APPLICATION NO:
F/2001/3428

LOCATION:
Herons Davis Street, Hurst Reading.

APPLICANT:
Mr B Farrell C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 20/04/2001

CASE OFFICER: **George Allpress**

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Farrell
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2001/3428

Parish: **HURST**

Location: **Herons, Davis Street, Hurst, Reading.**

Proposal: **Proposed two 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. Except where stated otherwise on the approved drawings, 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. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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 ensure that any archaeological evidence discovered during ground works is adequately recorded.

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 Policies C1, C3 and EN1.
Loddon Area Local Plan Policies LC2, LC19 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/06/2001

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.

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 14 September 2001
My ref: F/2001/3428
Your ref:

Camberlain Syrad Architecture,
Snook House,
66 Tilehurst Road,
Reading,
RG30 2JH

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 Sirs,

HERONS, DAVIS STREET, HURST, READING. – F/2001/3428

I refer to your letter dated 21st August and accompanying drawing. I write to inform you that planning permission would be needed to change to the roof form as shown on the submitted drawing. A gable roof instead of a hip roof would both materially change the appearance of the approved scheme and result in an increase in building volume.

I hope this reply is of assistance to you. However, please accept my apology for the long delay before replying to your letter.

Yours faithfully,

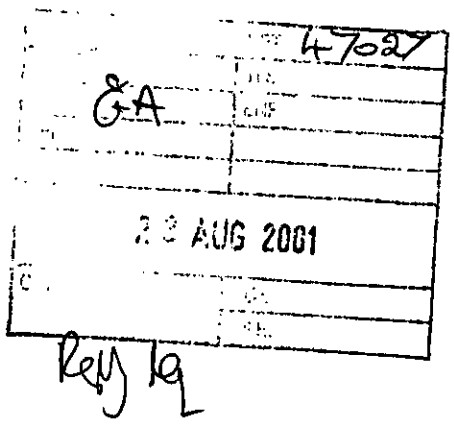
MLT

M L THORP
Principal Development Control Officer.

GA

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554



George Allpress
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

2239N43

21 August 2001

Dear Mr Alpress

RE: HERONS, DAVIS STREET, HURST, PROPOSED TWO STOREY REAR EXTENSION. APP. NO. F/2001/3428

Further to the above application, we enclose two copies of revised drawing no. 2239/1B showing an alternative gable roof instead of the hipped roof originally envisaged.

We would be grateful if you would consider this change as a minor amendment to the existing approval.

Thank you for your assistance with this application and we look forward to hearing from you.

Yours sincerely

David Syrad

Copy Mr B Farrell

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 12 November, 2001
My ref. BC/DC/2001/3428

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 B Farrell
c/o Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
RG30 2JH

Dear Sirs

PLANNING PERMISSION 2001/3428
SITE: HERONS, DAVIS STREET, HURST, READING

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 2001/3428 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 your client 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

GEORGE ALLPRESS
Planning Assistant

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

Tel: 0118 974 6442

Date: **05 March 2001**

My ref: F/2001/3428

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/2001/3428
Herons, Davis Street, Hurst, Reading.
Proposed two storey rear 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/2001/3428**
Herons, Davis Street, Hurst, Reading.
Proposed two storey rear 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/2001/3428

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Herons, Davis Street, 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 29/03/2001. 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

05 March 2001

WORK SHEET FOR: George Allpress

Application Number: F/2001/3428

Applicant: Mr B Farrell C/O Chamberlain Syrad Architecture

Location: Herons, Davis Street, Hurst, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		09/03/01

Date of Neighbour Notifications: 05/03/01

Date of Site Visit: 08/03/01

Date Registered: 23/02/2001

Earliest Date for Decision: 29/03/2001

Latest Consultation Date/Site Notice Expiry Date: 29/03/2001
02/04/01 (GA)

This application will have expired on: 20/04/2001. 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:

Archaeologist - recommends that no development takes place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

Councillor Drake – requested to be consulted prior to the application being determined in the event of a recommendation for conditional approval.

Councillor Drake has been consulted and confirmed she does not wish the application to be listed.

St. Nicolas Hurst – There have been a number of extensions to the original building, almost doubling its size, and the garage has had a first floor extension. The Council consider that this proposal would constitute over-development and massing in this rural area and, take the view that he application should be refused.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are the effect on the character of a rural area, impact to neighbour amenity, provision of off street parking.

The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy LC2, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, and WBE1.

Application Number: F/2001/3428

Appraisal:

The application property is a detached house which is accessed by private, unmade road and lies outside of a settlement boundary and within a rural area where Policy LC2 and LC19 apply.

The application proposes a minor extension approximately 2.6 metres deep by 5.0 metres wide, the first floor forming an open veranda.

The site of the extension is at the rear of the property and faces a golf course beyond the dwelling curtilage. The proposed extension is appropriately designed and would not harm the open appearance of the countryside or the character of the existing dwelling.

In terms of neighbour amenity: there is in excess of 20 metres between the veranda and the nearest adjacent property, that to the south (Padstone), which is sufficient distance to ensure no material loss of amenity.

