APPLICATION NO:
F/2001/3509

LOCATION:
West Hope Wokingham Road, Hurst Reading.

APPLICANT:
Mr G Manning C/O G Tavener

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/05/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Manning
C/O G Tavener
Carrington
Wokingham Road
Hurst
Berkshire
RG10 ORU

Application Number: F/2001/3509

Parish: **HURST**

Location: **West Hope, Wokingham Road, Hurst, Reading.**

Proposal: **Proposed two storey side 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 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan policies.

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 EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

GENE TAVENER, DIP. ARCH. RIBA. CHARTERED ARCHITECT

'Carrington', Wokingham Road, Hurst, Berkshire. RG10 ORU Telephone: 01189 343210 (H)

07702054128 (W)

Planning Department
Wokingham District Council
Shute End
Wokingham
Berks RG40 1BN

24.6. 2001

Dear Sirs,

Ref: **Planning permission ref F/2001/3509**
'Westhope, Wokingham Rd. Hurst

I am currently submitting an application for Building Regulations approval for the above work. The Client has now requested a slight revision to the plans as shown on the drawings enclosed. He requires the space between the proposed extension and the boundary to be increased to provide more space at the side of the house. This also reduces the size of the extension.

Please confirm that the proposal as shown is acceptable.

Yours faithfully,

Gene Tavener

FILE PLEASE THANKS GA 12/9

Reply Mg

45009

POL
DJ GA
APP
CS
27 JUN 2001
COPIES TO: ACK: FILE:

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

Tel: 0118 974 6442

Date: **15 March 2001**

My ref: F/2001/3509

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/2001/3509
West Hope, Wokingham Road, Hurst, Reading.
Proposed two storey side extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3509**
West Hope, Wokingham Road, Hurst, Reading.
Proposed two storey side extension to dwelling.
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/2001/3509

Proposal:
Proposed two storey side extension to dwelling.

Location:
West Hope, Wokingham 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. 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

15 March 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3509	GA
BUILDING CONTROL NUMBER	FP 2001/2043	North
APPLICANT/AGENT	G. Tavener	
ADDRESS OF SITE	Westhope Wokingham Road Hurst	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Location	✓
ELEVATIONS	010 BR 010 BR	009P 010P
FLOOR PLANS	010 BR 010 BR	006P 007P

DC
Mins amends
010 BR
010 BR

no rear elevations

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	8/5/01 Mins amends	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Mins amends.	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	12/7/01	

27/6/01
Letter recd
file by Georg
Address
12/9/01

PROBLEMS	REQUESTED	2/10/01 RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC. REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3509

Applicant: Mr G Manning C/O G Tavener

Location: West Hope, Wokingham Road, Hurst, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		as of site visit

Date of Neighbour Notifications : 15/03/01

Date of Site Visit : 05/04/01

Date Registered : 06/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001
26/04/01 (GA)

This application will have expired on: 01/05/2001. 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 :

Highways – recommend approval subject to appropriate conditions.

St. Nicolas Hurst Parish Council - In the Council's view the proposed extension is too large and out of scale with the existing property. The proposal is therefore, considered over development and should be refused.

At the time of writing no further comments have been received.

Planning Issues: The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3509

Appraisal :

The application property is situated within a defined settlement boundary and within the village core and an area defined by the Local Plan as an 'Area of Traditional Local Character'.

The property is one of two pairs of similarly designed, semi-detached bungalows which front the A321. They are symmetrical in their appearance with each pair 'L' shaped in plan form with a front projection to their opposite ends.

The application proposes a side extension on the unattached elevation (that facing Cricketers cottage to the east). The street frontage would replicate the existing gabled projection. The rear elevation would be continued vertically to link with and forma a box dormer within the rear roof slope. The elevation facing the neighbour would be a gable end of a bungalow. The dwelling has an irregular boundary. The proposed extension indicates that a 1.0 metre boundary would be maintained between the extended property and east boundary.

A front dormer window was initially proposed. The application plans have since been revised by omitting the front dormer.

The application proposes a substantial enlargement of the dwelling. However, the extensions are considered in keeping with the character and appearance of this dwelling and not to result in harm to the street. The design treatment of the rear elevation is not so dissimilar to that undertaken in neighbouring dwellings and viewed only from the private domain.

In terms of amenity, the unattached neighbour to the east has a garage which runs parallel to the application site and beyond this a 4.0 M tall conifer hedge. The dormer would in any event be built off the boundary and in a position that would be orientated over the application property's own garden. Neither loss a material loss of privacy or overbearing impact would therefore result.

The application property has an existing rear box dormer window which would minimise direct overlooking of the attached neighbour, and no overbearing impact would result to that neighbour.

Highways -

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3509

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan policies.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Thorn
8/5/07

RECORD OF SITE VISIT

SITE ADDRESS: West Hope, Wokingham Road, Hurst, Reading.

APPLICATION NUMBER: F/2001/3509

OFFICER: George Allpress

DATE OF SITE VISIT: 05/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by traditional rural dwellings.

3. DESCRIPTION OF SITE/BUILDING semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Cricketers Cottage to the east, attached neighbour 'Cadomin' to the north west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus hardstanding to front for a least three cars.
LEVELS	Level
BOUNDARY TREATMENT	Dwarf wall to front, fencing to rear and tall conifer hedge to boundary with Cricketers Cottage.
OTHERS	None

17.4.01.

AYS CONSULTATION SHEET

.n: George Allpress **Date:** 15 March 2001

Application Number: F/2001/3509

Proposal: Proposed two storey side extension to dwelling.

Parish: HURST PARISH

Site Address:
West Hope, Wokingham Road, Hurst, Reading.

Applicant:
Mr G Manning C/O G Tavener.

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).

Revised plans received.

C122, R122.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 02/05/01

[redacted]AYS CONSULTATION SHEET

[redacted]n: George Allpress **Date:** 15 March 2001

Application Number: F/2001/3509

Proposal: Proposed two storey side extension to dwelling.

Parish: HURST PARISH

Site Address:
West Hope, Wokingham Road, Hurst, Reading.

Applicant:
Mr G Manning C/O G Tavener.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 2 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

(2) Garage has to have minimum internal dimension of 5.0m x 2.5m to meet our standards – please provide revised plans (at least 1:200 scale).

(3) ~~And~~ The parking to the front of the dwelling must be clear of the turning area to enable vehicles to enter/leave the site in a forward gear.

Signed: _____ **Print name:** _____

(4) Please show the extent of the driveway on the revised plan (1:200 scale).

Adam, is the attached OK? 30/4

17.4.01.

G. Tavener,
'Carrington',
Wokingham Rd.,
Hurst,
Berks, RG10 0RU

Wokingham Planning Dept.

George Allpress. – F/2001/3509

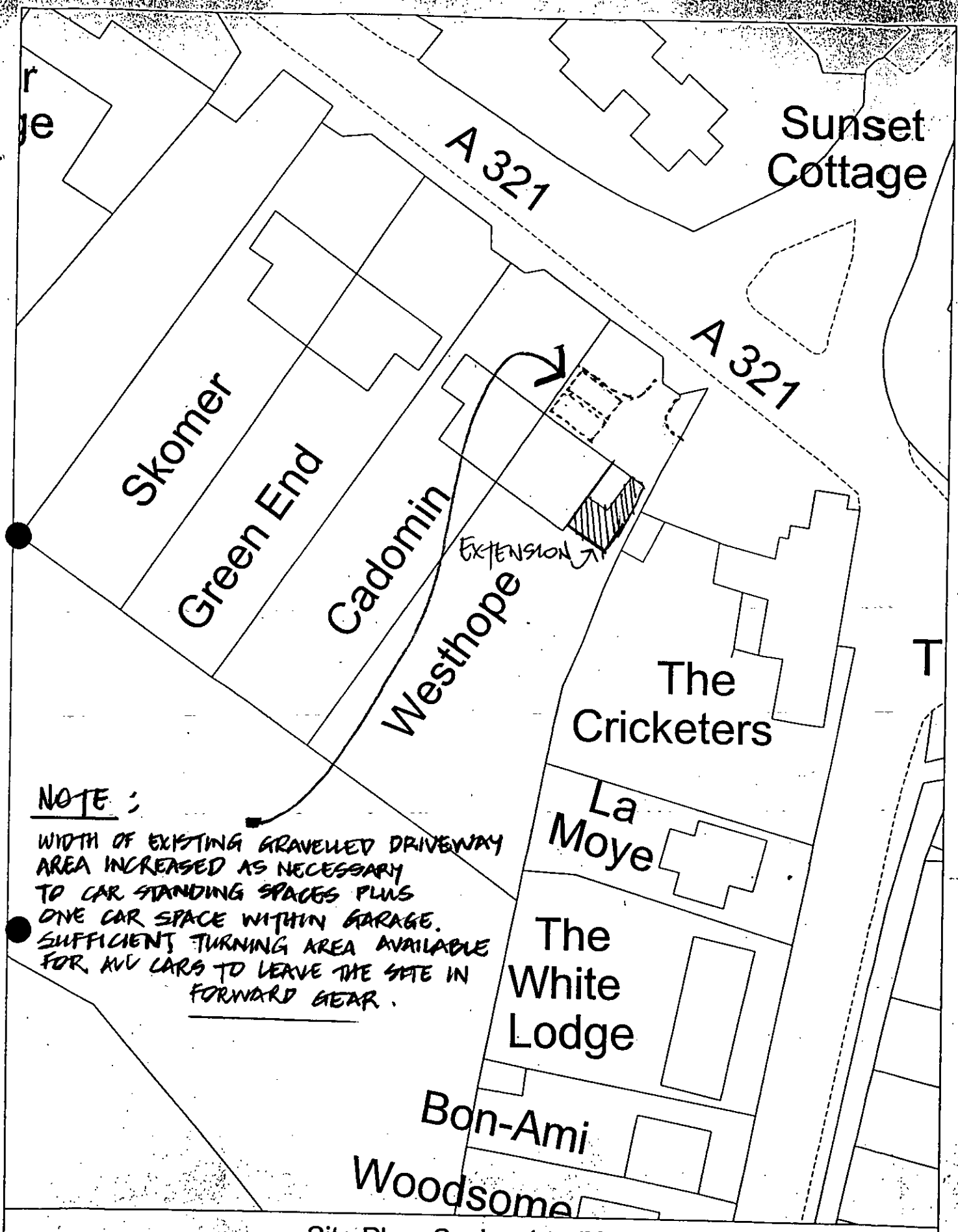
PLANNING SERVICES	HPT 42631
POL	TLS
DC GA	ENF
APP	
GS	
26 APR 2001	
COPIES TO:	ACK:
	FILE:

Ref: Westhope, Wokingham Rd., Hurst.

As requested please find revised drawings showing the changes you require.

