postcode Phone number	SAFEGUARD CONSERVATORIES OFFICE NO 4 ACORN HOUSE LONGSHOT LANE BRACKNELL BERKSHIRE RG12 1RL
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.	WILLOW COTTAGE DUNT LANE HURST BERKSHIRE RG10 0TB.
4	Give brief details of the proposal for example, two storey side extension About the application	REAR SINGLE STOREY CONSERVATORY
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.	BRICKS TO MATCH HOUSE GLASS & UPVC FRAMES
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: N/A	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.		
c Six copies of each set of plans and drawings listed below.		
• 1:2500 scale location plan with the site outlined in red.		
• 1:500 scale site layout plan.		
• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- ~~I, or the applicant has given the necessary notice to everyone else who (at the~~ beginning of the period of 21 days ending with the date of the application) owned any part of the land ~~which the~~ application relates to as listed below.

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

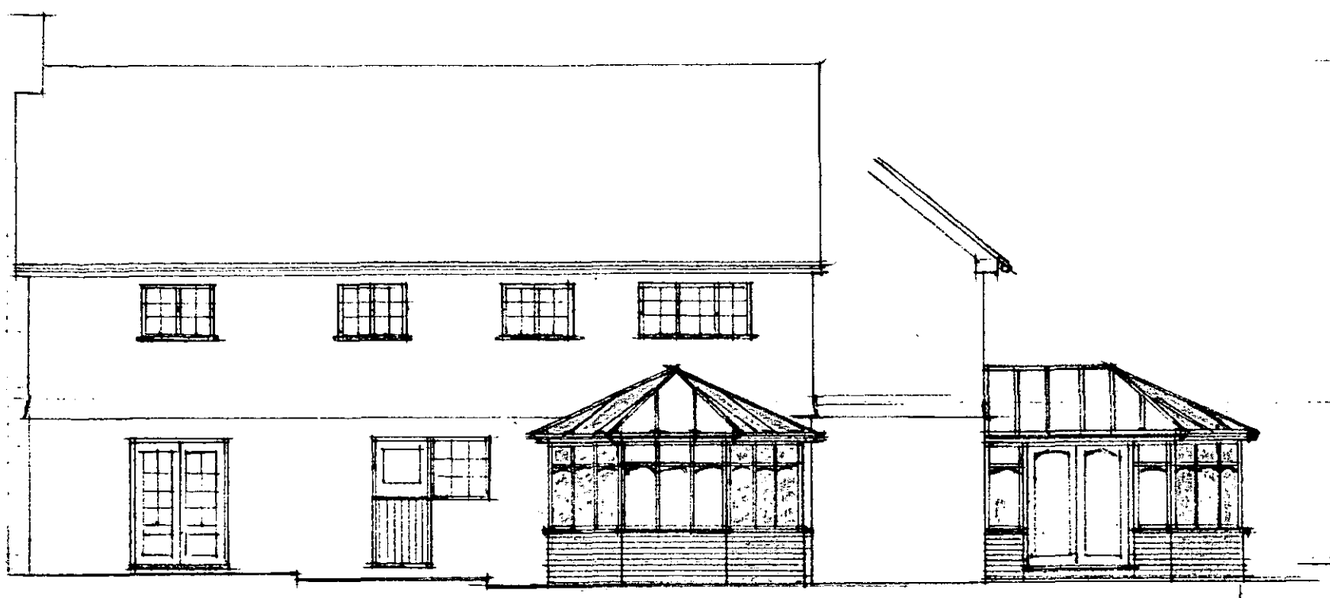
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS MANTEY