Parking demand would not increase and no other property would be impacted upon.

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

ME

Application Number: F/2001/3428
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C183	R183	ARCHAEOLOGICAL WATCHING BREIF
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy LC2, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, and WBE1.

11.6.01

A Cronin

RECORD OF SITE VISIT

SITE ADDRESS: Herons, Davis Street, Hurst, Reading.

APPLICATION NUMBER: F/2001/3428

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Group of residential properties outside of defined settlement and within rural area.

3. DESCRIPTION OF SITE/BUILDING Large recently built detached modern single family dwelling in a substantial plot. Planning permission was recently granted for a large detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Padstone to the south - no other dwellings within immediate vicinity of the proposed extension.

5. SITE CONSTRAINTS

TREES	No trees within the vicinity of the extension.
ACCESS/PARKING	Large double garage with ample front and side parking for several cars.
LEVELS	Level.
BOUNDARY TREATMENT	Electric gates, metal railings, timber ranch style fencing and hedging.
OTHERS	Rural Area

Tel: 0118 974 6442

Date: **05 March 2001**

My ref: F/2001/3428

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/2001/3428
Herons, Davis Street, Hurst, Reading.
Proposed two storey rear 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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of 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/2001/3428**
Herons, Davis Street, Hurst, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for C/A -
and my reason(s) ~~are~~ this house has had many extensions so please discuss if you propose C/A P.C will object Thanks

Signed: Cllr Drake Date: 27.3.01
Councillor Drake

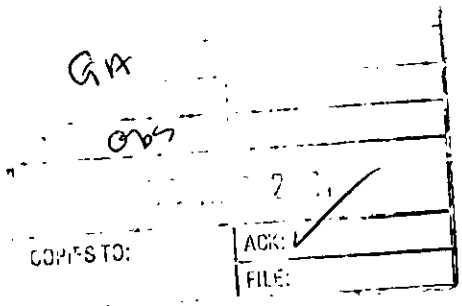
OK

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

1st 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 Mrs. Allpress,

Application No. F/2001/3428

I refer to the above-mentioned Application by Mr. B. Farrell in respect of Herons, Davis Street, Hurst; proposed two storey rear extension to dwelling.

There have been a number of extensions to the original building, almost doubling its size, and the garage has had a first floor extension. The Council consider that this proposal would constitute over-development and massing in this rural area and, therefore, take the view that the Application should be refused.

Yours sincerely,

Clerk

Babtie Environmental

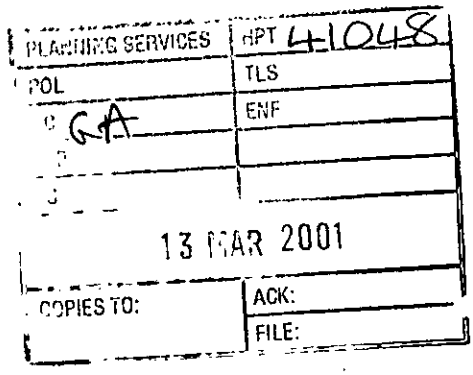
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

12th March 2001



George Allpress
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear George,

APPLICATION F/2001/3428.
HERONS, DAVIS STREET, HURST.
Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Please find enclosed a copy of a brief for the archaeological work required.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HERONS, DAVIS STREET, HURST

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

HERONS, DAVIS STREET, HURST
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Herons, Davis Street, Hurst, at grid reference SU7869 7198.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3428 submitted to Wokingham District Council, proposes a two storey rear extension to dwelling.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to Roman Road. Settlement may lie within the vicinity. The proposed construction may disturb archaeological remains associated with the Roman period.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3428 relates.

Address of site Herons Davis St Hurst

Wokingham

Signed

Date 9th March 001.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

pass

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 FEB 2001
Officer: GA	Application No. F 2001 3428

Map No. 54 **Site** 0.26
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: HERONS DAVIS STREET

Parish: HURST Ward: Hurst 5.3.01

Applicant: MR B FARRELL

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			
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 : 5.3.01 D 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 .....

A. Glencross (Dinton Pastures) re Newts. ✓

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.

"HERONS"

OS 130 055

ADDRESS DAVIS STREET PARISH HURST

PLOT No. ORD. SHEET No. SU 54 7871

BUILDER Ralph Eades & Co

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/218/63	Mr. P.C. Oldfield	Outline	3.10.63	N/A CIA
29/64	/Dinton Pastures	Staff-Farm Cottage	20.2.64	App CIA
42582	MR. W. PARKIN	RELAX. COND. 1 ON 29/64 RELATING TO AGR. OCCUPANCY	10.5.84	CIA
43650	Mr & Mrs B. FARRELL	2/St. Ext. & GARAGE	10.3.95	Ref.
44246	"	"	9.6.95	CIA
95/60335/F		FRONT & REAR DORMER REPLACING GARAGE	18.7.95	Grant
1995/3797	"	2/St. EXTENSION	1.9.95	Grant

