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SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26886 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4096

LOCATION:
12, Stebbings Broadcommon Road, Hurst Reading.

APPLICANT:
Mr G Penney C/O Colin Dawson And Associates

PROPOSAL:
Proposed first floor front extension to dwelling plus single storey front extension.

EARLIEST DATE FOR DECISION: **29/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/07/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Penney
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/4096

Parish: **HURST**

Location: **12, Stebbings, Broadcommon Road, Hurst, Reading.**

Proposal: **Proposed first floor front extension to dwelling plus single storey front extension.**

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

Reason

1. The proposed first floor extension would raise the height of the existing dwelling, making it a more prominent feature and more visible over a wider area, to the detriment of the open character of the area. As such, the proposed development would be contrary to policies LD3 and C2 of the Berkshire Structure Plan, policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Draft) and to policy LC19 of the Loddon Area Local Plan.

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 C2, LD3 and EN3.
Loddon Area Local Plan Policies LTV2, LC19 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WIC16.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/08/2001

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.

OUTLINE APPLICATION

NOTICE OF REFUSAL

For Reference

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

Mr. J. L. Bull,
c/o Messrs. A.C. Frost & Co.,
Toll Sheet Street,
WINDSOR, Berks.

Application No. 0/215/62

Proposal Dwelling house and garage at the junction of Islandstone Lane and Broad Common Lane, Hurst.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 3rd day of October, 1962 for the following reasons:—

The site is included within a white or unnotated area of the County Development Plan. The site is a comparatively remote part of the district and wholly rural in character. The erection of any additional dwellings will be detrimental to the amenities of the area and will form a precedent for allowing the development of other small parcels of land in the area.

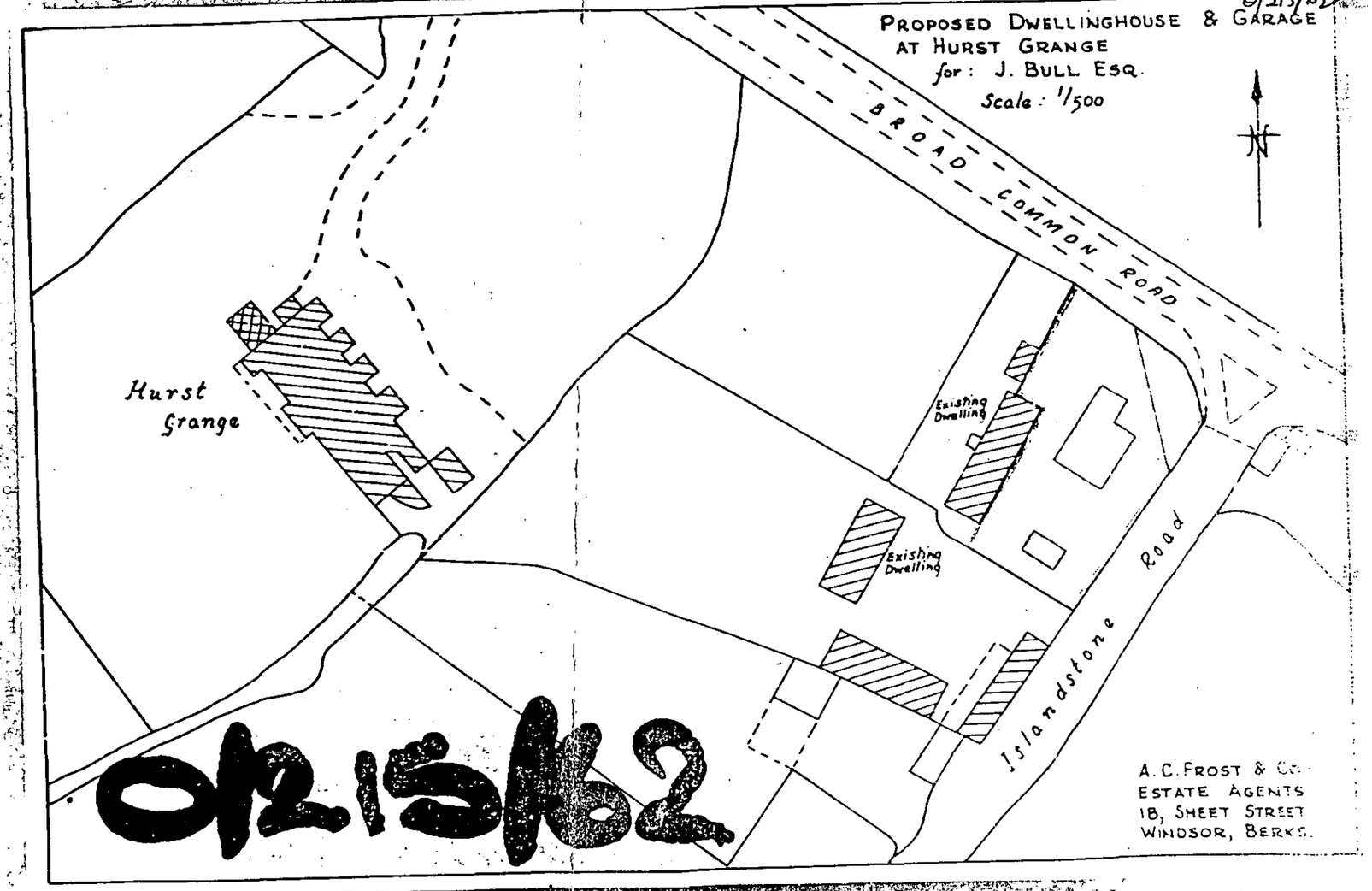
Dated 6 NOV 1962

Clerk of the Council

N.B.—A statement of the applicant's rights is set out overleaf.