Regards

G Tavener



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 10 January 2001

THIS DRAWING IS FOR PLANNING APPLICATION ONLY



PROPOSED FRONT ELEVATION

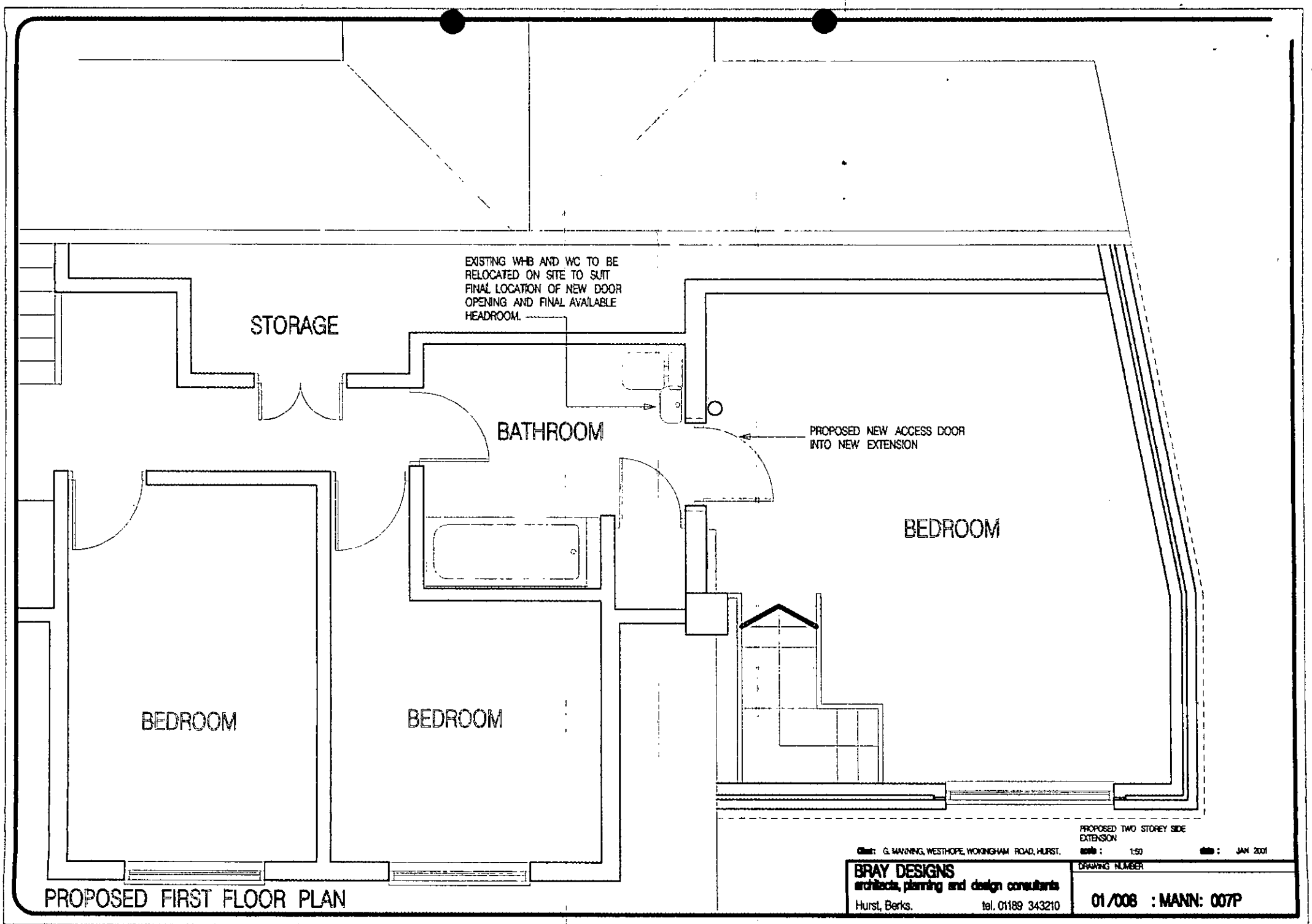
PROPOSED TWO STOREY SIDE EXTENSION

client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

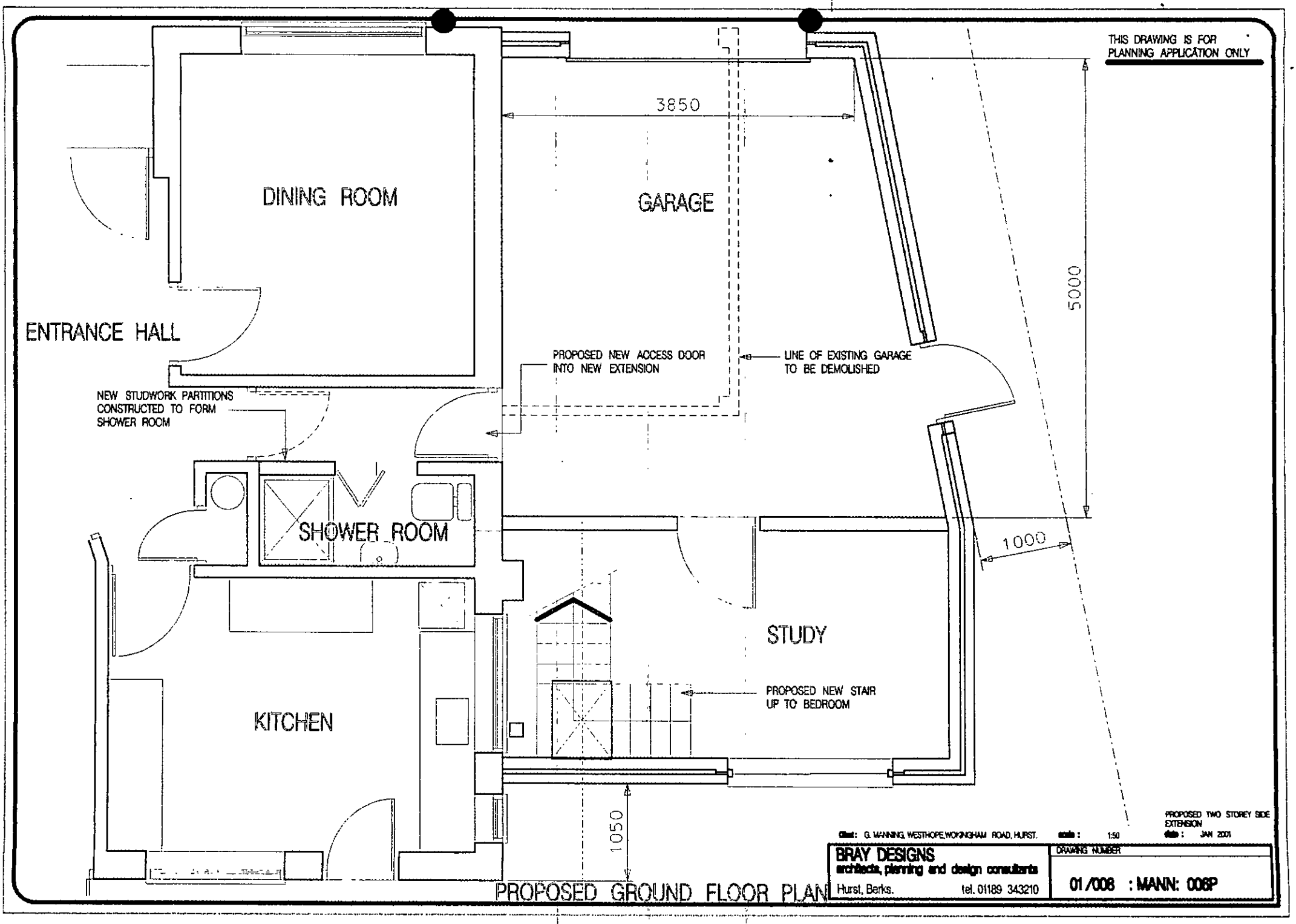
BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER

01/008 : MANN: 009P

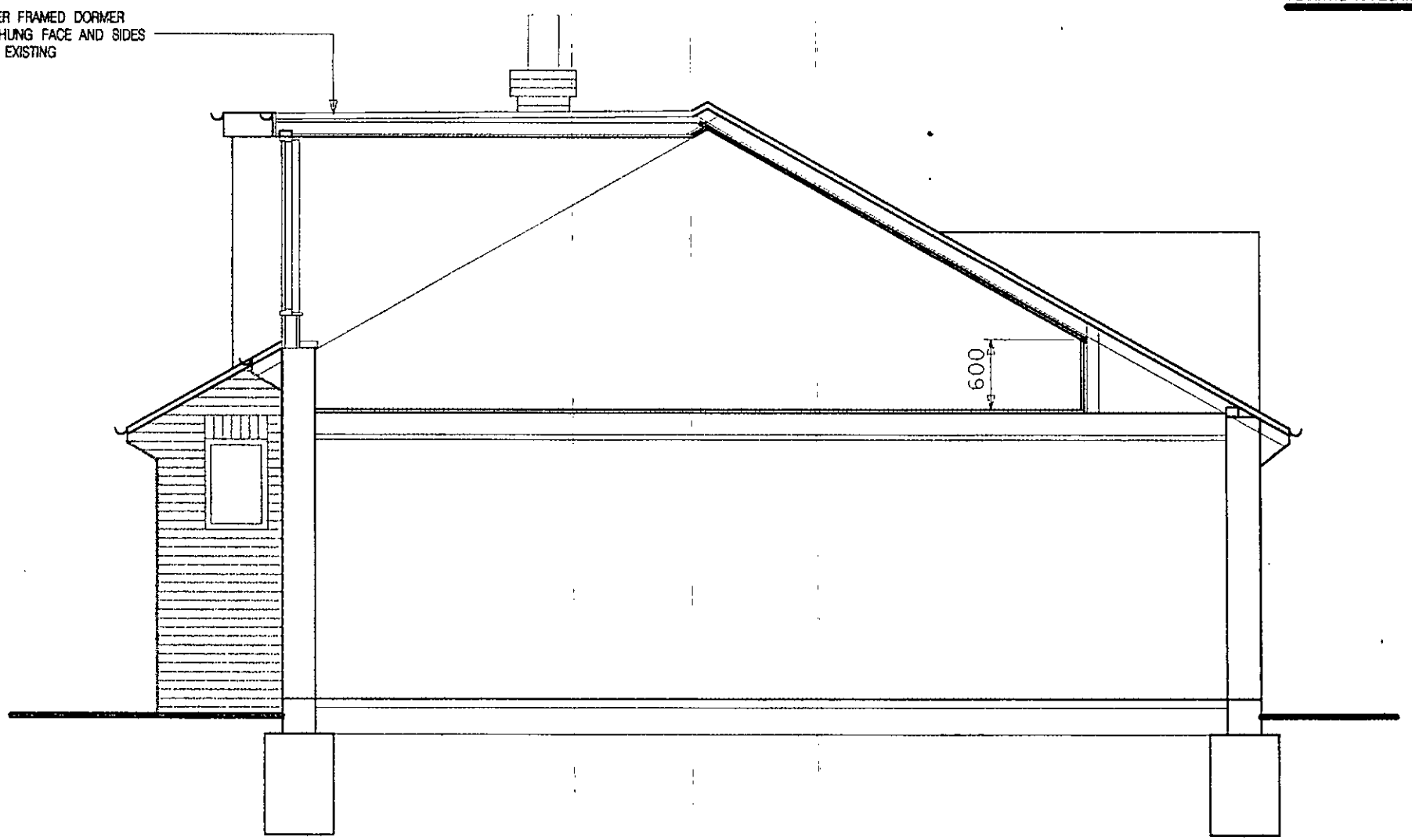


PROPOSED FIRST FLOOR PLAN


THIS DRAWING IS FOR PLANNING APPLICATION ONLY
3850
DINING ROOM
GARAGE
5000
ENTRANCE HALL
PROPOSED NEW ACCESS DOOR INTO NEW EXTENSION
LINE OF EXISTING GARAGE TO BE DEMOLISHED
NEW STUDWORK PARTITIONS CONSTRUCTED TO FORM SHOWER ROOM
SHOWER ROOM
1000
STUDY
PROPOSED NEW STAIR UP TO BEDROOM
KITCHEN
1050
PROPOSED GROUND FLOOR PLAN
PROPOSED TWO STOREY SIDE EXTENSION
Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST.
scale: 1:50
date: JAN 2001
BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210
DRAWING NUMBER
01/006 : MANN: 006P

