APPLICATION NO:
F/2001/5348

LOCATION:
5 Martineau Lane, Hurst Reading.

APPLICANT:
Mr & Mrs Bilton C/O Mr P J Burtwell

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

EARLIEST DATE FOR DECISION: **27/12/2001**
Member listing: 31/12/01
APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

DO 459

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bilton
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2001/5348

Parish: **HURST**

Location: **5, Martineau Lane, Hurst, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. 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.

Informative
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
5. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5348

Applicant : Mr & Mrs Bilton C/O Mr P J Burtwell.

Location : 5, Martineau Lane, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	5/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 21/01/2002. 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 P.C. : No objection.

Planning Issues :

Application Number: F/2001/5348

Appraisal :

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

Application Number F/2001/5348
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			INFORMATIVES (GROUNDWATER PROTECTION ZONE)
Informative for approvals			
N16		N04	
LODDON AREA LOCAL PLAN POLICIES:			LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 14.01.02

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

- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

- 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.

RECORD OF SITE VISIT

SITE ADDRESS: 5 Martineau Lane
Hurst Reading.

APPLICATION NUMBER: F/2001/5348

OFFICER: Richard Kelly

DATE OF SITE VISIT: 5/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS 1970s houses, semis + detached.

3. DESCRIPTION OF SITE/BUILDING Lnk detached with No. 3.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8m fence to both sides. Nos. 9, 11 and 13 have similar conservatories

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Unaltered

LEVELS Flat. Garden slopes slightly upwards.

BOUNDARY TREATMENT

OTHERS Conservatory would be across title.

Application Number: F/2001/5348 – 5 Martineau Lane, Hurst, Reading

Appraisal:

This proposal is for a single storey rear extension to form a conservatory. The property is a link-detached house with No 3 Martineau Lane. Permitted development rights relating to extensions were removed by the original permission for this house, ref 41813, granted in 1993. I consider this application raises one issue:

Impact on adjoining properties: LBE1, LBE2, WBE1, Nos 3

The proposed conservatory would extend 3.5m from the rear of the existing house, and would be removed by 6m from the nearest part of No 7 and 4m from the nearest window to a habitable room on No 3. Similar conservatories exist at Nos 1, 9, 11 and 13 Martineau Lane. The existing 1.8m fence to both boundaries and the fact that the conservatory is of a lightweight glazed construction also minimises the impact on the adjoining properties.

Approve ~~**Refuse**~~

Received by Wokingham District Council

Application No: F/2001/5348

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

Location:
5, Martineau Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5348 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 be possible for an individual reply to be issued 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

03 December 2001

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

Tel: (0118) 974 6229

Date: **03 December 2001**

My ref: F/2001/5348

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/2001/5348
5, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

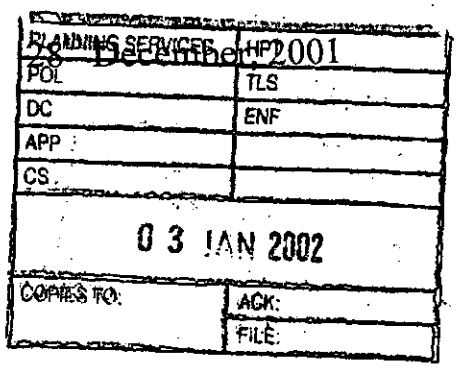
LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2001/5348**
5, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

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



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

For the attention of Richard Kelly

Dear Mr. Kelly,

Application No. F/2001/5348

I refer to the above-mentioned Application by Mr. and Mrs. Bilton of 5 Martineau Lane, Hurst; proposed single storey rear extension to dwelling to form conservatory.

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

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 NOV 2001
Officer: RK	Application No. F/2001/5348

Map No. 43. Site ...0.03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 5 MARTINEAU LANE

Parish: HURST Ward: Hurst.
3. Rel B.