PROPOSED DWELLINGHOUSE & GARAGE
AT HURST GRANGE
for: J. BULL ESQ.
Scale: 1/500

0/215/62



0/215/62

A.C. FROST & Co.
ESTATE AGENTS
18, SHEET STREET
WINDSOR, BERKS.

RIBA CONVERSION SCALE A

1A2 1A3

Received by Wokingham District Council

Application No: F/2001/4096

Proposal:
Proposed first floor front extension to dwelling plus single storey front extension.

Location:
12, Stebbings, Broadcommon 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2001. 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.

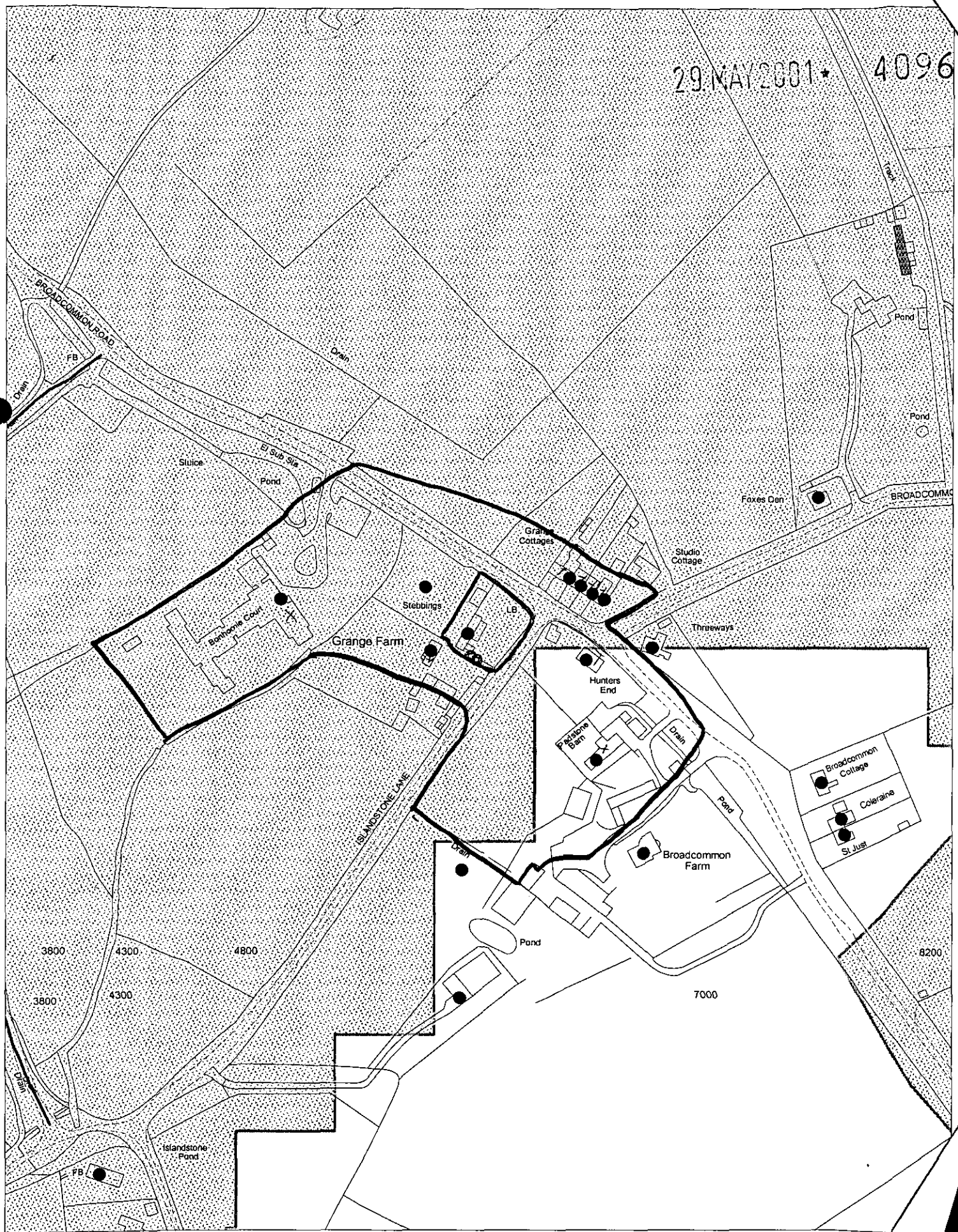
Head Planning and Transportation

05 June 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4096
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.
30 May 2001 Scale: 1 : 2500

Applicationo	Name & Address
F/2001/4096	C & P Carpenter Padstone Barn Broadcommon Road Hurst Reading RG10 0RE
Application refused	Letter sent: 10/08/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4096

Applicant : Mr G Penney C/O Colin Dawson And Associates.

Location : 12, Stebbings, Broadcommon Road, Hurst, Reading.

Proposal : Proposed first floor front extension to dwelling plus single storey front extension.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 11/6

Date Registered : 29/05/2001

Earliest Date for Decision : 29/06/2001

Latest Consultation Date/Site Notice Expiry Date : 29/06/2001

This application will have expired on: 24/07/2001. 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 : object on grounds that premises have already been significantly enlarged ∴ detrimental to visual amenity & St. scene. Concerns that area is liable to flooding.