THIS DRAWING IS FOR PLANNING APPLICATION ONLY

NEW TIMBER FRAMED DORMER WITH TILE HUNG FACE AND SIDES TO MATCH EXISTING



PROPOSED SECTION

PROPOSED TWO STOREY SIDE EXTENSION

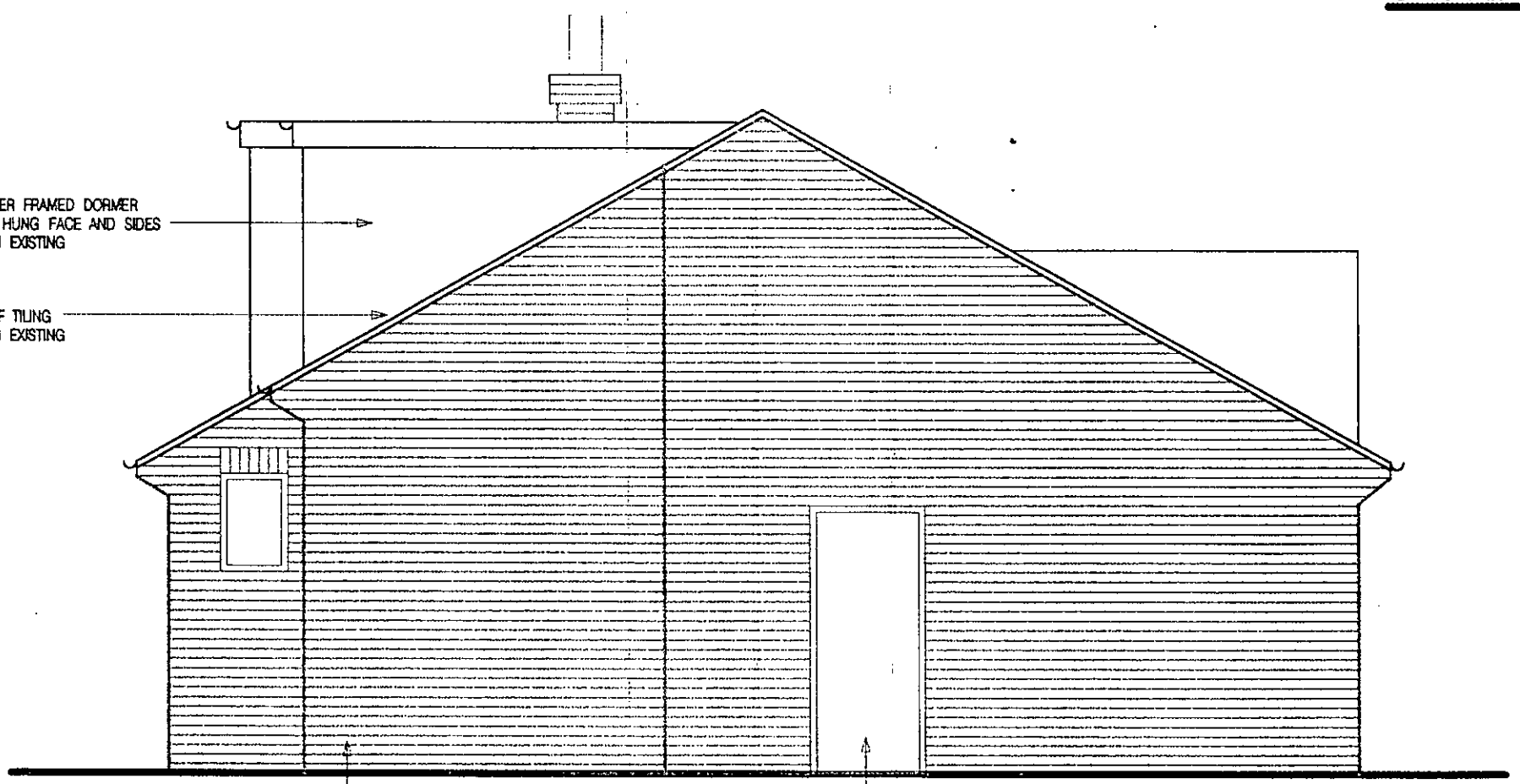
Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER

01/008 : MANN: 011P

THIS DRAWING IS FOR
PLANNING APPLICATION ONLY



PROPOSED SIDE ELEVATION

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale : 1:50 date : JAN 2007

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER
01/008 : MANN: 010P

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

6th April, 2001

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

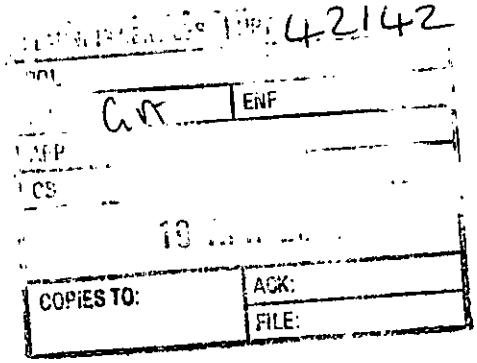
For the attention of George Allpress

Dear Mr. Allpress,

Application No. F/2001/3509

I refer to the above-mentioned Application by Mr. G. Manning of Westhope, Wokingham Road, Hurst; proposed two storey side extension to dwelling.

In the Council's view the proposed extension is too large and out of scale with the existing property. The proposal is, therefore, considered overdevelopment and should be refused.



Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 MAR 2001
Officer: GA	Application No. F/2001/3509

Map No. 43 Site 0.09....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: WESTHOPE WOKINGHAM ROAD

Parish: ITURST Ward: Hurst 15.3.01 B

Applicant: MR G MANNING

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)

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 : 15.3.01 B 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:

..... no pre-apps .....
.....
.....

NEIGHBOURS:

..... site notice & see maps for neighbour notification .....
.....
.....
.....
.....
.....
.....
.....
.....

("~~POPPLETON~~") WEST HOPE
KISSOBE

ADDRESS WARDS CROSS PARISH HURST

PLOT No. ORD. SHEET No. SU. 7973(4

BUILDER H. G. Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3/56	Mr. A. Godsal	Outline	3. 1. 56	N/A. Refu
111/56	"	"	12. 4. 56	N/A. Refu
0/80/59	Mr. H. G. Taylor	"	12. 5. 59	N/A. Cl
198/59	"	Semi/Det. Bung	8. 12. 59	App. Cl
PD/230/64	Mr. D. East	2 Additional Bedrooms	14. 5. 64	App. N/
PD/2/70	Mr. H. C. Horsnell	Car Port	22. 1. 70	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305 **ENVIRONMENTAL SERVICES**

06.MAR2001 * 3509

WOKINGHAM DISTRICT COUNCIL

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	G. MANNING
	ADDRESS	WESTHOPE WOKINGHAM RD. HURST BERKS
	POST CODE	RG10 TEL NO.
2	AGENT'S NAME	G. TANNER
	ADDRESS	CARRINGTON WOKINGHAM RD. HURST. BERKS
	POST CODE	RG10 0RA TEL NO 0420 54728
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	WESTHOPE WOKINGHAM RD HURST.
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 STOREY SIDE EXTENSION.
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	-BRICKWORK TO MATCH EXISTING -ROOF TILES TO MATCH EXISTING.
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 2	Proposed 3
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.

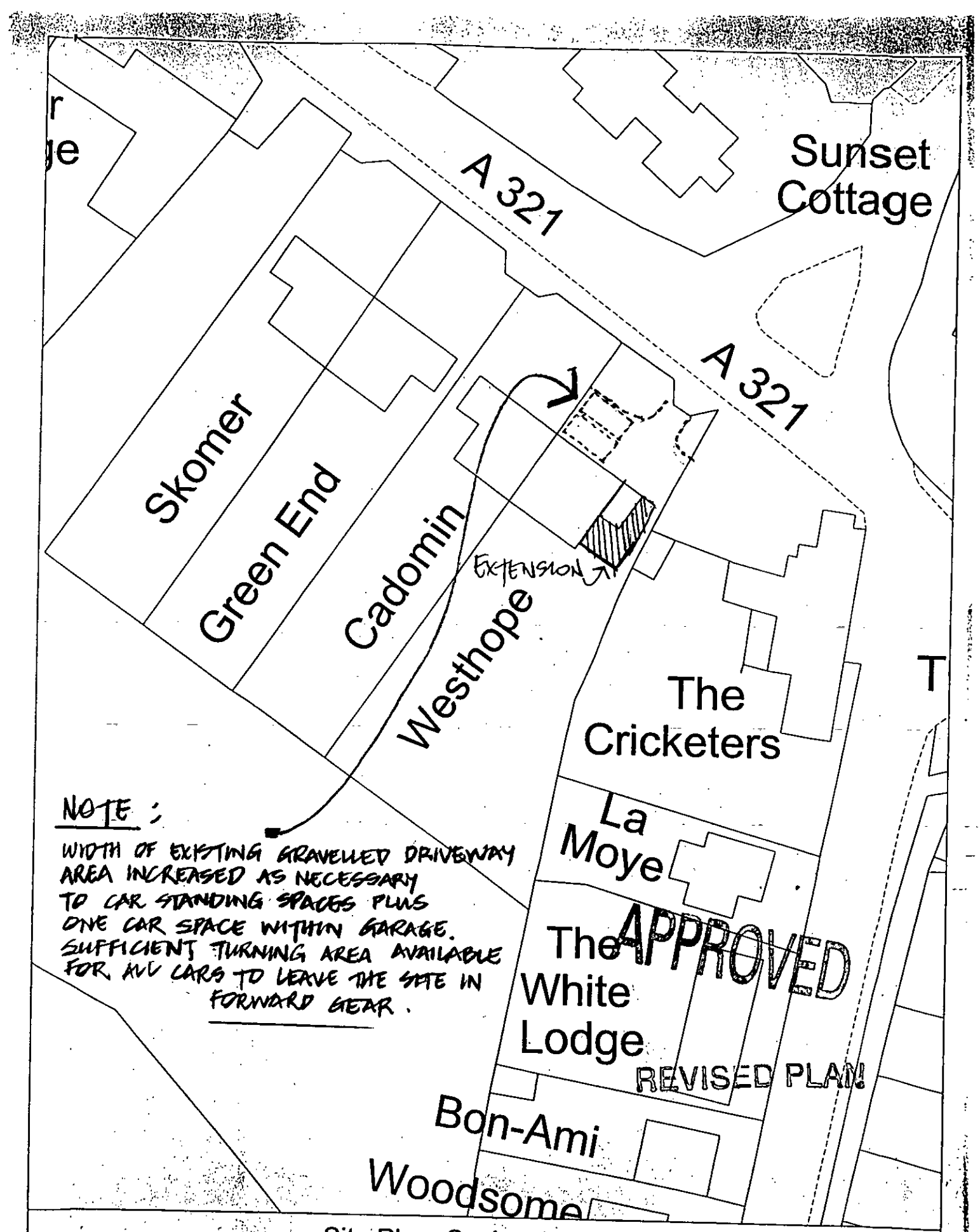
Owner's (a) name	Address at which notice was served	Date on which notice was served

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

SIGNED [signature] ON BEHALF OF G. MANNING.

DATE 3.3.01.

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



Site Plan, Scale: 1 to 500

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Date: 10 January 2001

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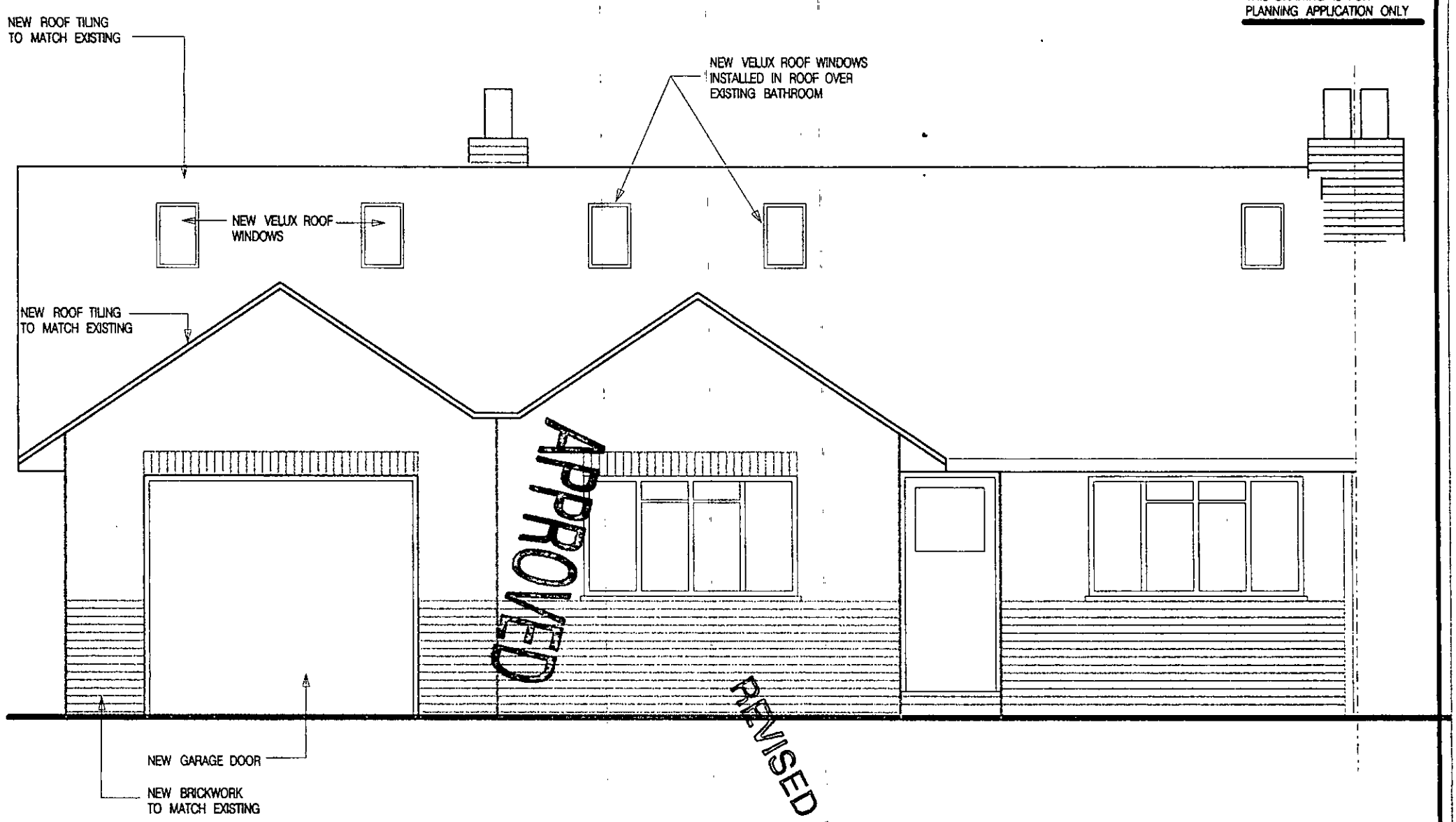