Applicant: MR/MRS BILTON

Fee (2) Received 95-00 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	~~CHECK FOR ENCROACHMENT~~ .		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :3.12.02 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:

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re. planning informatives)

No pre-apps

NEIGHBOURS:

S/N. + see map

1933

ADDRESS 3/5 Martinhaw Lane PARISH Hurst

PLOT No. 35/34 ORD. SHEET No. SU 7973 V3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41322	WDC	O/L.	2-8-93	Ref
41813	BRYANT	BANKED HOUSE + GARAGE	15-12-93	CIA
FP/94/0251	"	"	31-3-94	Gapp

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 26 NOV 2001 * 5348

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	Mr & Mrs Bilton
	address	5 Martineau Lane
	and postcode	Hurst
		Reading
	Phone number	RG10 OSF
2	Agent's name	Mr P J Burtwell
	address	51 Summers Road
	and postcode	Godalming
		Surrey
		GU7 3BD
	Phone number	01483 417445
3	Site	5 Martineau Lane
	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.	Hurst
		Reading
		RG10 OSF
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey extension to rear (conservatory)

5	Are there any trees on the site? If 'Yes', please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	~~Yes~~ ☐ No ☑
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	Brickwork to match existing Mahogany woodgrain UpVC frames Bronze tinted polycarbon roof
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 ☐

9	How many bedrooms does the property have?	Existing: 3	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 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.		
	1:50, 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.

~~**OR**~~

~~**Certificate B**~~

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

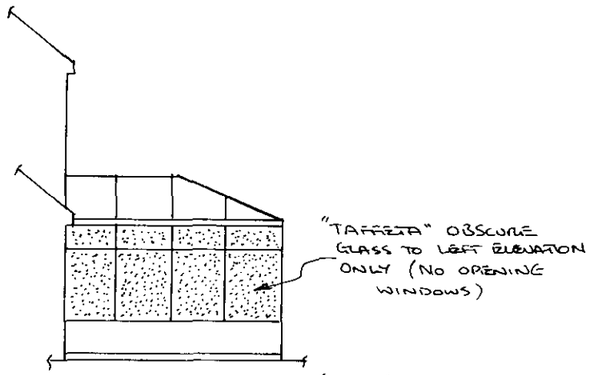
Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: P. Bilton on behalf of Mr & Mrs Bilton