Highways: parking/garaging/turning

Env. Agency: No objection

Planning Issues : WDLP: countryside
LDLP: rural, area sporadic dwell

Application Number: F/2001/4096

Appraisal : — See attached sheet

ADDITIONS • R/B13/64 - extn. for bedroom/hall/lounge.
(now proposed bed 3/4, hall + bathroom)

= 9.2 x 3.9 = 35.88 m² (footprint)

=

• conservatory (no p.p. granted & not on R/B3/64 plan)

$2\left(\frac{2.4+4.6}{2} \times 1.1\right) + (4.6 \times 1.5) = 14.6\,m^2$ (footprint)

• original = 15.3 x 4.4 = 84.92 m² (footprint/floor area)

(∴ existing footprint/floor area = 84.92 + 14.6 + 35.88 = 135.4)

% ~~extn~~ increase of existing over original = $\frac{35.88 + 14.6}{84.92} \times 100 = 59\%$

• Proposed extn: g/f = 7 x 3.9 = 27.3
1st floor = 9.6 x 4.2 = 40.32

% increase proposed total footprint over original = $\frac{27.3 + 35.88 + 14.6}{84.92} \times 100 = 91.6\%$

floorarea over existing = $\frac{40.32 + 27.3 + 35.88 + 14.6}{84.92} \times 100 = 139\%$

% inc proposed total footprint over existing = $\frac{27.3}{135.4} \times 100 = 20.2\%$

floorarea over existing = $\frac{27.3 + 40.32}{135.4} \times 100 = 49.9\%$.

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

Application Number F/2001/4096
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		(1)	The proposed development, would together with existing extensions to the dwelling will cumulatively result in excessive extension + alteration to the scale of the dwelling + scale of development on site to the detriment of the area. As such the proposed development is considered to be contrary to the following policies:- BBP: C2 WDLP(00): WC1, WC7 LDLP: EC19.
		1, (2)	The proposed first floor extension would raise the height of the existing dwelling, making it a more prominent feature + more visible over a wider area, to the detriment of the open character of the area. As such, the proposed development would be contrary to the following policies: BBP: LD3, C2 WD LP(00): WC1, WC7 LDLP: EC19.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LND, [redacted], LC19, LPS3.			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WC1, WC7, WEC16.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, LD3, EN3.			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: A Cronin
(Development Control Manager)

Date: 7.8.01.

RECORD OF SITE VISIT

SITE ADDRESS: 12, Stebbings Broadcommon Road Hurst Reading. APPLICATION NUMBER: F/2001/4096	OFFICER: Natalie Brown DATE OF SITE VISIT: 11/6 - 25/6

1 SITE/STATUTORY NOTICE DISPLAYED ? No — Yes - brick pillar by entrance to garage 25/6

2. DESCRIPTION OF SURROUNDINGS
rural - country lane.
clustering of dwellings on corners

3. DESCRIPTION OF SITE/BUILDING - detached (25)
located on corner of staggered cross roads - set away from all boundaries
- not visible from Islandstone lane (not visible by entrance opposite grange farm off of Islandstone lane).
rear b'line of dwelling in line (18m) with side b'line of garage).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan

5. SITE CONSTRAINTS

TREES some large trees along boundary

ACCESS/PARKING off of Broadcommon Rd. Detached double garage + driveway.

LEVELS

BOUNDARY TREATMENT 1.8m wall with Islandstone lane / Broadcommon Rd Grange farm + gap between garage → Road.

OTHERS Hedging @ RHS of garage

patio area to be infilled - with a S.S extn.
1st floor above existing groundfloor (sheet at side of house)
lawn / flower beds / shrubs.
- Detached double garage + office

Application Number: F/2001/4096

Appraisal:

Development
For a single storey front extension to the dwelling to provide a breakfast/living room and utility and a first floor front extension to provide a 2 bedrooms and a shower room. The number of bedrooms would be increased from 3 to 4.

The site lies within a rural/countryside area and is additionally designated as an area of sporadic development by the Loddon Area Local Plan, and is a single storey dwelling. The site is additionally located within a flood zone. There is a detached garage/workshop on the site given consent in 1986 under consent 26273.

The site is enclosed by a high brick wall along the boundary with Broadcommon Road and Islandstone Lane. The roof of the existing dwelling is visible above the boundary wall by the entrance to Padstone Barn (opposite the entrance to Grange Farm).

The property has been extended in the past:

- Consent R/313/64 built a bedroom/hall/lounge (hall, bathroom, bedroom 3 & 4 on the proposed plans), and covered 35.88m^2 floor area.
- The existing conservatory appears not to have been given consent and was not present on the plans on R/313/64, and must therefore have been an addition. This covers 14.6m^2.
- The original footprint/floor area is therefore 84.92m^2.

1) Impact upon neighbouring properties
It is not considered that the proposed development would have any adverse effect upon neighbouring properties. The existing dwelling and proposed extensions would be sufficiently set away from the boundaries as to have no adverse effect through being overbearing, overlooking and causing overshadowing.

2) Impact upon the character of the area
Policy WCC1 of the Wokingham District Local Plan (deposit draft), say that development will only be permitted if it is appropriate in scale, form, materials, design, character to its location within the countryside. Policy WCC7 says that there should be no significant alteration to the scale of the dwelling and the scale of development on site.
Policy LC19 of the Loddon Area Local Plan says that if a dwelling has already been extended, the cumulative effect of all the extensions to the original dwelling will be taken into account.