Date 11/05/2001

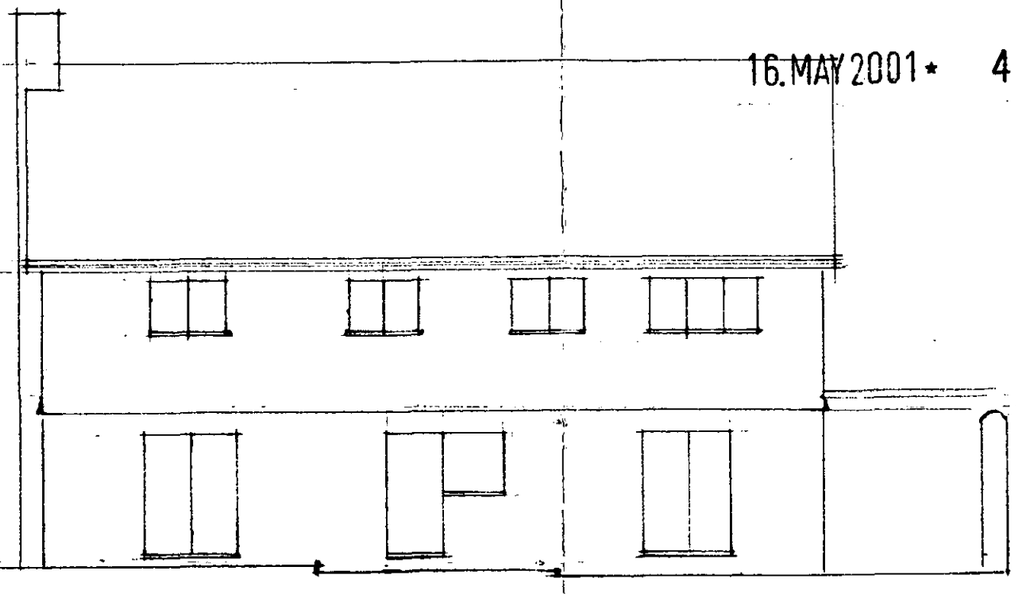
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

16.MAY 2001 * 4017

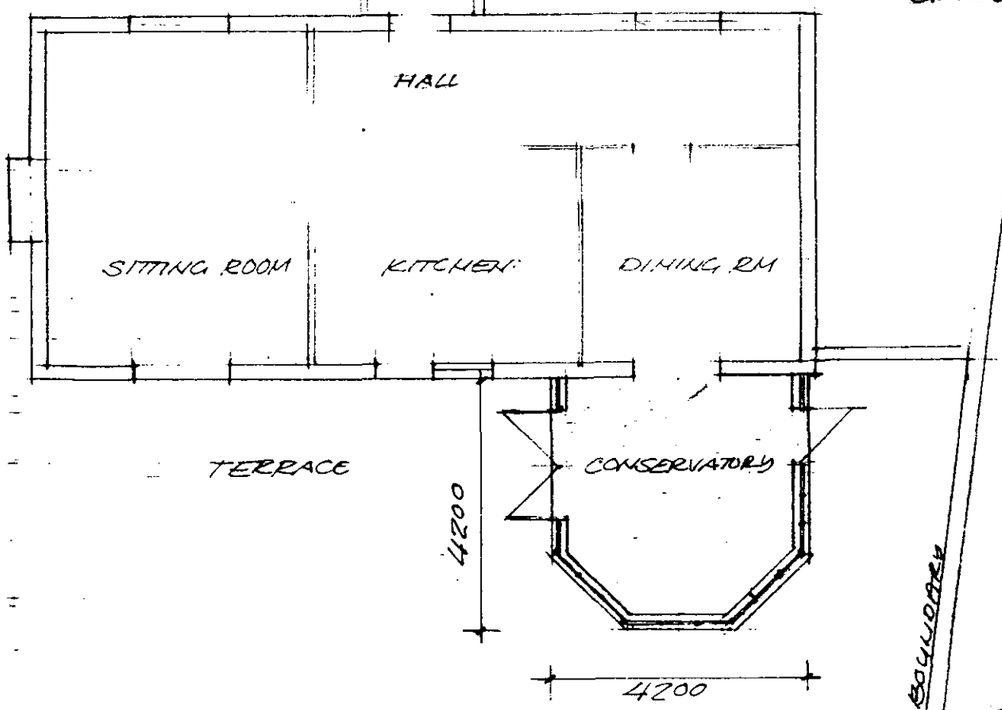


REAR ELEVATION (PROPOSED)