PROPOSED FRONT ELEVATION

APPROVED

REVISED PLAN

6 1/7/01

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER

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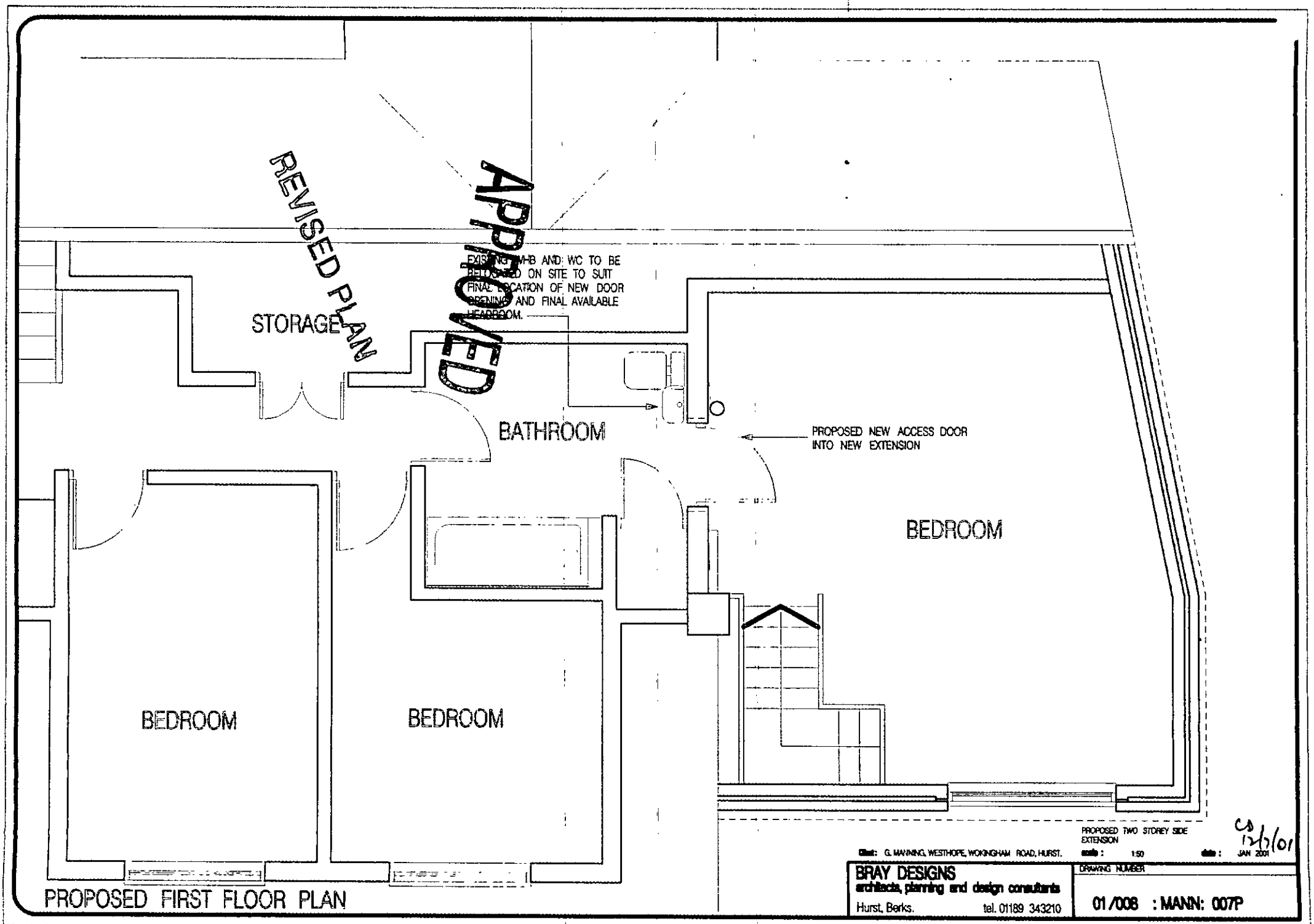
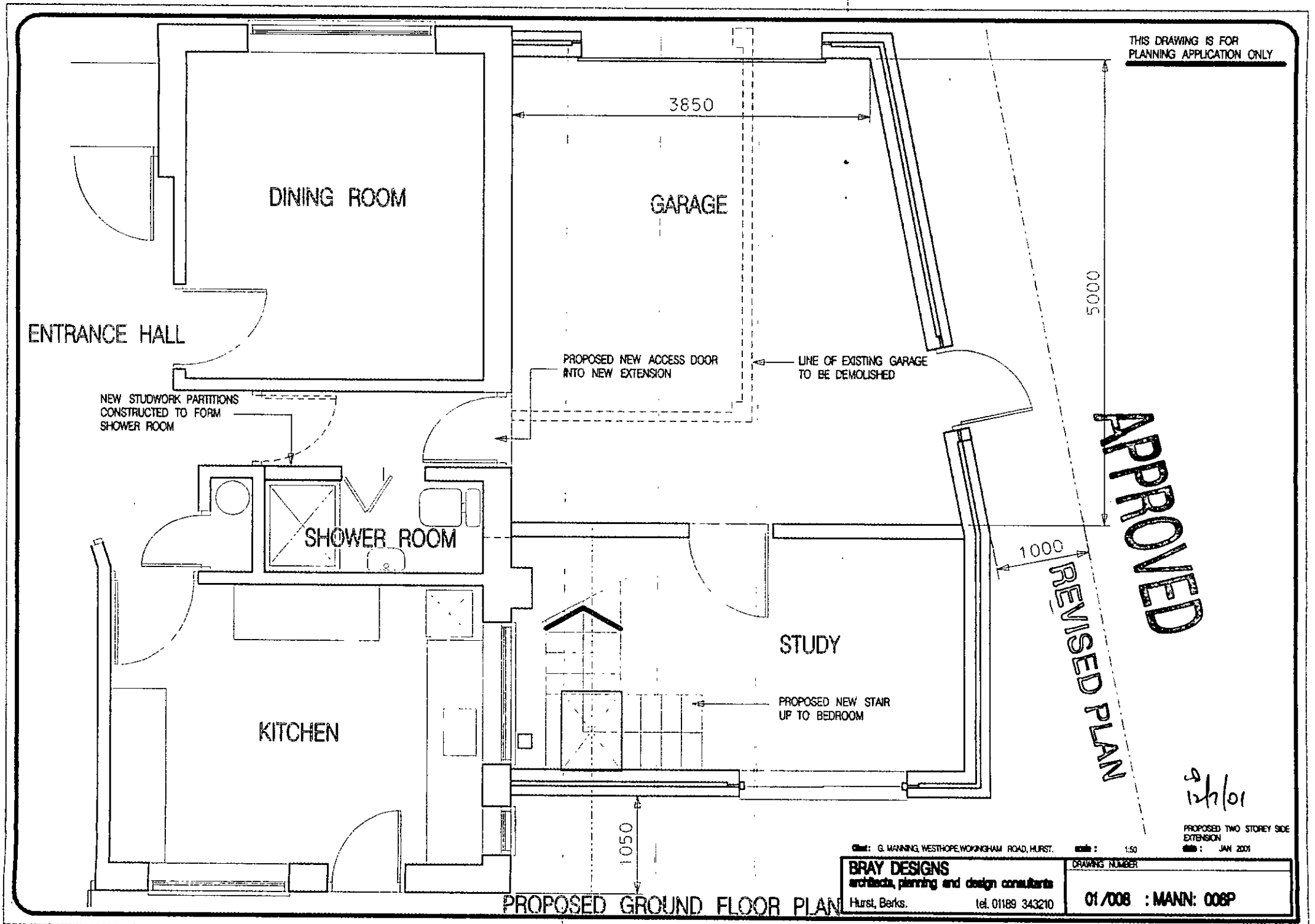
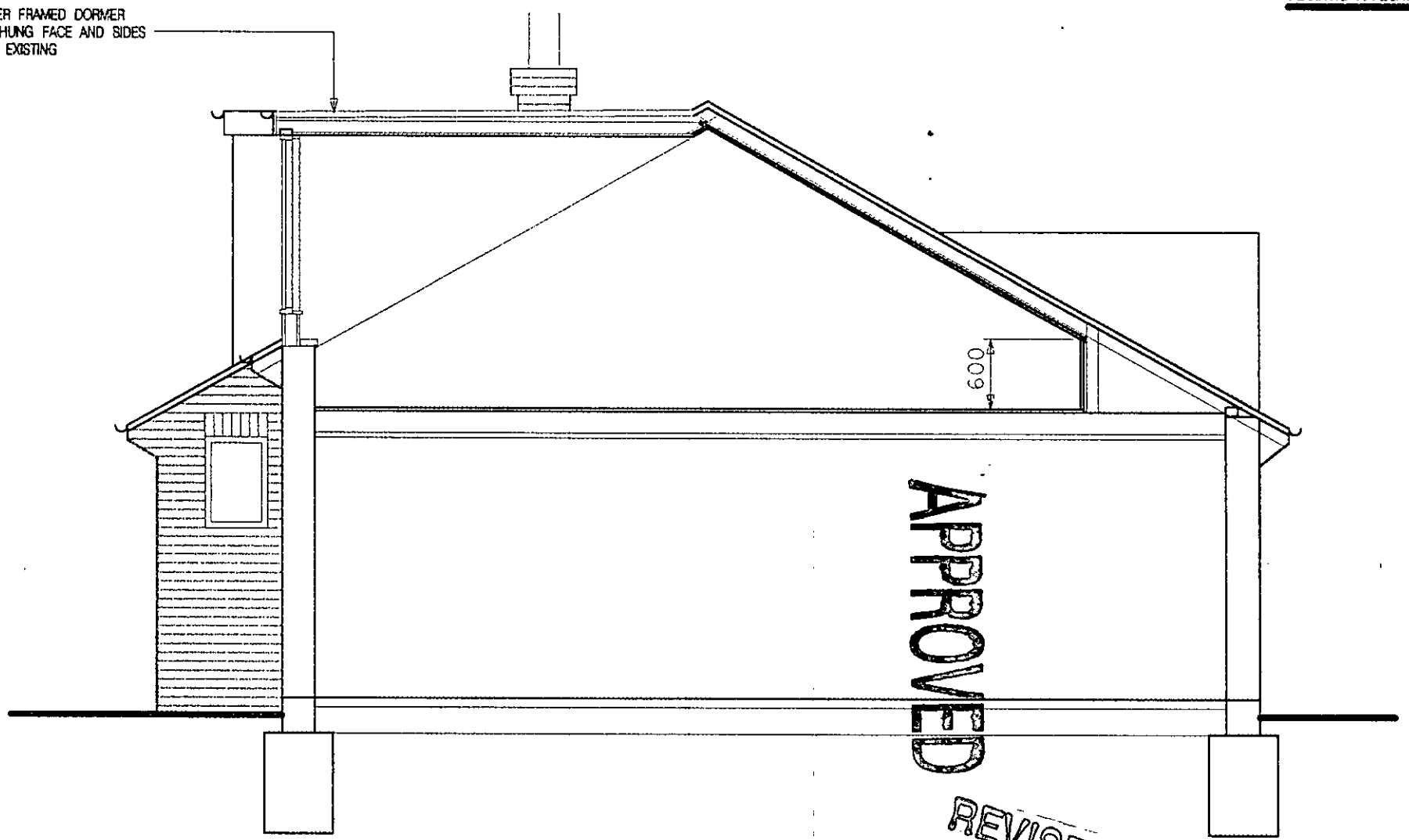