The proposed development represents 27.3m^2 on the ground floor and 40.32m^2 on the first floor. Over the original dwelling, the proposed and previous extensions (taken together) would equate to a 91.6% increase in footprint and a 139% increase over the original floor area.
As a rule of thumb, increases of 50% are considered acceptable for such a rural/countryside area. (NB: the existing dwelling represents a 59% increase over the original dwelling). The cumulative effect of the proposed development is therefore considered to significantly alter the scale of the development on site and therefore amounts to overdevelopment of the site and would be detrimental to the character of the area (and be contrary to local plan policies).

Additionally, the proposed first floor extension would increase the height of the dwelling by 1.4m (from 4.3m to 5.7m). By increasing the height, the dwelling would be made more prominent and therefore more visible over a wider area, again to the detriment of the open character of the area.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of the bedrooms from 3 to 4. Therefore 3 off-road parking spaces would be required in order to comply with Council parking standards. This requirement has been met.
Provided that the garage remains as a garage (i.e. is not converted) and that the parking and turning remains on site, the highway department would have no objection to the proposed development.

4) Flood Issues
The Environment Agency has been consulted on the above application and raised no objection to the proposed development. (See their letter on file)

~~**Approval:**~~ **Refusal: ✓**

Application Number: F/2001/4096

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~~**Approval:**~~ **Refusal: ✓**

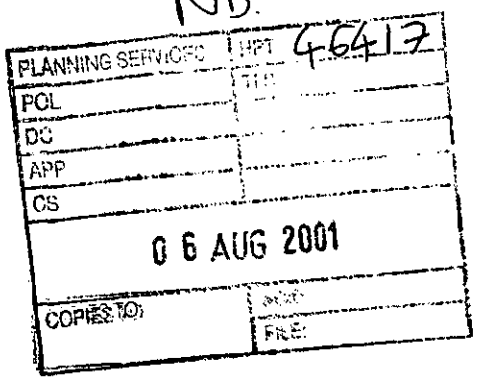
COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

NB.



For the attention of Ms N Brown

Our Ref' CED/BK
3rd August 2001

Dear Sir

RE; STEBBINGS, BROAD COMMON ROAD, HURST, BERKS
PLANNING APPLICATION F/2001/4096

Further to our telephone conversations regarding our concerns with regards to the above application, I write to request that you proceed to a formal decision on the application.

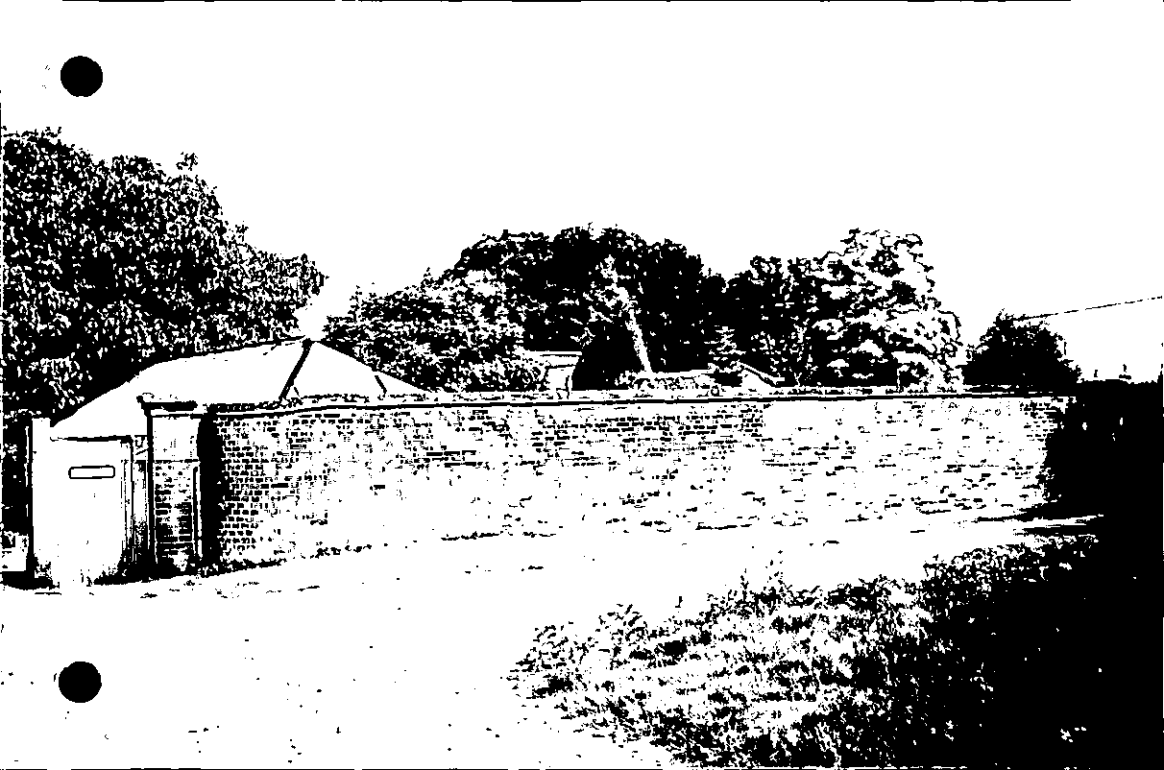
I feel that the proposals, as presented, are not unreasonable, and to apply an arbitrary policy with regards to excessive size in this area is inappropriate. I have secured similar substantial extensions on adjacent properties at Broad Common Farm and Broad Common Cottage where substantial extensions were granted permission.