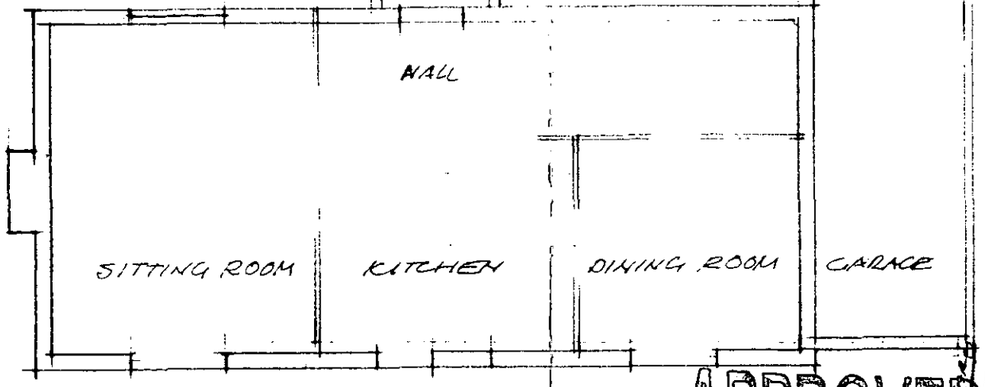
SIDE ELEVATION: GARDEN (PROPOSED)



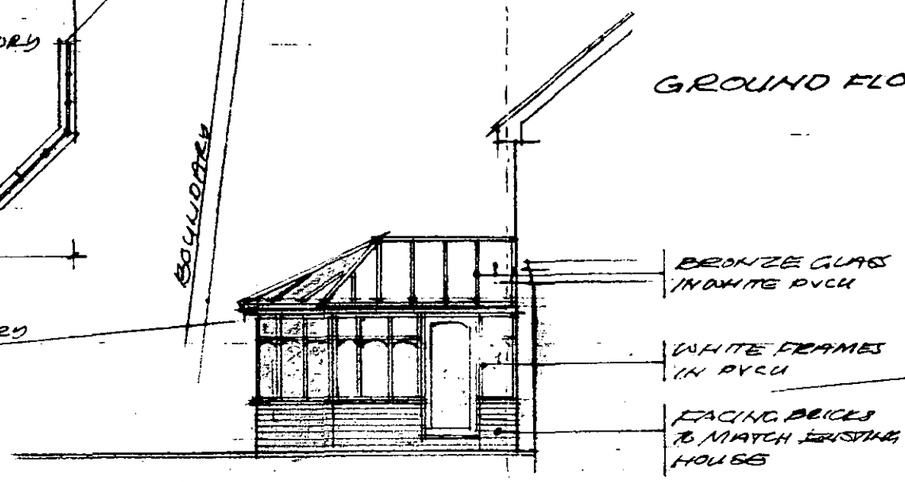
REAR ELEVATION (EXISTING)



GROUND FLOOR PLAN (PROPOSED)



GROUND FLOOR PLAN (EXISTING)