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

99/69701/F	Mr & Mrs B. Farrell.	prop. extn to garage = provision of f/fl. use as games room.	25/6/99	REF.
99/70156/F	"	S/St. ext to Garage + 1st fl for Games room	6/9/99	CIA

D 1933 "HERONS"

ADDRESS DAVIS STREET PARISH HURST

PLOT No ORD. SHEET No. SU 54 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1999/9272	Mr+Mrs B Farrell	S/S ext with rooms in roof of det. garage	29.10.99	App N/A

MINISTRY DECISION

SPECIAL ORDERS

1959/a

23.FEB.2001* 3420

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR B. FARRELL
	ADDRESS	HERONS
		DAVIS STREET
		HURST
	POST CODE	RG10 0TH Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	CHAMBERLAIN SHRAD ARCHITECTURE
	ADDRESS	66 TILEHURST ROAD
		READING
	POST CODE	RG30 2JH Tel. No 0118 939 4554
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	HERONS
		DAVIS STREET
		HURST
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICKWORK, TIMBER, TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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:

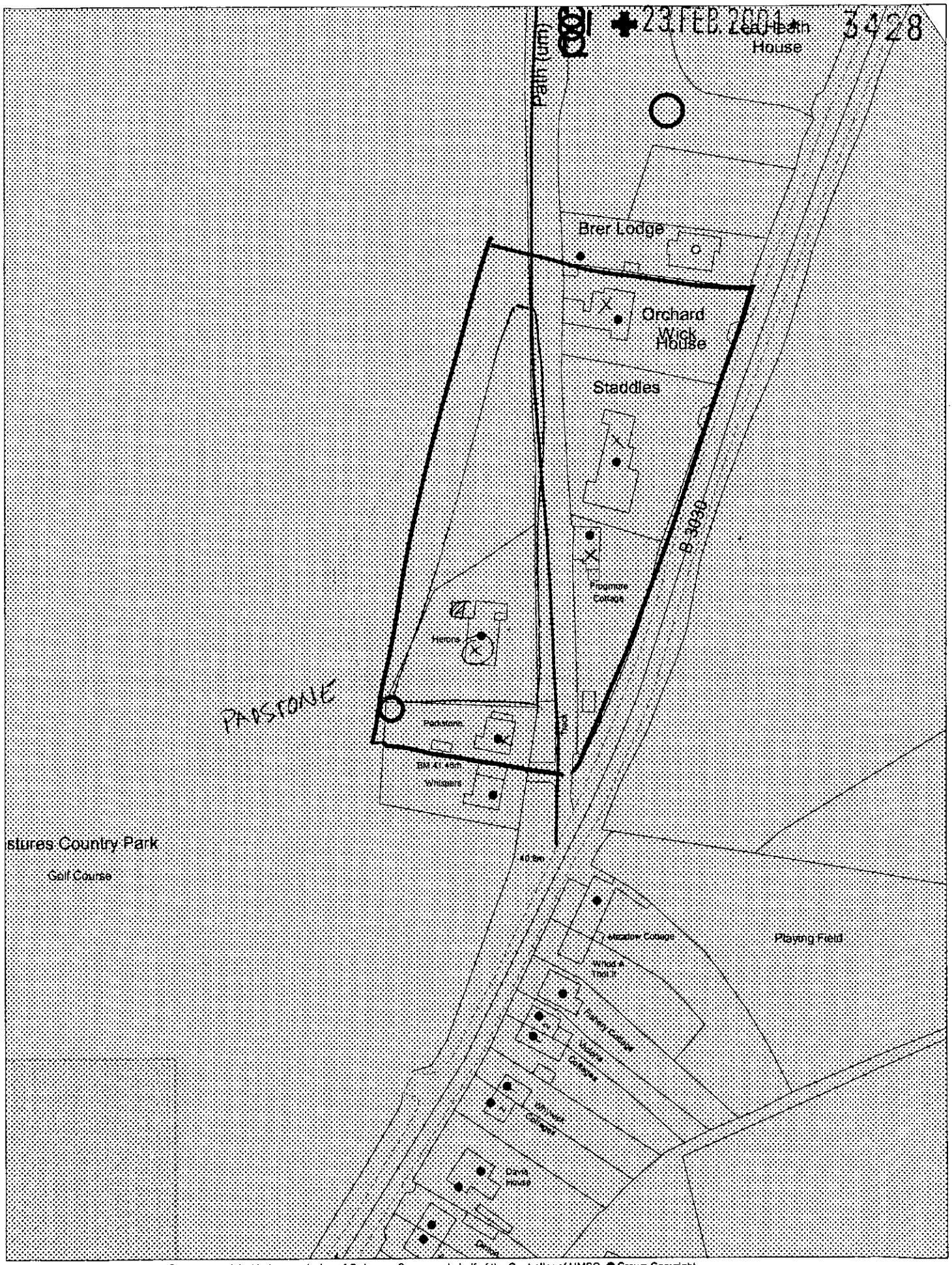
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 B FARRELL

DATE 22 FEB. 2001



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Development Control Section, Environmental Services, Wokingham District Council.
27 February 2001 Scale: 1 : 1250

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