The proposals cannot be seen from any vantage point due to the original garden wall around the building, and do not have any impact on neighbouring properties, and therefore, to restrict my client to two bedrooms by the implementation of a policy in the Loddon Local Area Plan will need to be tested on appeal.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;









WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAY 2001	Map No. ~~LRA~~ Site ...O:B.....
Officer: NAB | Application No. F | 2001 | 4096	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING PLUS SINGLE STOREY FRONT EXTENSION

Location: STEBBINGS BROAD COMMON ROAD

Parish: HURST Ward: Hurst 5.6.01 B

Applicant: MR G PENNY

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

Enforcement (15) 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 : 5.6.01 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 ✓ Flood Zone

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:

site notice & see map for neighbour notice

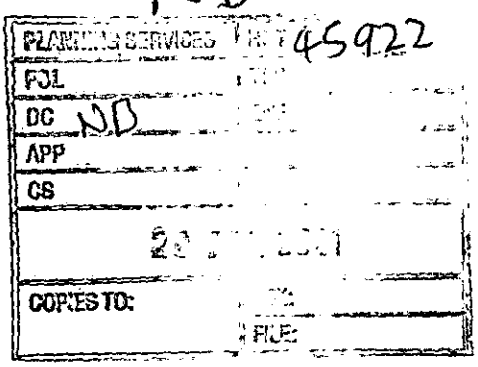
Our ref: SP\2001\003872\001
Your ref: F/2001/4096

Date: 13th July 2001

ENVIRONMENT AGENCY

NB

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



For the attention of: Natalie Brown

Dear Sir/Madam

FRONT EXTENSION - 12 BROADCOMMON ROAD, HURST

Thank you for your letter dated 5 June 2001 which was received on 8 June 2001. You are asked to quote the following reference in any correspondence: SU87SW/16/10. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

ADVICE TO PLANNING AUTHORITY

Flooding

Although much of the surrounding area was inundated by floodwaters in the 1968 flood of the Loddon, the Agency has no record of the above application site having flooded, and is unable to object to the above proposal on flood plain grounds. Anecdotal evidence suggests this site is approximately 1 ft higher than the surrounding land, however the Agency strongly recommends that the proposed extension be raised 300mm above existing ground level as a precautionary measure to provide some level of protection during a flood event.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

Cont/d..

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

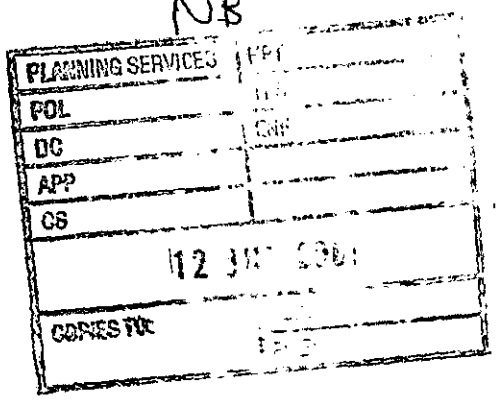
cc: Colin Dawson & Associates, 1 Malvern Way, Twyford Berks RG10 9PY

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

11th July, 2001

NB



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/2001/4096

I refer to the above-mentioned Application by Mr. G. R. L. Penney of Stebbings, Broadcommon Road, Hurst: proposed first floor front extension to dwelling plus single storey front extension.

My Council object to this proposal on the grounds that the premises have already been significantly extended and the development proposed constitutes massing and would be detrimental to visual amenity and the street scene. My Council also have some concerns the proposed development is in an area liable to flooding.

Yours sincerely,

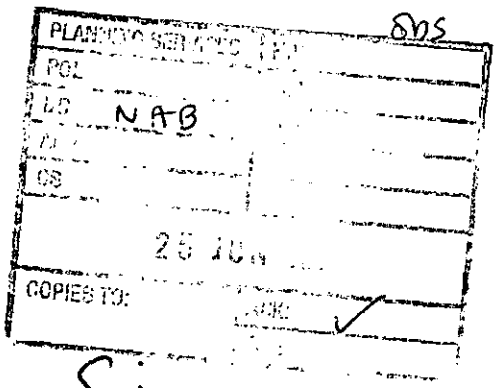
Clerk

Planning Officer

CR & PE CARPENTER
PADSTONE BARN
BROADCOMMON ROAD
HURST READING
RG10 ORE

22-6-01

YOUR REF
F/2001/4096



Dear Sir

Reference the above planning application at Broadcommon Road Hurst, we make the following observations after viewing the plans at your offices.

1. The plans do not show existing elevations or footprint, making it difficult to visualise the proportions of the additions
2. It seems that the character of the building will be substantially changed when viewed from ~~the~~ our home looking to north west.
3. The location plan on the drawing is very very old

Yours faithfully CR Carpenter

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 05 June 2001

Application Number: F/2001/4096

Proposal: Proposed first floor front extension to dwelling plus single storey front extension.

Parish: HURST PARISH

Site Address:
12, Stebbings, Broadcommon Road, Hurst, Reading.

Applicant:
Mr G Penney C/O Colin Dawson And Associates.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 07/06/01

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING, BERKSHIRE, RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322**

29 MAY 2001 * 4096

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref: CED/BK
Thursday, 24 May 2001

Dear Sir or Madam

RE; STEBBINGS, BROAD COMMON ROAD, HURST, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

ADDRESS Stebbings PARISH Hu

PLOT No. 0/215/62 Rec Broad Common Road ORD. SHEET No.