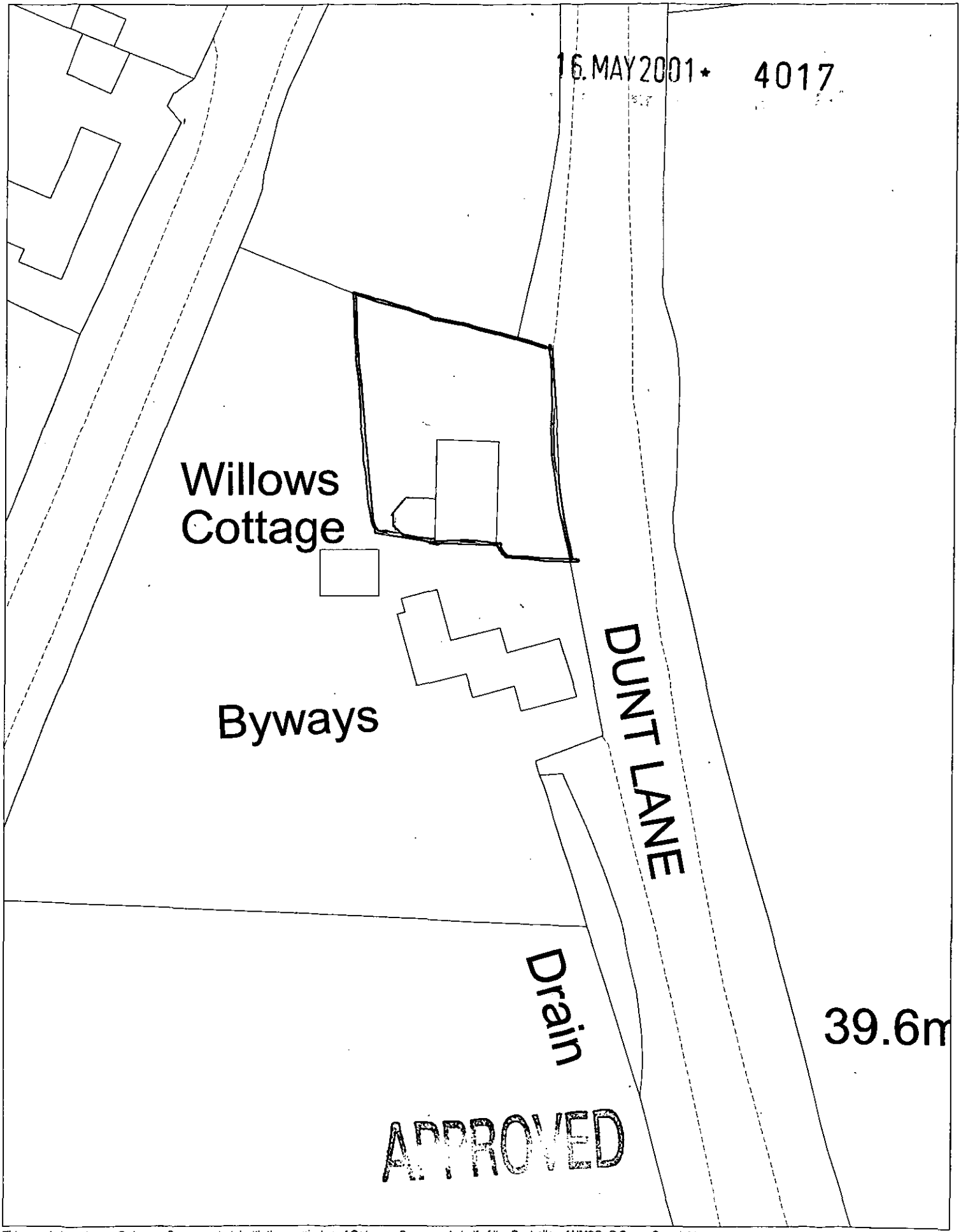
SIDE ELEVATION: BOUNDARY VIEW (PROPOSED)

APPROVED

PROPOSED CONSERVATORY AT "WILLOWS COTTAGE" DUNT LANE: HURST: BERKSHIRE: RG10 0TB. for MR & MRS MANTIEL

SCALE: 1:100.
DATE: APRIL 2001
DRAWING NUMBER 2401-1

G.R. TOURNOFF: DARCH:
79, UPPER HALE ROAD:
FARNHAM:
SURREY:
GU9 0JH. (01252 715787)