REVISED PLAN
APPROVED
STORAGE
EXISTING WHB AND WC TO BE RELOCATED ON SITE TO SUIT FINAL LOCATION OF NEW DOOR OPENING AND FINAL AVAILABLE HEADROOM.
BATHROOM
PROPOSED NEW ACCESS DOOR INTO NEW EXTENSION
BEDROOM
BEDROOM
BEDROOM
PROPOSED FIRST FLOOR PLAN
PROPOSED TWO STOREY SIDE EXTENSION
CS 12/3/01
client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST.
scale : 1:50
date : JAN 2001
BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210
DRAWING NUMBER
01/008 : MANN: 007P



PROPOSED GROUND FLOOR PLAN

THIS DRAWING IS FOR
PLANNING APPLICATION ONLY

NEW TIMBER FRAMED DORMER
WITH TILE HUNG FACE AND SIDES
TO MATCH EXISTING



APPROVED

REVISED PLAN

PROPOSED SECTION

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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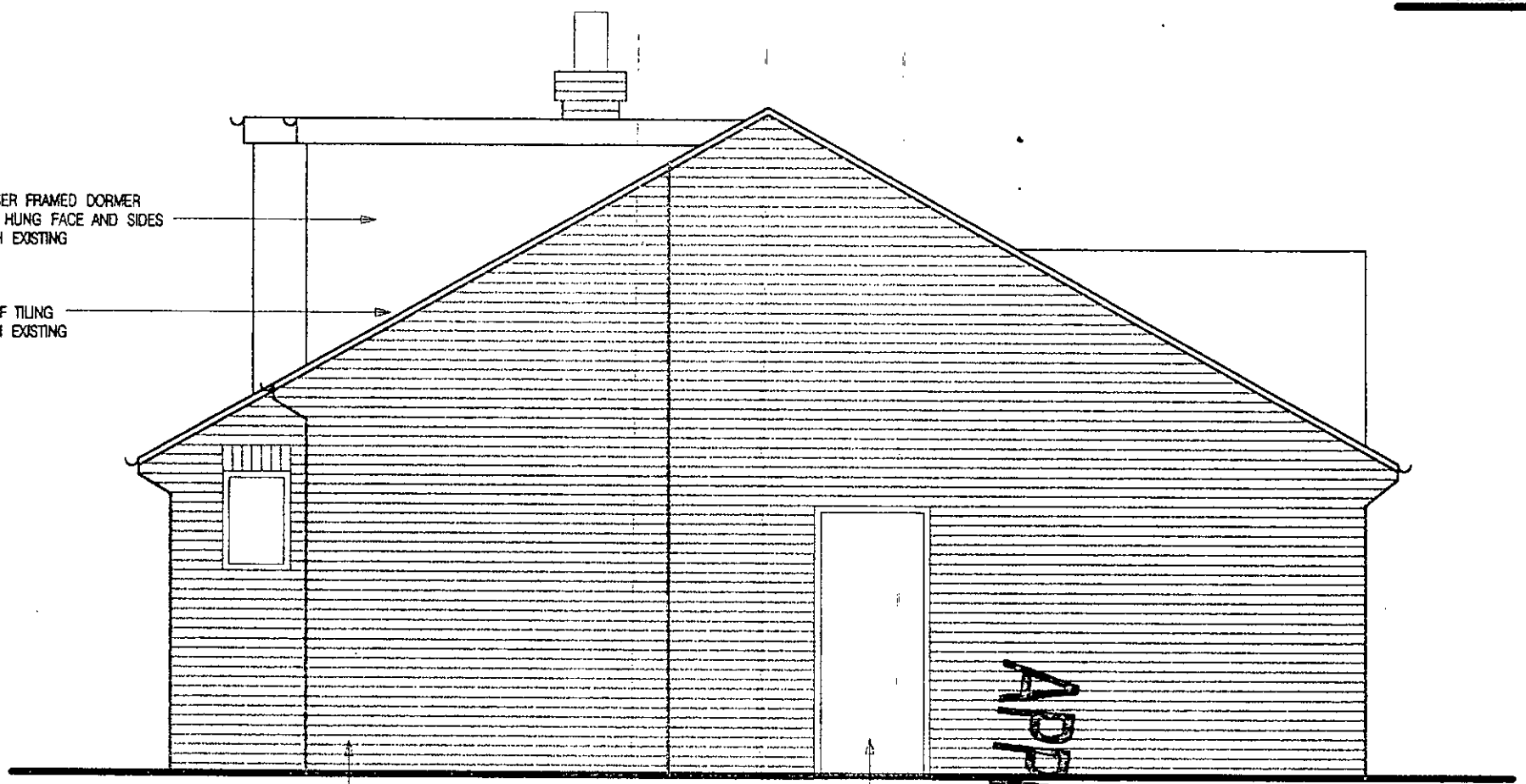

PROPOSED SIDE ELEVATION

APPROVED

REVISED PLAN

9/11/01

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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architects, planning and design consultants
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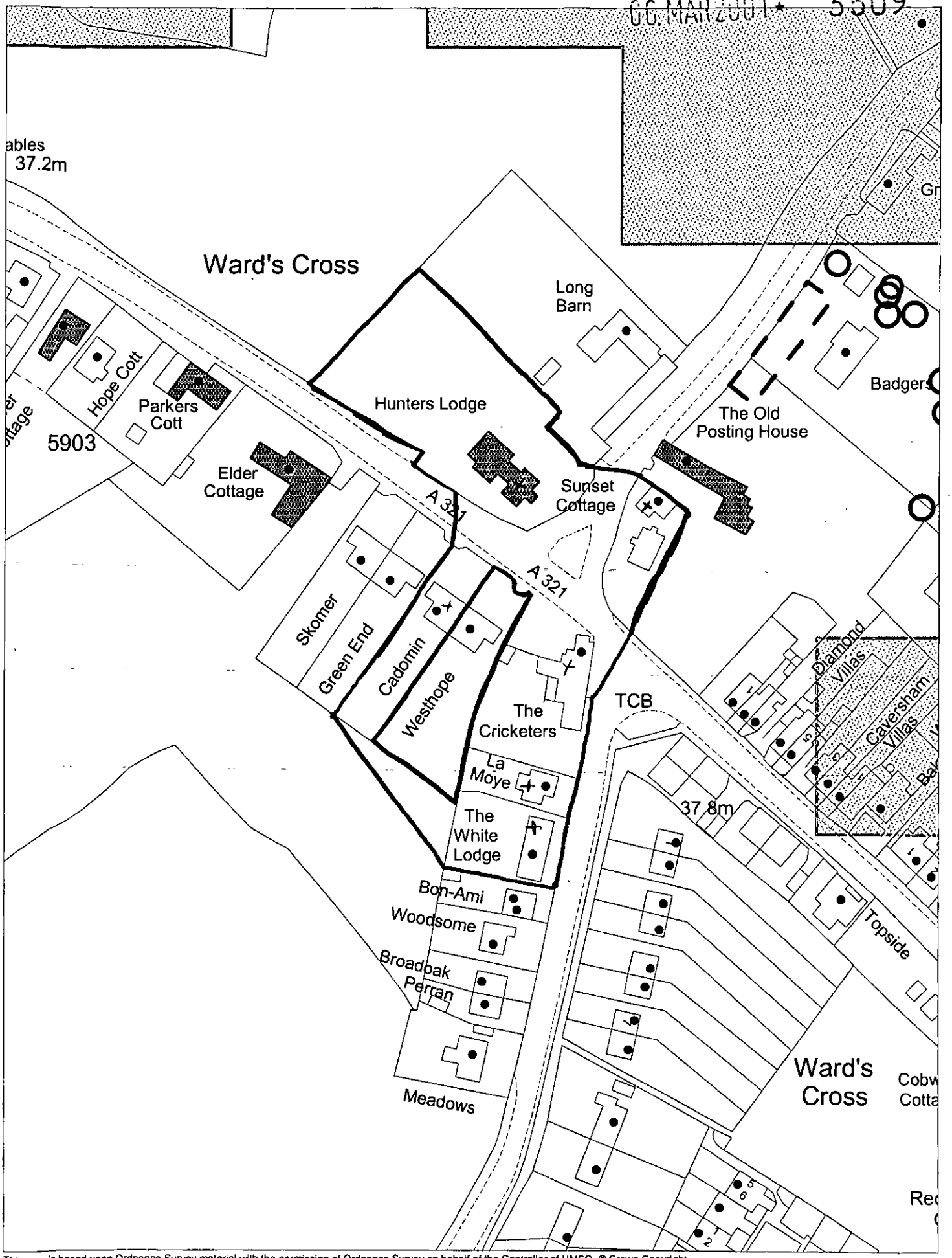
01/008 : MANN: 010P

06 MAR 2001 3509



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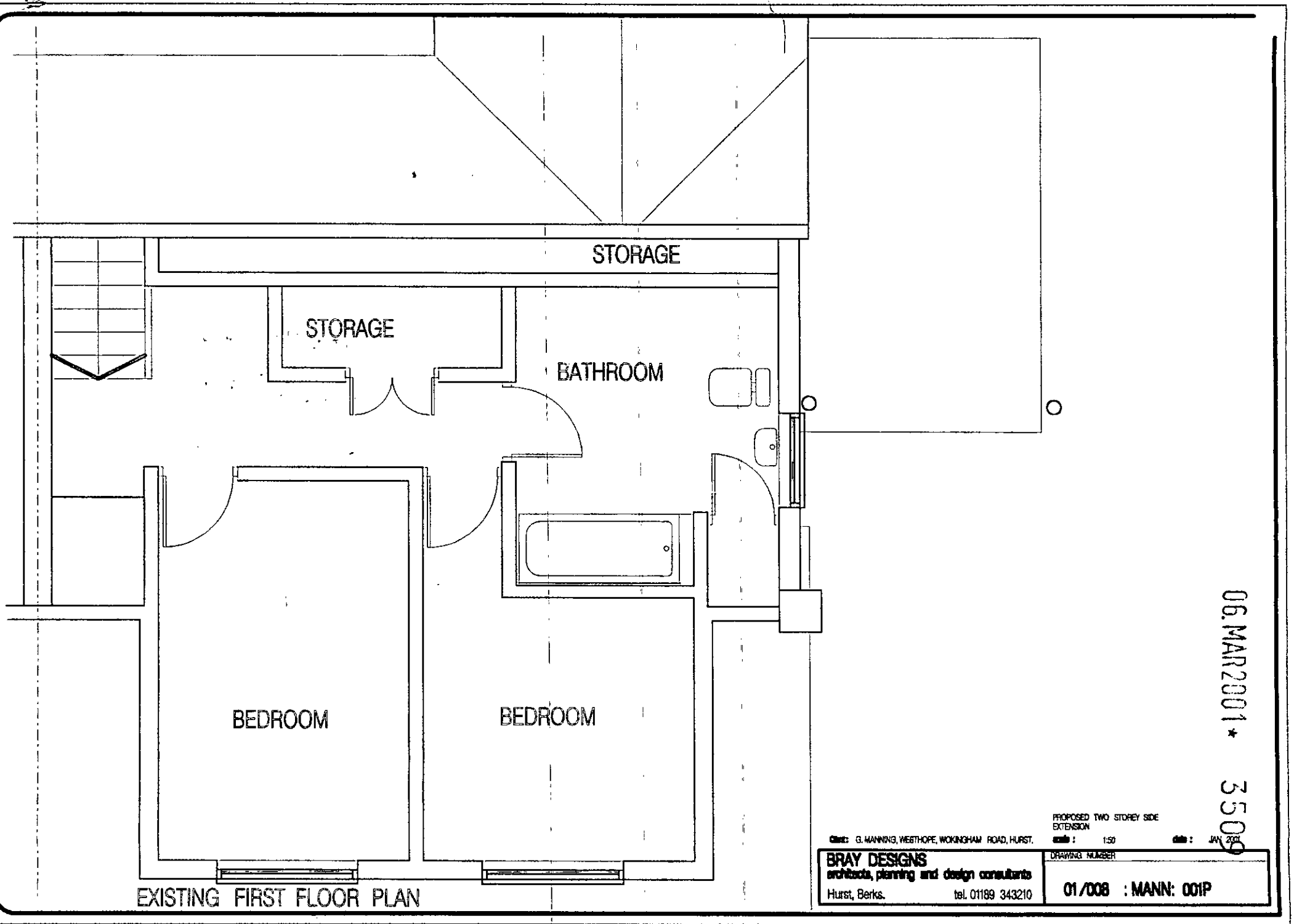
Development Control Section, Environmental Services, Wokingham District Council.
7 March 2001 Scale: 1 : 1250