BUILDER R/313/64 Ext. APP APP

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26273	G Penny	Garage & Shed	6.10.86	CIA
BRA 3684	"	Fire Opening & Flue	22.9.87	APP
0/1999/0085	Mr & Mrs Howe	Erec 1 dwelling & Garage	19.1.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 539/91

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

29.MAY2001 4096

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 G Penney Stebbings, Broad Common Road, Hurst, Berks RG10 0RE 0118 9321231
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford Reading, Berks RG10 9Py 0118 9343322
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.	Stebbings, Broad Common Road, Hurst, Reading, Berks RG10 0RE
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey and first floor extensions to existing property
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.	Blue/blck slates to match existing roof. Red facing bricksto match existing walls. White windows to match existing windows
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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please 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.

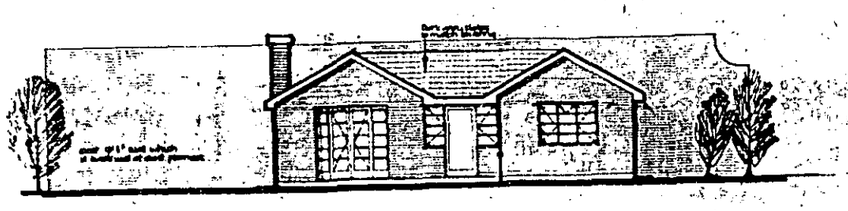
Your signature: [signature]

on behalf of Mr G Penney

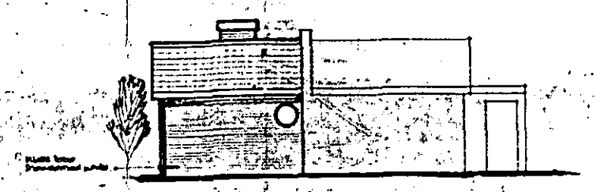
Date 24th May 2001

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

Amended ticket

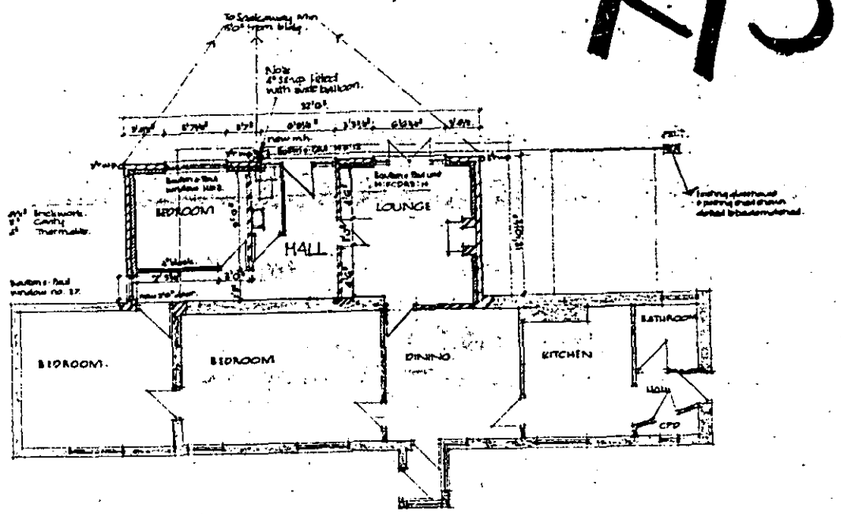


front elevation

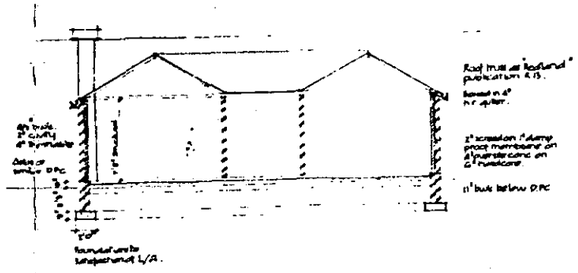


side elevation

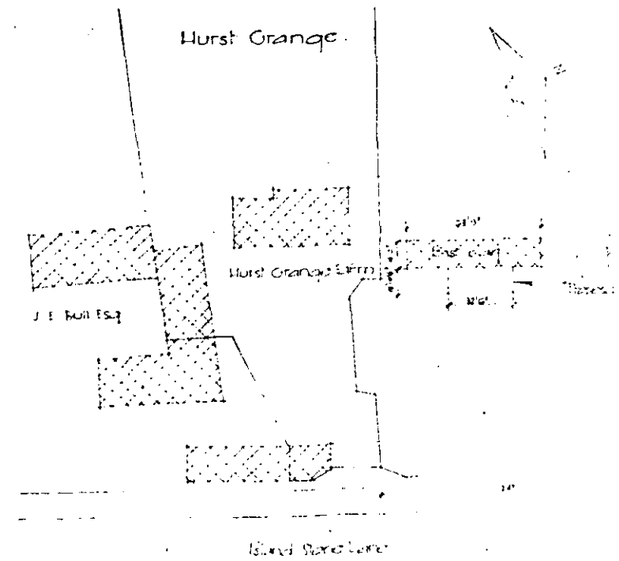
R/313/64



plan



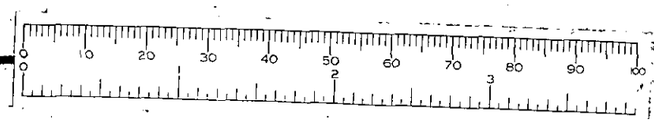
typical section



block — location plan

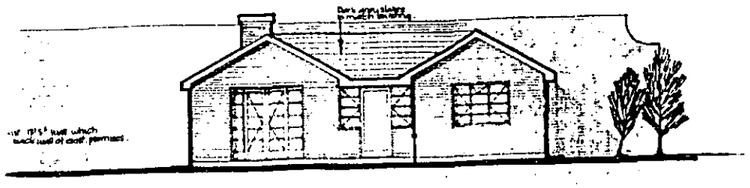
EXTENSION FOR MRS ROBILLIARD "stebbings" broad common rd. hurst.

