APPLICATION NO:
F/2001/5360

LOCATION:
16 Martineau Lane, Hurst Reading.

APPLICANT:
Mr C Walden C/O G Tavener

PROPOSAL:
Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

DO 470

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Walden
C/O G Tavener
Carrington
Wokingham Road
Hurst
Berkshire
RG10 0RU

Application Number: F/2001/5360

Parish: **HURST**

Location: **16, Martineau Lane, Hurst, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.**

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 walls on the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. The existing garden hedging along the front road boundary shall be retained on site.

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

Reason
5. To safeguard the visual amenity of the locality.

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Informative
2. This permission relates to the application as amended with revised plans numbered 2001/62 WAL:007AP Rev.A, 008BP Rev.A, 009P Rev.A and 010P Rev.A submitted to the Local Planning Authority on 13th February 2002, showing proposed ground floor, proposed side elevations x 2, rear elevation and cross section and does not approve the proposals as originally submitted.

Informative
3. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
4. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Informative
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative

6. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

Anna Cronin
Head of Planning & Transportation
Date: 14/02/2002

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Part 5360. **CASE OFFICER**

SITE DETAILS

PLANNING APPLICATION NUMBER	5369. HL
BUILDING CONTROL NUMBER.	FX 2002/3086 North
~~APPLICANT~~/AGENT	Gene Taverner.
ADDRESS OF SITE	16 Martineau Lane. HURST.
DESCRIPTION OF PROPOSED WORK	garage conversion + extend entrance canopy (s/s rear ext DC-only) + front porch

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	WAL 011 REV.	WAL 011P
ELEVATIONS front		
FLOOR PLANS	WAL 008 REV.	WAL 008BP REV A.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - canopy ext not read of front porch.	
DATE	9/5/02.	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F2001/5360
Conditions

No	Std Con	Std Reas	Non Std Conditions
1.	C001	R001	
2.	C014	R014	
3.	C044	R044	Insert – walls of the extension on the side elevations
4.	C122	R122	
5.	INFORMATIVE		No soakaways ~~shall~~ should be constructed such that they penetrate the water table, and they ~~shall~~ should not in any event exceed three metres in depth below existing ground level, in order to Reason: To prevent pollution of groundwater
6.			The existing garden hedging along the front road boundary shall be retained on site. Reason: To safeguard the visual amenity of the locality.

Informatives for approval

1. N16	
2. N02	Insert – plans numbered 2001/62 WAL: 007AP Rev.A, 008BP Rev A, 009P Rev.A, 010P Rev.A Insert – 13th February 2002 Insert – proposed ground floor, proposed side elevations x 2, rear elevation and cross section
3.	If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.
4.	If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.
5.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details.*
Loddon Area Local Plan Policies: LBE1, LBE2, LT6	
Wokingham District Plan Policies: WOS3, WBE1, WT6	
Berkshire Structure Plan: EN1	

14.2.02.

Application Number: F/2001/5360

Appraisal:

The proposed development is a single storey rear extension, conversion of an existing garage to study/playroom and a new front porch. The detached house is L-shaped, two-storeyed and has a hipped roof. There is an integral garage along the side of the house. The property is located in a residential area and is within an identified settlement. Houses in the area are mostly similar in design and character. The neighbouring property no.14 is identical to the house on the application site.

The single storey rear extension will be 4.0m in depth from the rear flank wall of the existing house and the roof above it will overhang to a greater depth. There will also be a bay window, which extends further out than the rear wall of the extension. The proposed extension will be 8.6m in width and will be utilised as a kitchen and dining room extension. The roof above the extension has been reduced to 3.1m in height at the ridgeline and will be hipped at the front and sides.

The proposed entrance hall extension will take place in the corner of the L-shape. It will basically be a square shape but with a cut off corner (it extends 2.4m along both side walls). It will have a hipped roof above it with a maximum height of 3.3m.

The garage will be converted into a study and playroom. The garage door will be removed and replaced with a window. It is proposed to remove the front lawned garden and replace it with a graveled area for extra car park space.

1. Impact upon neighbouring properties

The front porch extension is of a small size and will therefore not affect the surrounding property owners.

The conversion of the garage to living accommodation should have no affect on the adjoining property no.14. There will be one additional window placed in the side elevation facing into no.14's rear garden however this is of a small size and will be at a high level to help avoid privacy issues and overlooking.

The proposed rear extension will be 2.0m from the side boundary with no.14. No.14 is set further forward in the section than no.16. No 16 has two habitable windows on the rear flank wall of the house. The closest window will be affected by daylight loss however as the extension is single storey, this will be to a limited extent. As the extension is approximately 8.0m at the closet point to the dwelling on no.14 and is also single storey, it is not considered to be overbearing to no.14.

The canopy above the rear extension goes 0.5m to the side boundary line with no.18. There are no windows proposed in the side elevation of the extension facing into no.18. A new kitchen window however will be placed on the side elevation of the house and will face into the side wall of no.18. It will therefore have little effect on no.18 especially as there is fence surrounding the property. The extension will cause no day-lighting effects and as it is single storey is not considered to be overbearing.

2. Impact upon the street scene

The only changes from the street will be the new front entrance hall and the change from a garage door to a window. The gravelling of the front garden will also be a change viewed from the street.

The parish council has objected to the new front porch stating that it will detrimentally affect the appearance of the property. The proposed porch extension is set back from the front of the house and is designed to be in-keeping with the existing dwelling. It would be constructed of materials matching the existing and is not considered overbearing on the street scene. Although it will alter the appearance of the house, it is not considered to be out of character with it.

The gravelling of the front garden will have limited significant impact in terms of the street scene. This is because there is a hedge along the road front of the property that will help screen the new car park area. A condition can be placed on approval requiring the front garden hedge to be retained.