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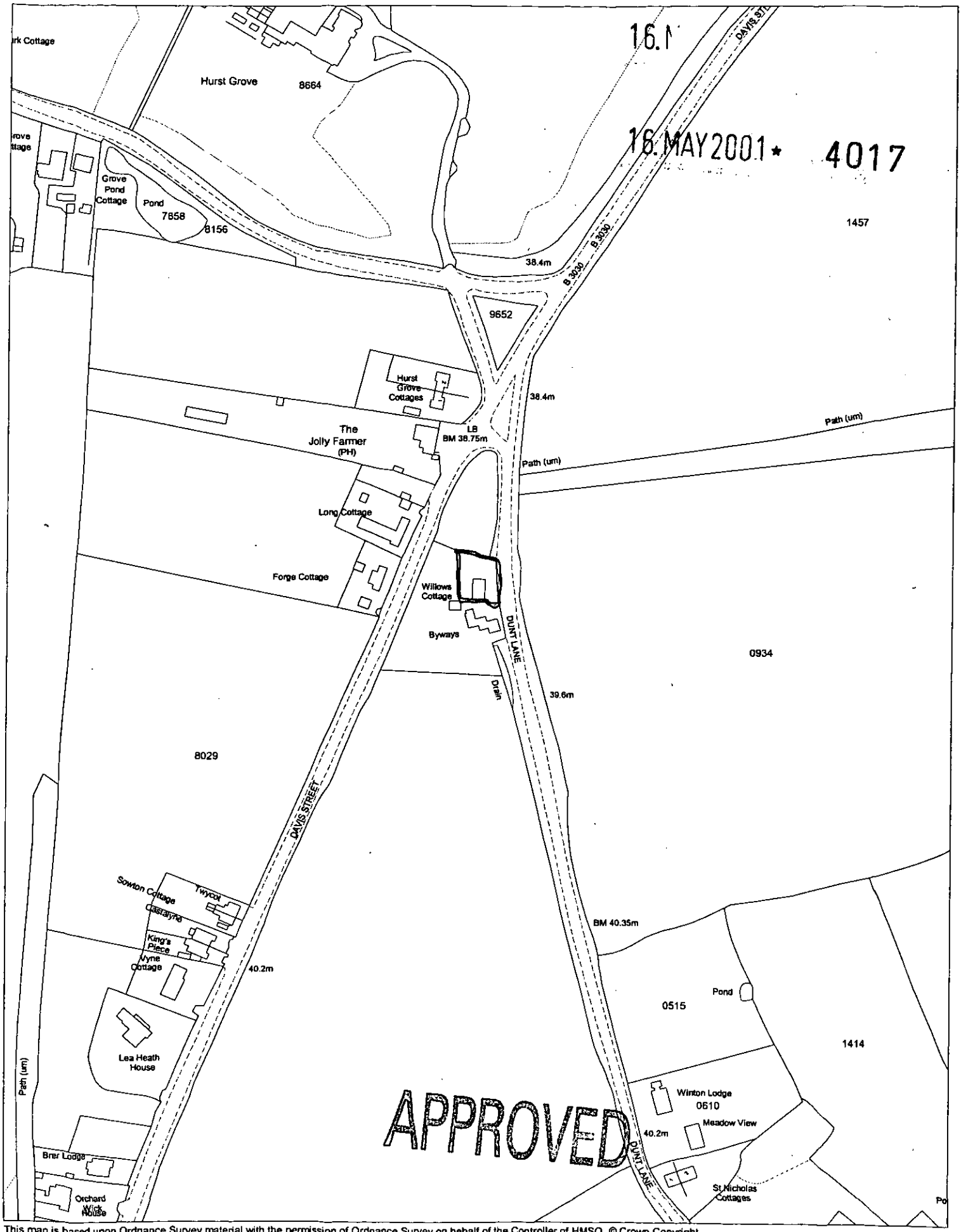
Central Support Section, Environmental Services, Wokingham District Council.
15 May 2001 Scale: 1 : 500