(Toilet & lb. added.) Rev. Aug. 65.

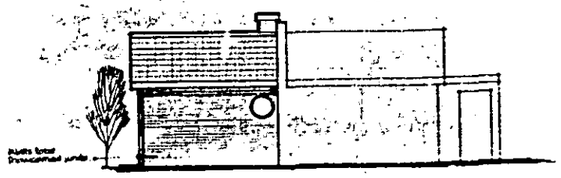


R/313/64

R/313/64

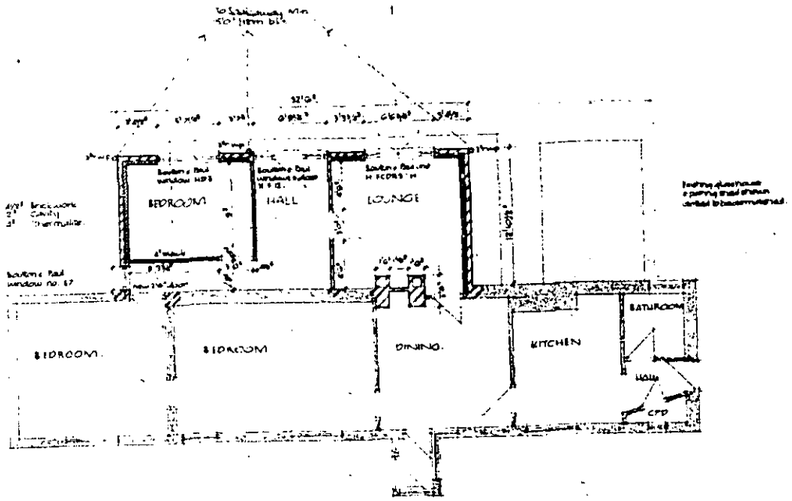


ont elevation

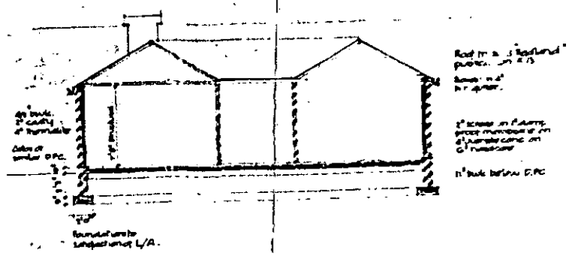


side elevation

This Plan is approved subject to strict compliance with the Building Bye-Laws in force in the Wokingham Rural District.



plan



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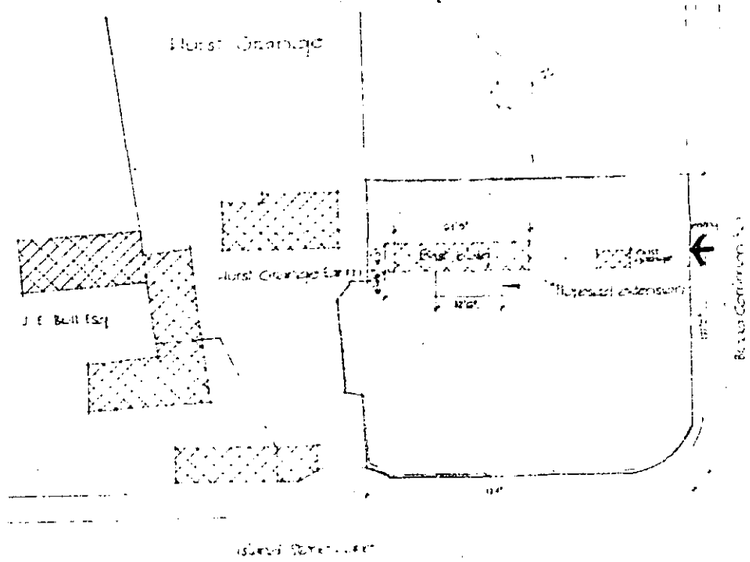
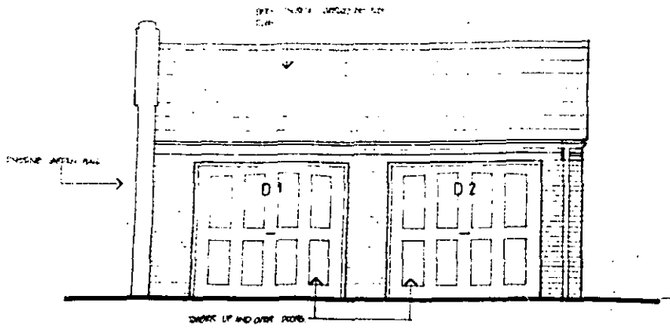


block – location plan

EXTENSION FOR MRS ROBILLIARD "stebbings." broad common rd. hurst.