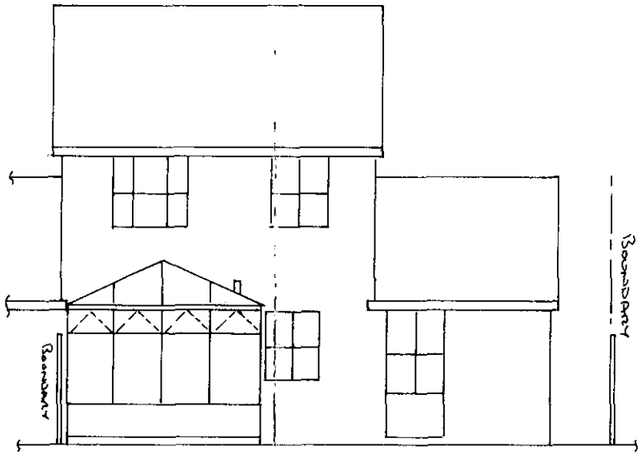
Date 22/11/01

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

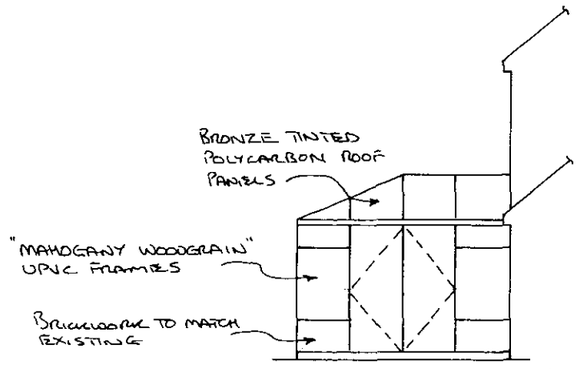
26.NOV.2001 5348



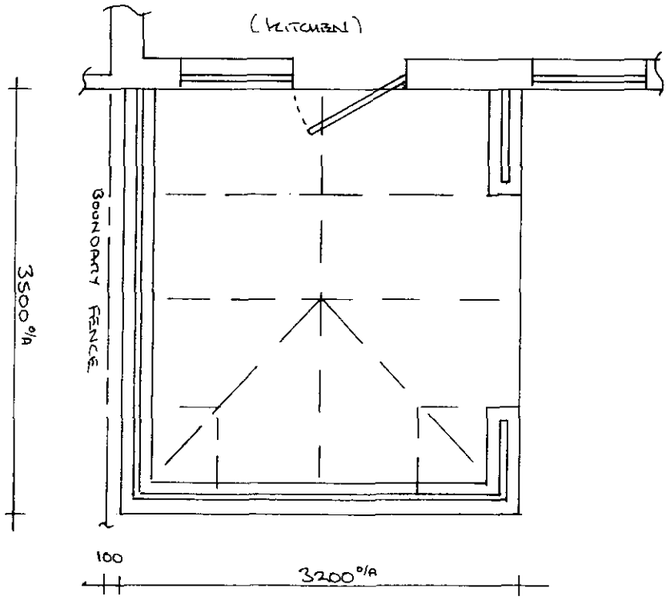
LEFT SIDE ELEVATION (SOUTH)



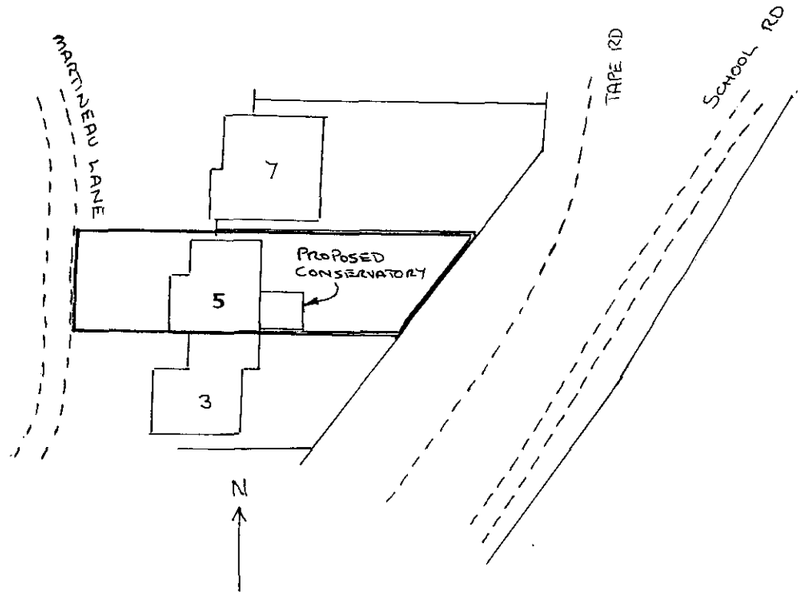
REAR ELEVATION (EAST)



RIGHT SIDE ELEVATION (NORTH)