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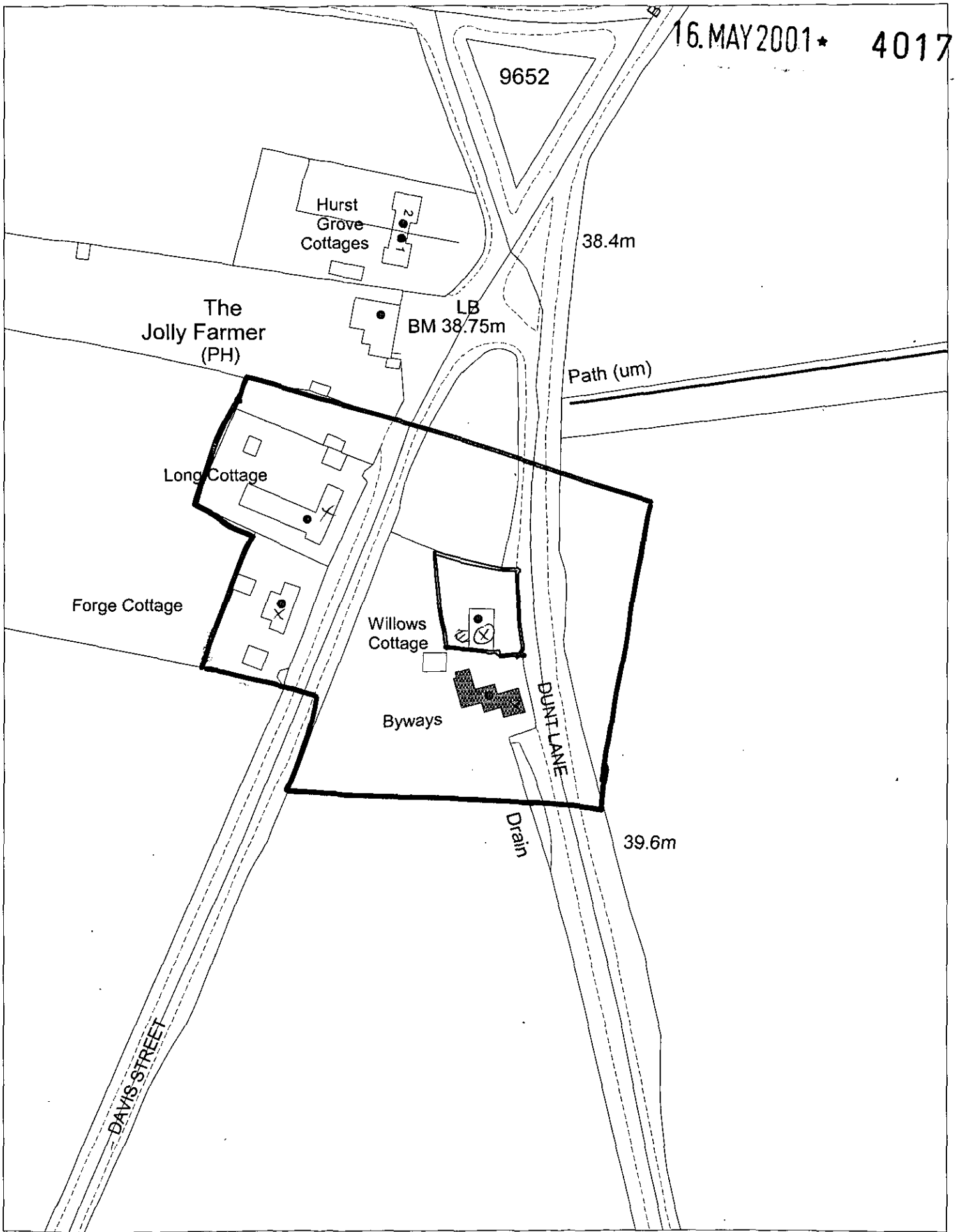
Central Support Section, Environmental Services, Wokingham District Council.
15 May 2001

Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
21 May 2001

Scale: 1 : 1250

N W E S