SCALE: 1/8"=1'0" DATE OCT 1964 Michael Gay 23/OCT/64

26273



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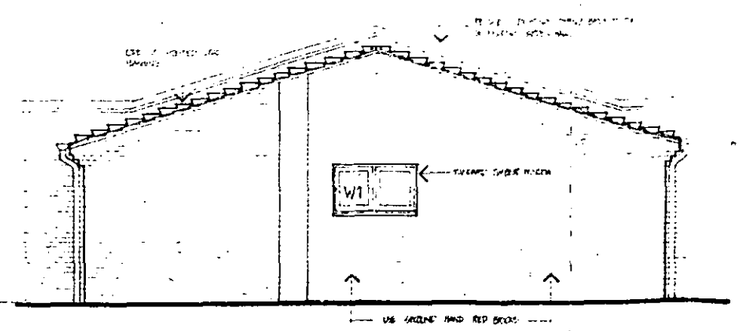
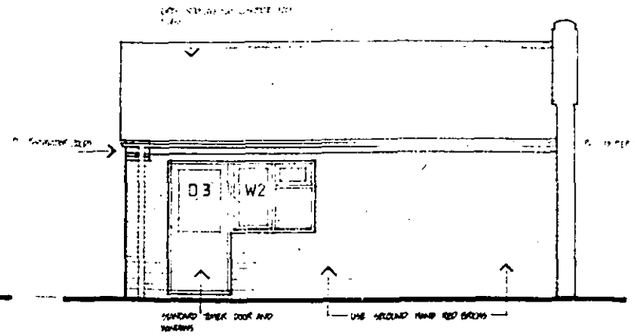
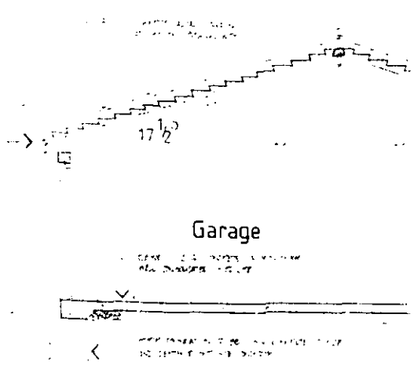


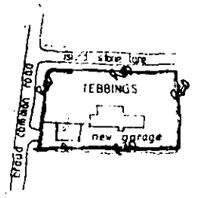
Side Elevation



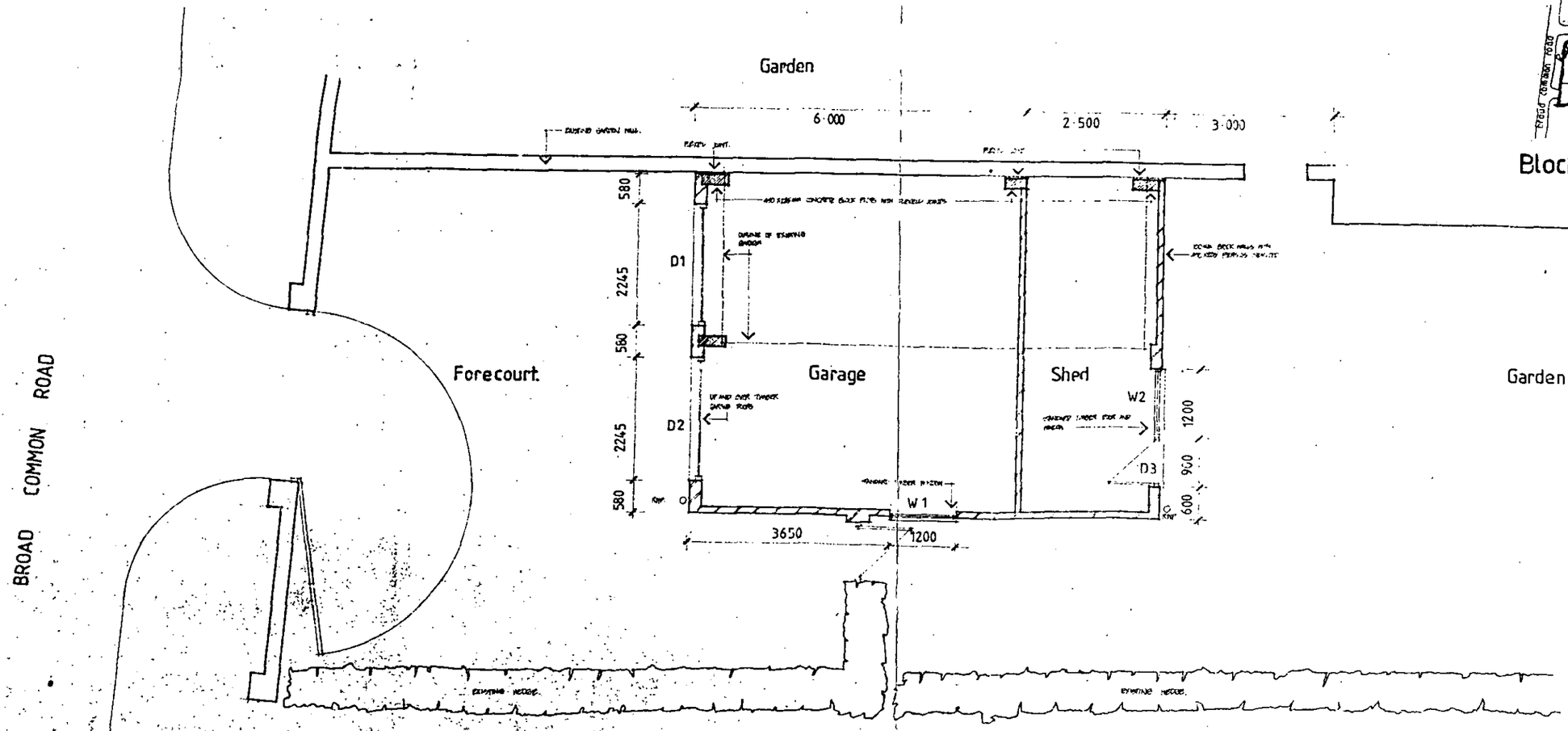
Rear Elevation



Section



Block Plan Scale 1 1250



Plan

PRODUCT OF THE UNO RANGE, - ARCHITECT, CAT. No. 7311