PLAN 1:50

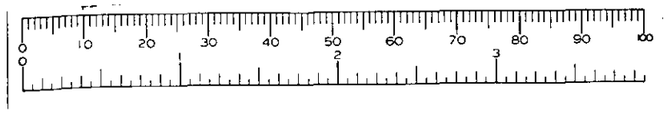


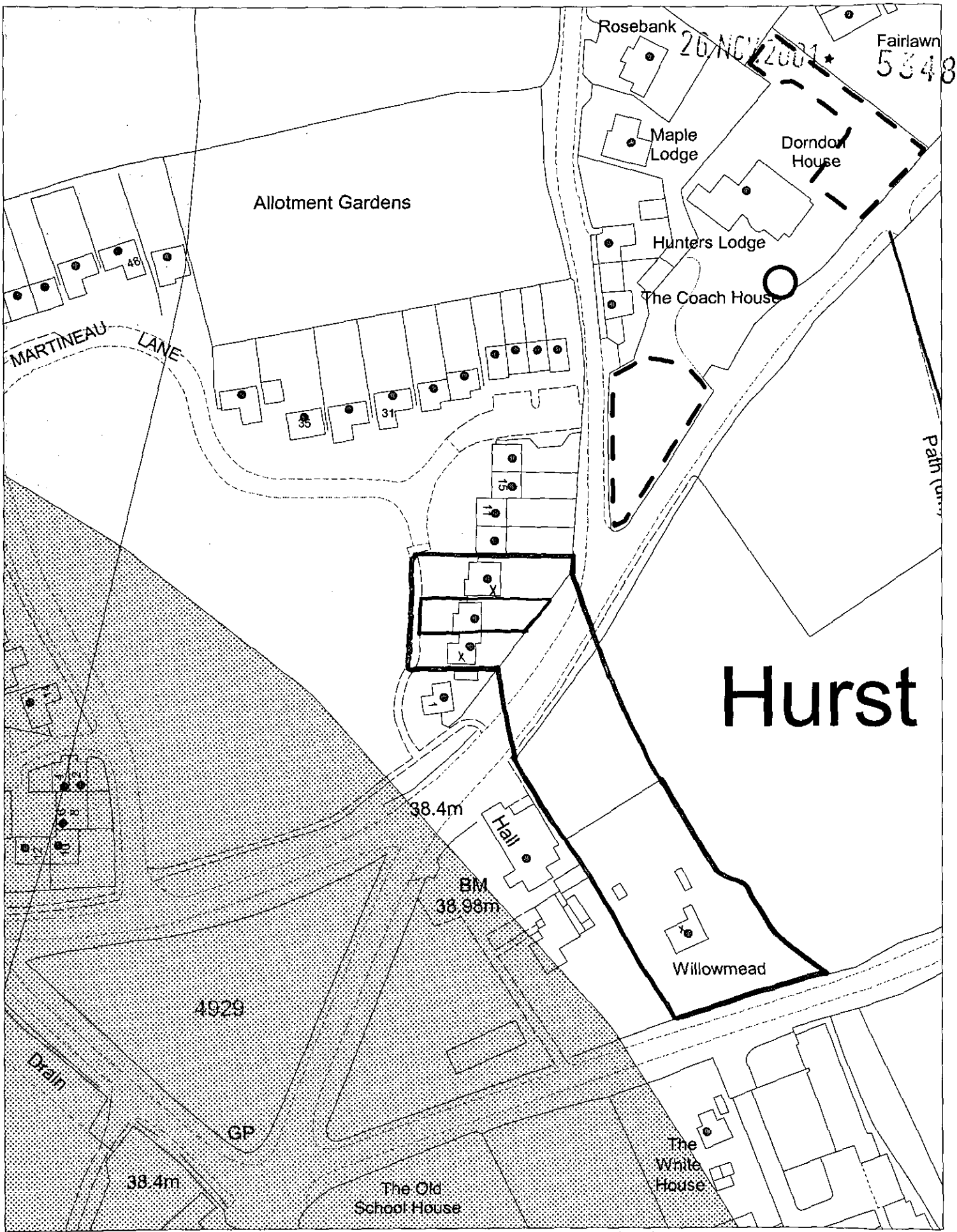
BLOCK PLAN SCALE 1:500

APPROVED

PROPOSED CONSERVATORY TO THE REAR----
OF 5, MARTINEAU LANE, HURST, BERKS, RG10 0SF.