N W E S



EXISTING FIRST FLOOR PLAN

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale : 1:50 date : JAN 2001

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DRAWING NUMBER
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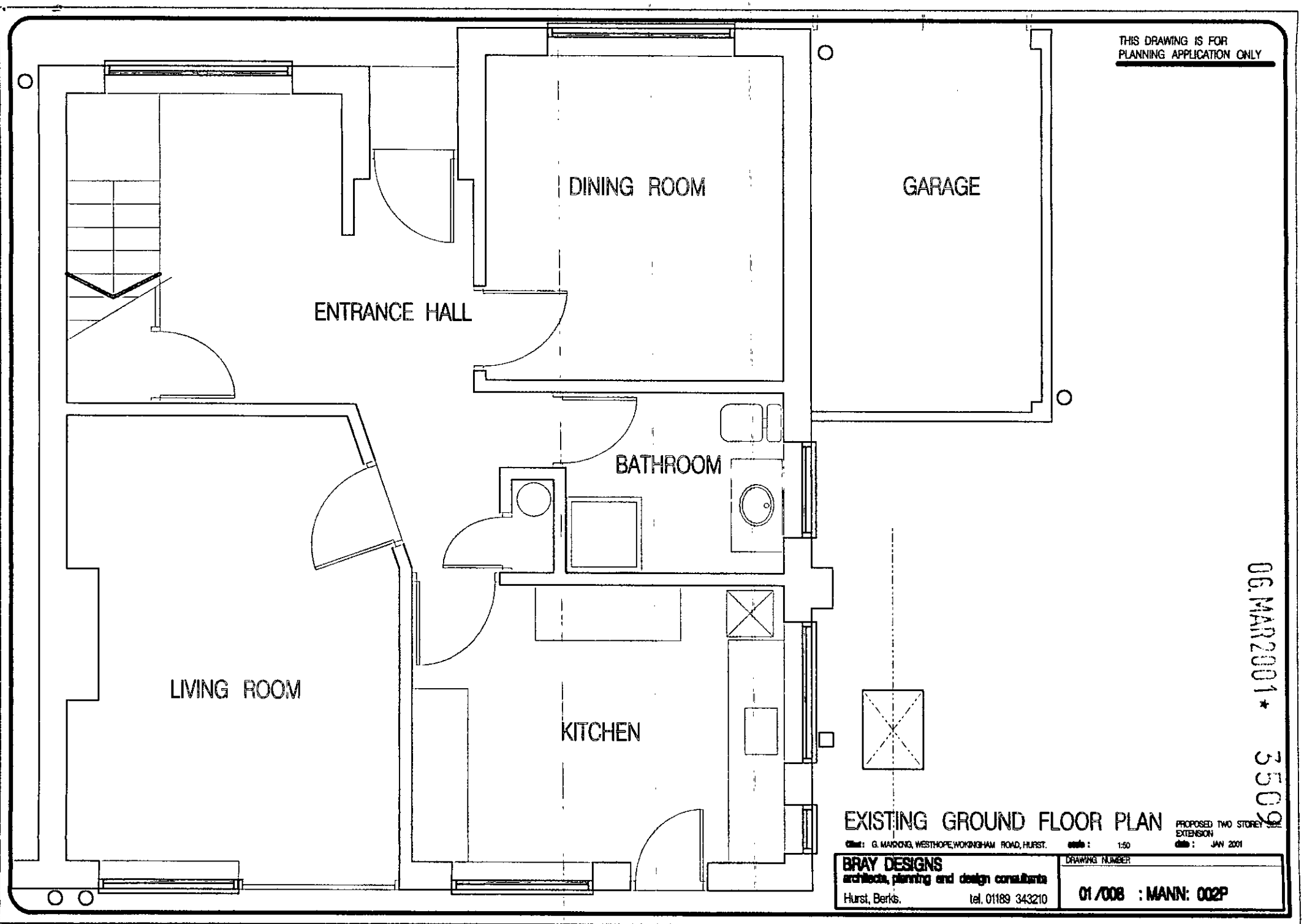
06.MAR2001 ★ 3506


THIS DRAWING IS FOR
PLANNING APPLICATION ONLY
DINING ROOM
GARAGE
ENTRANCE HALL
BATHROOM
LIVING ROOM
KITCHEN
06 MAR 2001 *
3509
EXISTING GROUND FLOOR PLAN
PROPOSED TWO STOREY SIDE EXTENSION
client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST.
scale: 1:50
date: JAN 2001
BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks.
tel. 01189 343210
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EXISTING REAR ELEVATION

06.MAR2001 * 3509

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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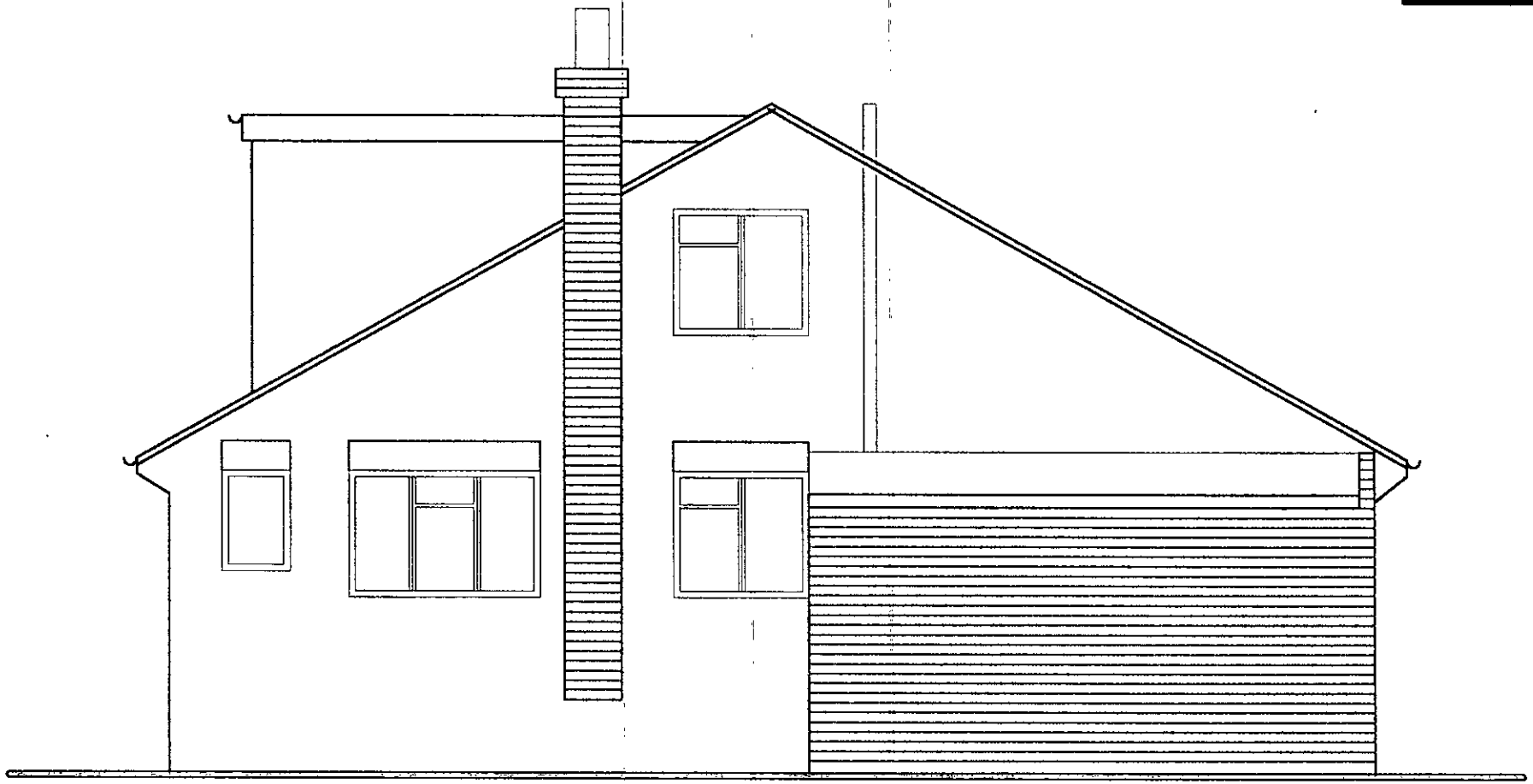

06 MAR 2001 * 5509

EXISTING SIDE ELEVATION

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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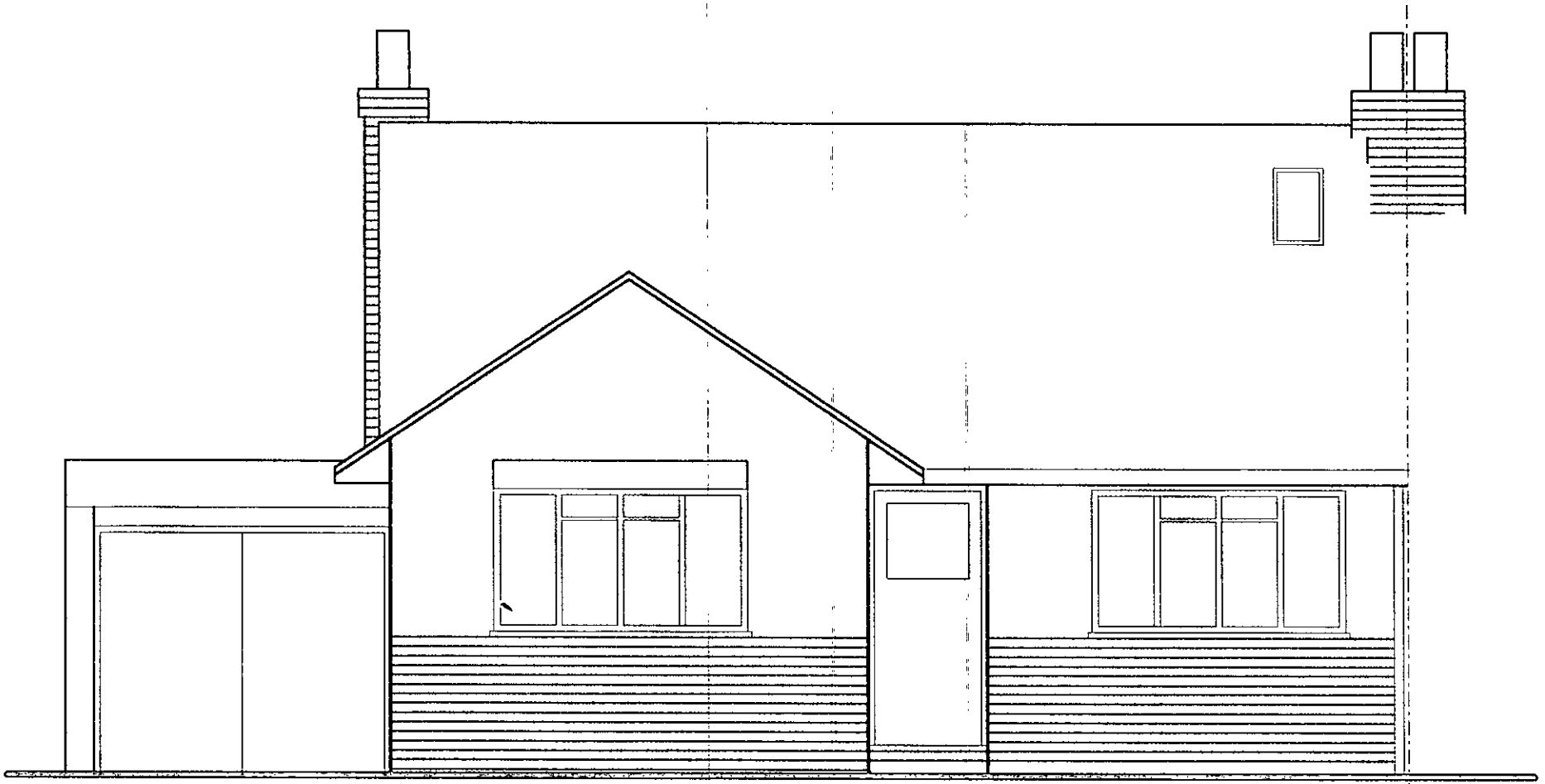