SCALE 1:100 1:50 1:500
DRG Nº PJB: 20038H: 01A
DATE 22:11:2001





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Development Control Section, Environmental Services, Wokingham District Council.
27 November 2001

Scale: 1 : 1250

N W E S

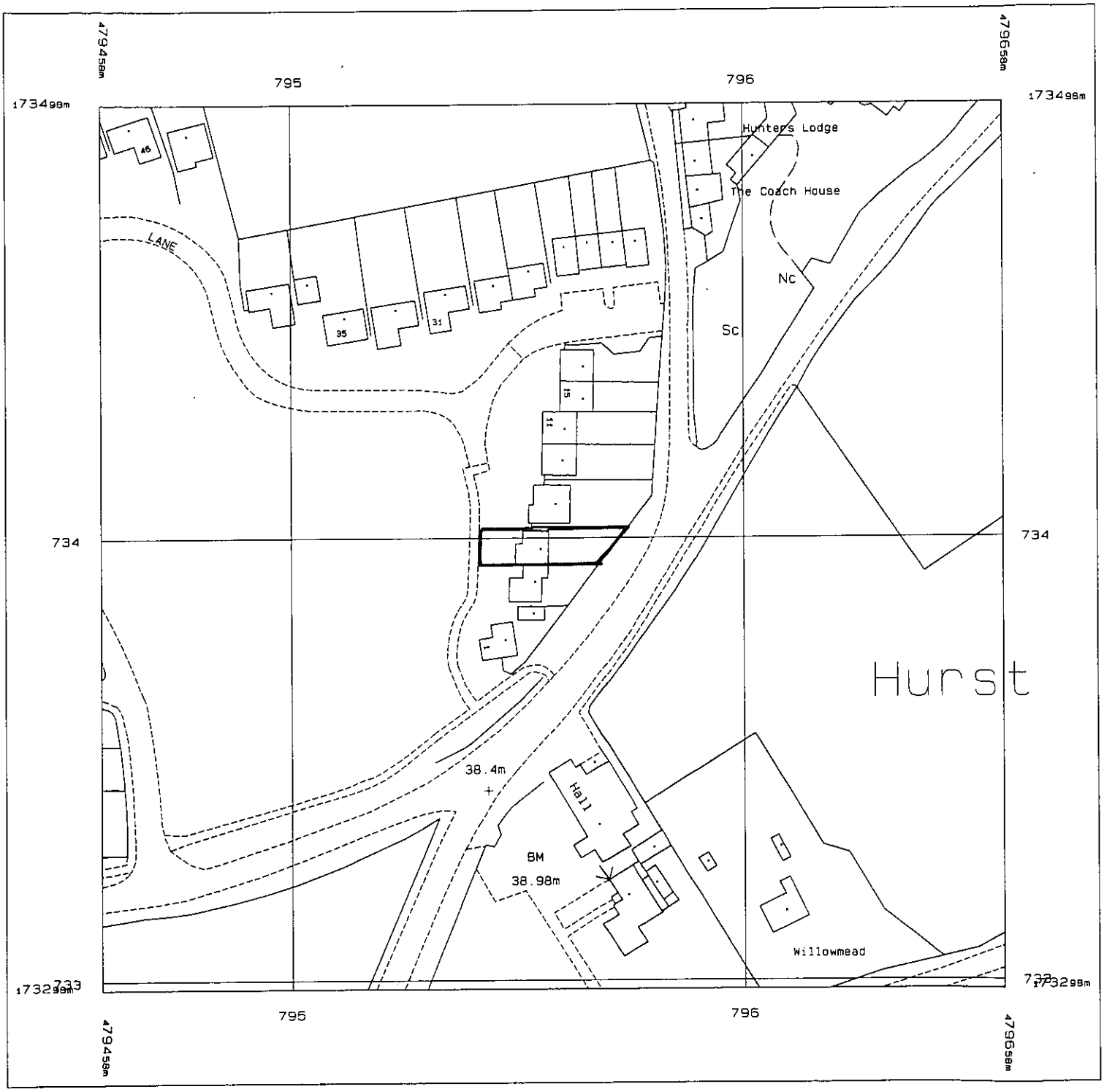
Ordnance Survey®

Superplan®

26.NOV.2001* 5348

Planning Extract - 1

Site-centred



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Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU7973

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.