06.MAR2001 * 3509

EXISTING FRONT ELEVATION

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale : 1:50 date : JAN 2001

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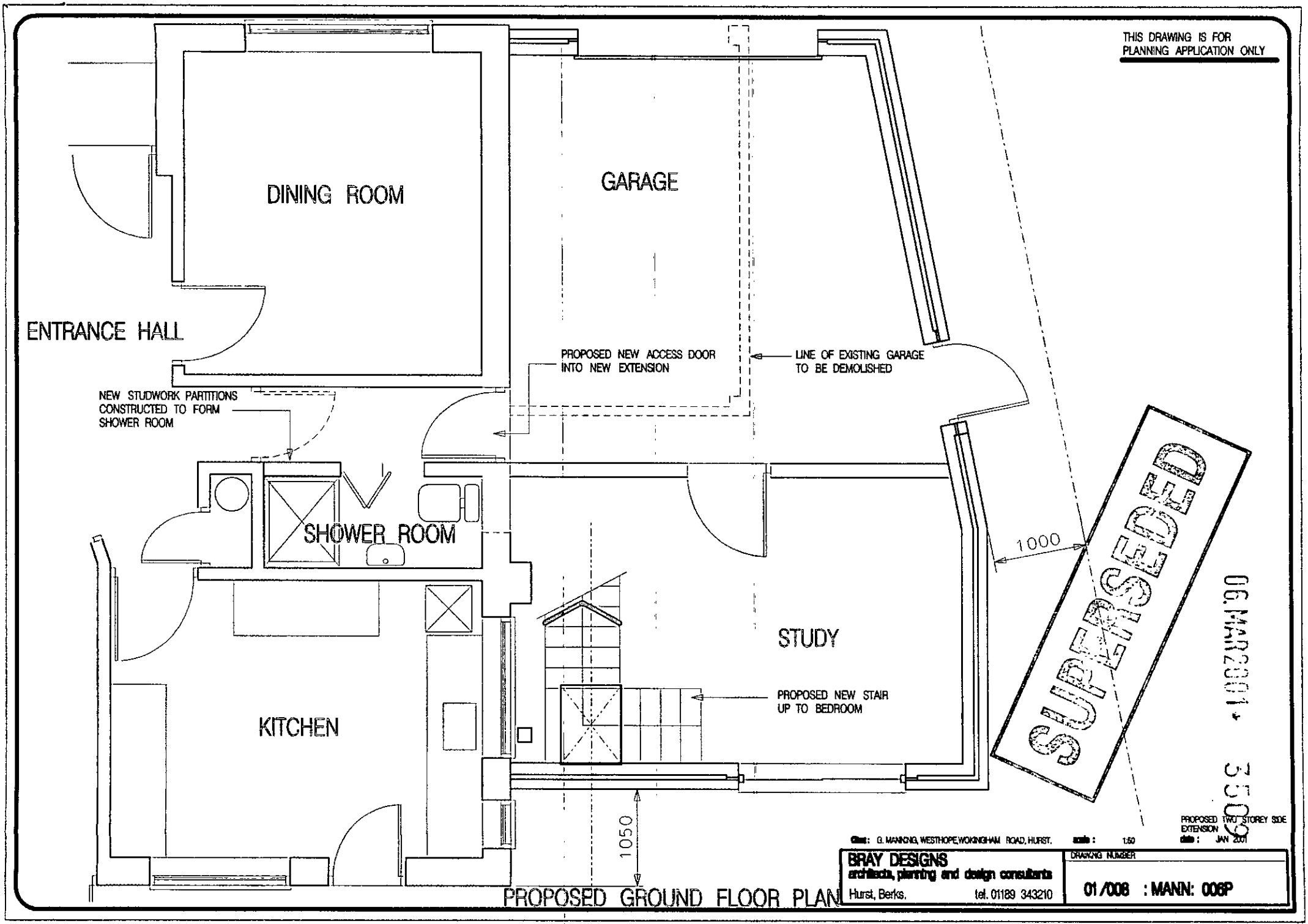
THIS DRAWING IS FOR PLANNING APPLICATION ONLY
DINING ROOM
GARAGE
ENTRANCE HALL
PROPOSED NEW ACCESS DOOR INTO NEW EXTENSION
LINE OF EXISTING GARAGE TO BE DEMOLISHED
NEW STUDWORK PARTITIONS CONSTRUCTED TO FORM SHOWER ROOM
SHOWER ROOM
1000
SUPERSEDED
06 MAR 2001
3506
STUDY
PROPOSED NEW STAIR UP TO BEDROOM
KITCHEN
1050
PROPOSED GROUND FLOOR PLAN
PROPOSED TWO STOREY SIDE EXTENSION
client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST.
scale: 1:50
date: JAN 2001
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architects, planning and design consultants
Hurst, Berks. tel. 01189 343210
DRAWING NUMBER
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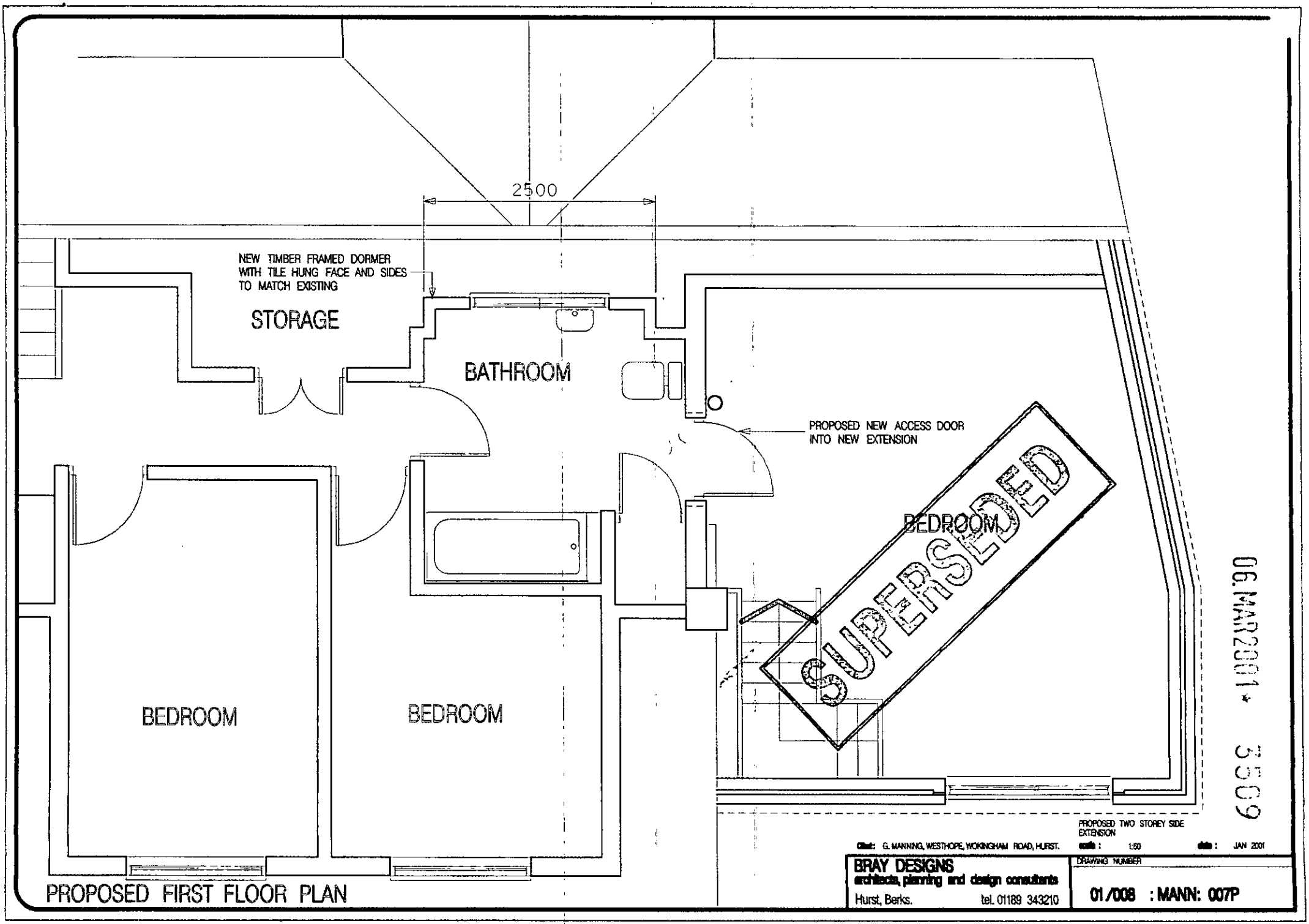
2500
NEW TIMBER FRAMED DORMER WITH TILE HUNG FACE AND SIDES TO MATCH EXISTING
STORAGE
BATHROOM
PROPOSED NEW ACCESS DOOR INTO NEW EXTENSION
BEDROOM
SUPERSEDED
BEDROOM
BEDROOM
06.MAR2001 * 3509
PROPOSED TWO STOREY SIDE EXTENSION
client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST.
scale : 1:50
date : JAN 2001
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architects, planning and design consultants
Hurst, Berks. tel. 01189 343210
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01/008 : MANN: 007P
PROPOSED FIRST FLOOR PLAN

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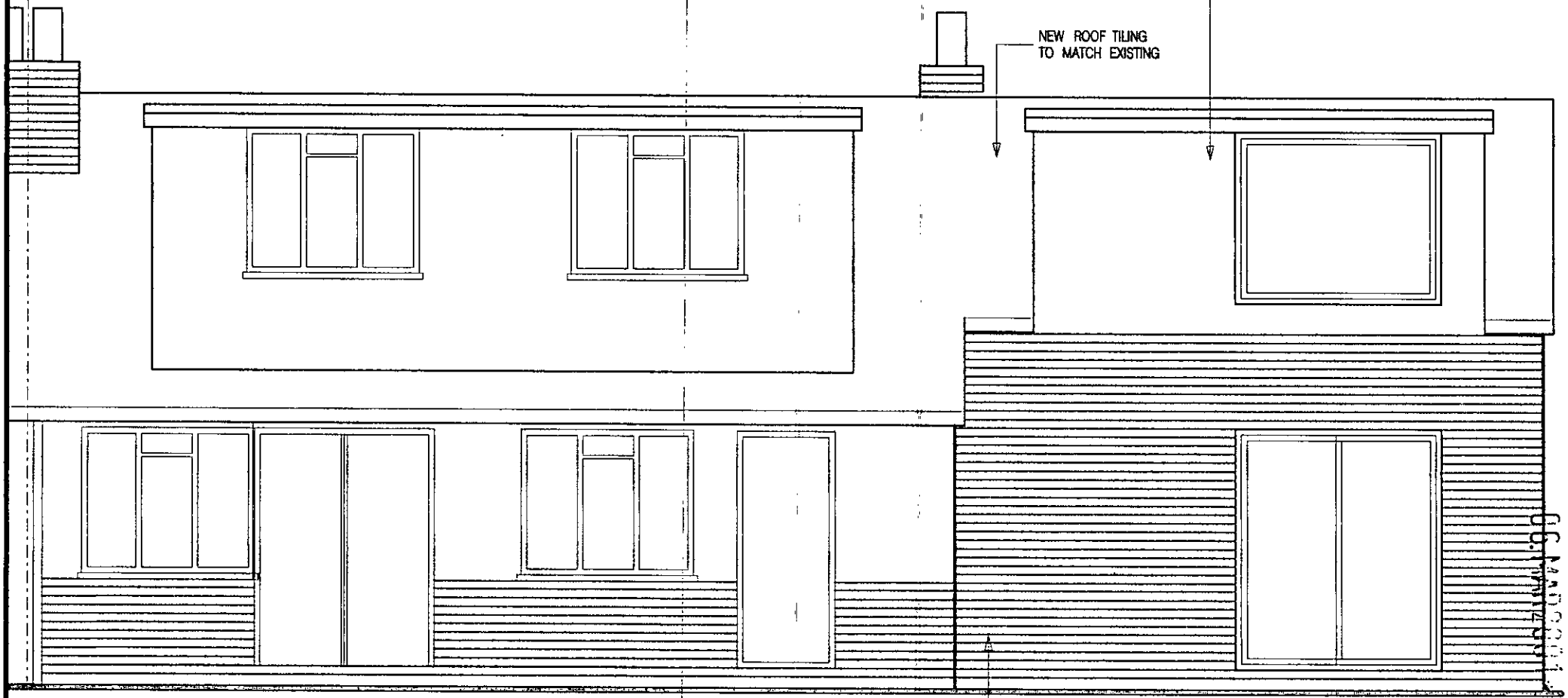
NEW TIMBER FRAMED DORMER
WITH TILE HUNG FACE AND SIDES
TO MATCH EXISTING

NEW ROOF TILING
TO MATCH EXISTING



NEW BRICKWORK
TO MATCH EXISTING

PROPOSED REAR ELEVATION

5509

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale : 1:50 date : JAN 2001

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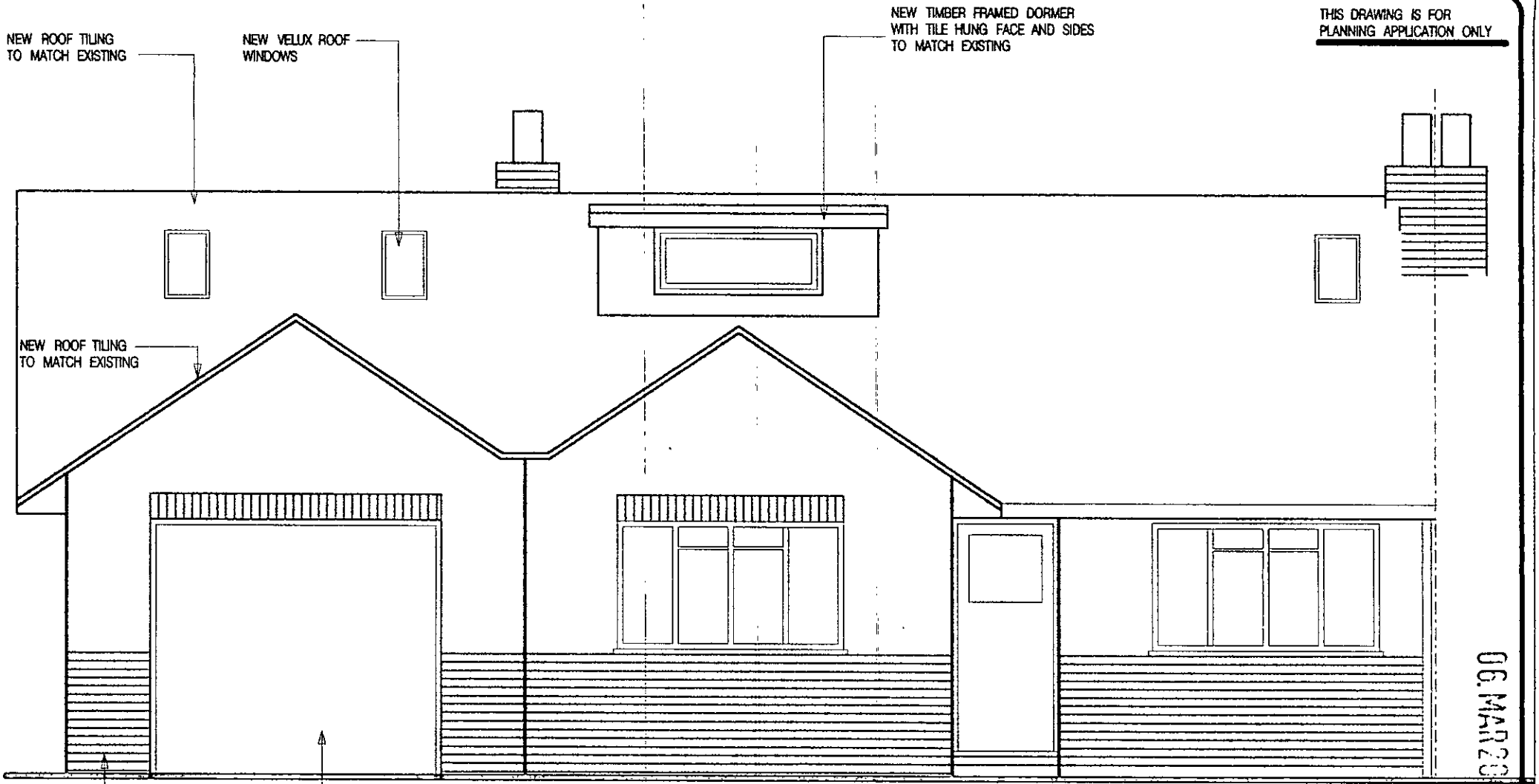

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PROPOSED FRONT ELEVATION

SUPERSEDED

06.MAR2001 5509

PROPOSED TWO STOREY SIDE EXTENSION

client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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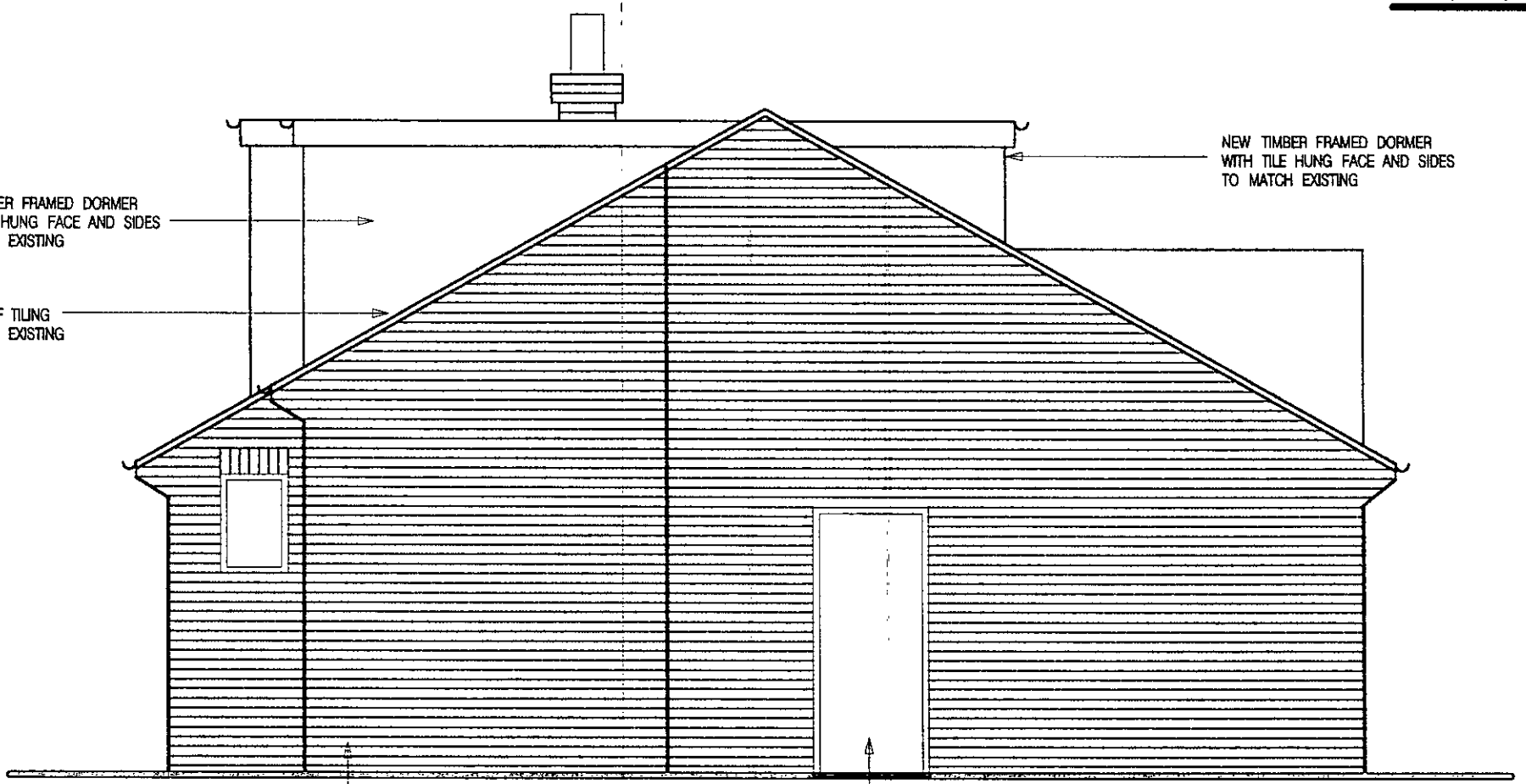

PROPOSED SIDE ELEVATION

SUPERSEDED

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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DRAWING NUMBER

01/008 : MANN: 010P

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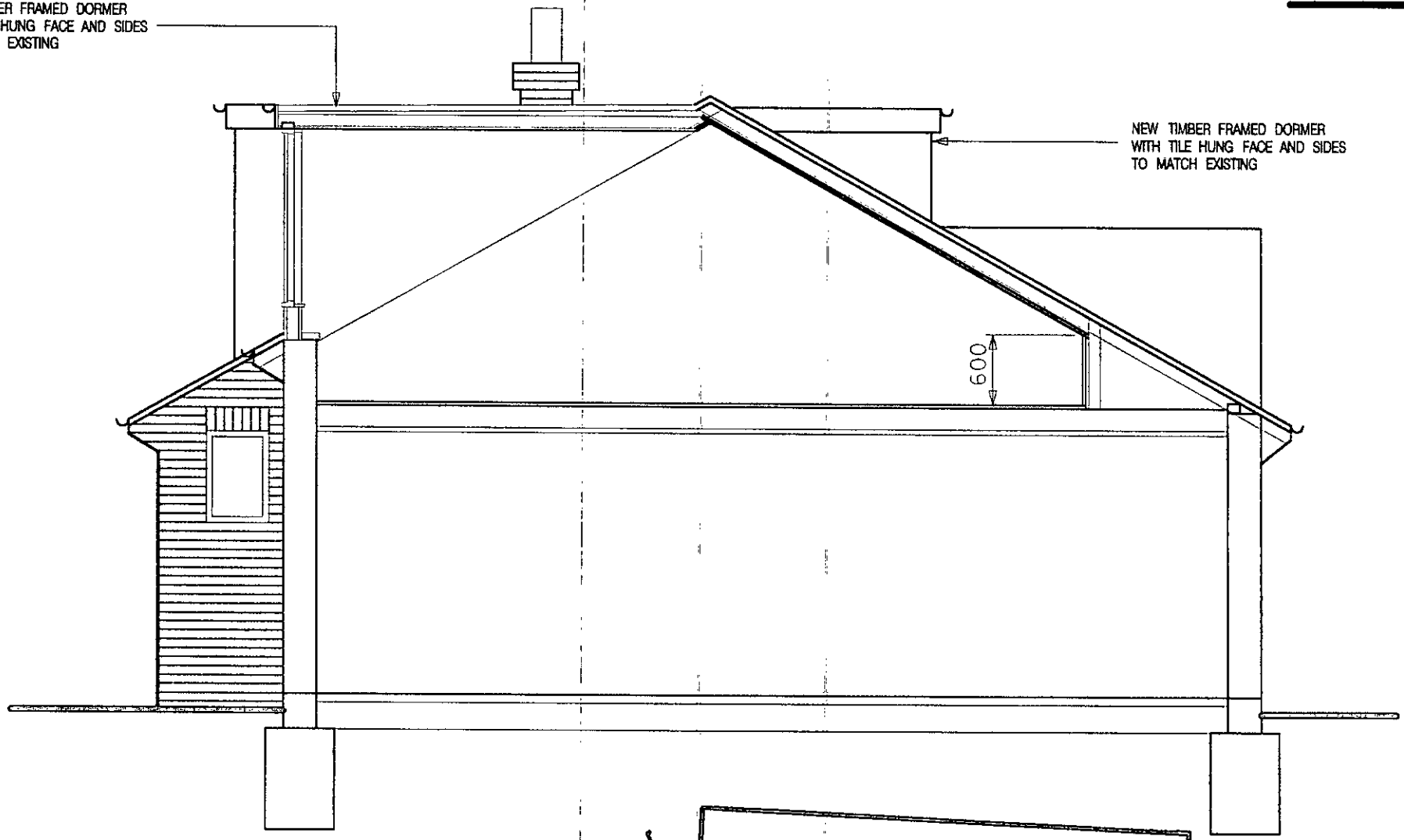
NEW TIMBER FRAMED DORMER
WITH TILE HUNG FACE AND SIDES
TO MATCH EXISTING



NEW TIMBER FRAMED DORMER
WITH TILE HUNG FACE AND SIDES
TO MATCH EXISTING

PROPOSED SECTION

SUPERSEDED

06.MAR2001 * 3569

PROPOSED TWO STOREY SIDE EXTENSION

Client: G. MANNING, WESTHOPE, WOKINGHAM ROAD, HURST. scale: 1:50 date: JAN 2001

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architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

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