It is therefore considered that there would be no significant adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is remaining at four, therefore no additional car park spaces are required. However the existing garage is to be removed. Car parking spaces are to be provided on the front garden. The highways department is satisfied the parking standard has been met and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5360

Applicant : Mr C Walden C/O G Tavener.

Location : 16, Martineau Lane, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/02

Date Registered : 29/11/2001

Earliest Date for Decision : 27/12/2001

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

This application will have expired on: 24/01/2002. 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 :

Countryside Service - approval with informatives regarding newts & bats

Highways - approval with condition C122

St. Nicholas Hurst Parish - object as rear extension is inappropriate to the accommodation & the loss of the garage will mean unsightly outside parking + font porch will detrimentally affect the appearance of the property.

Environ. Agency - no objection but condition & informative to attach

Planning Issues :

Identified settlement } ENV1
Impact on street } WBE1, WOS3
Impact on neighbours } LBE1, LBE2
Parking - WT6, LT6

Mineral site consultation area
Local Plan - proposed housing site
Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: 16 Martineau Lane
Hurst Reading.

APPLICATION NUMBER: F/2001/5360

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Houses mostly similar in character & design. Park opposite house.

3. DESCRIPTION OF SITE/BUILDING
2 sty building with integral garage, driveway & front garden (lawn).
L-shaped house with front porch in corner of L.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n° 14 - has conservatory extension to rear.

n° 18 - rear flank wall is similar to n° 16. Several flank wall windows approx 0.7m away from rear edge. Doors on ground floor.

5. SITE CONSTRAINTS

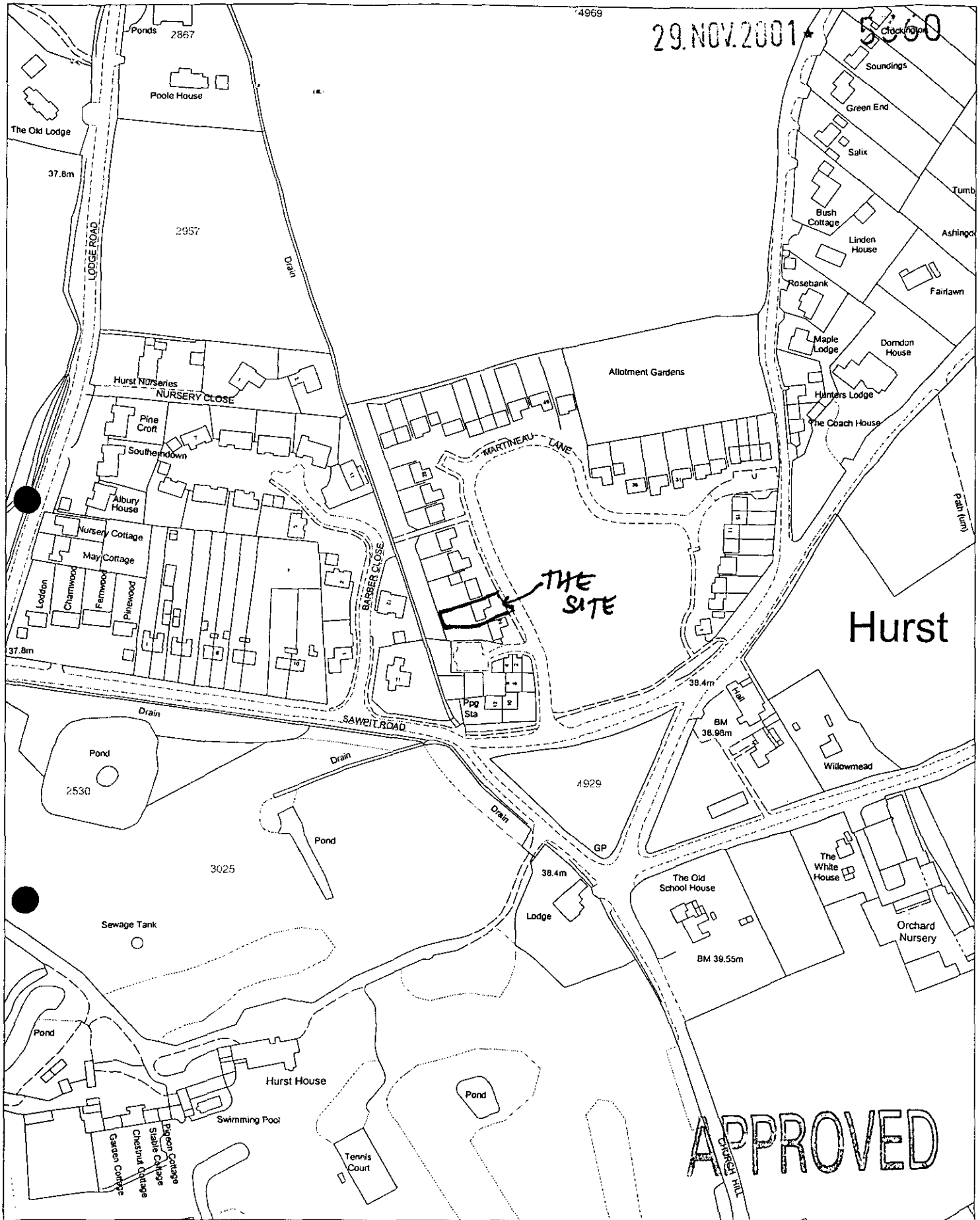
TREES Hedge along front of section - waist height.

ACCESS/PARKING driveway could fit 2 cars & lawned area

LEVELS level ish

BOUNDARY TREATMENT 1.8m high fence surrounds section.

OTHERS
identical to n° 14 in design, but set further back in section.



Site Plan, Scale: 1 to 2500

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Date: 29 October 2001

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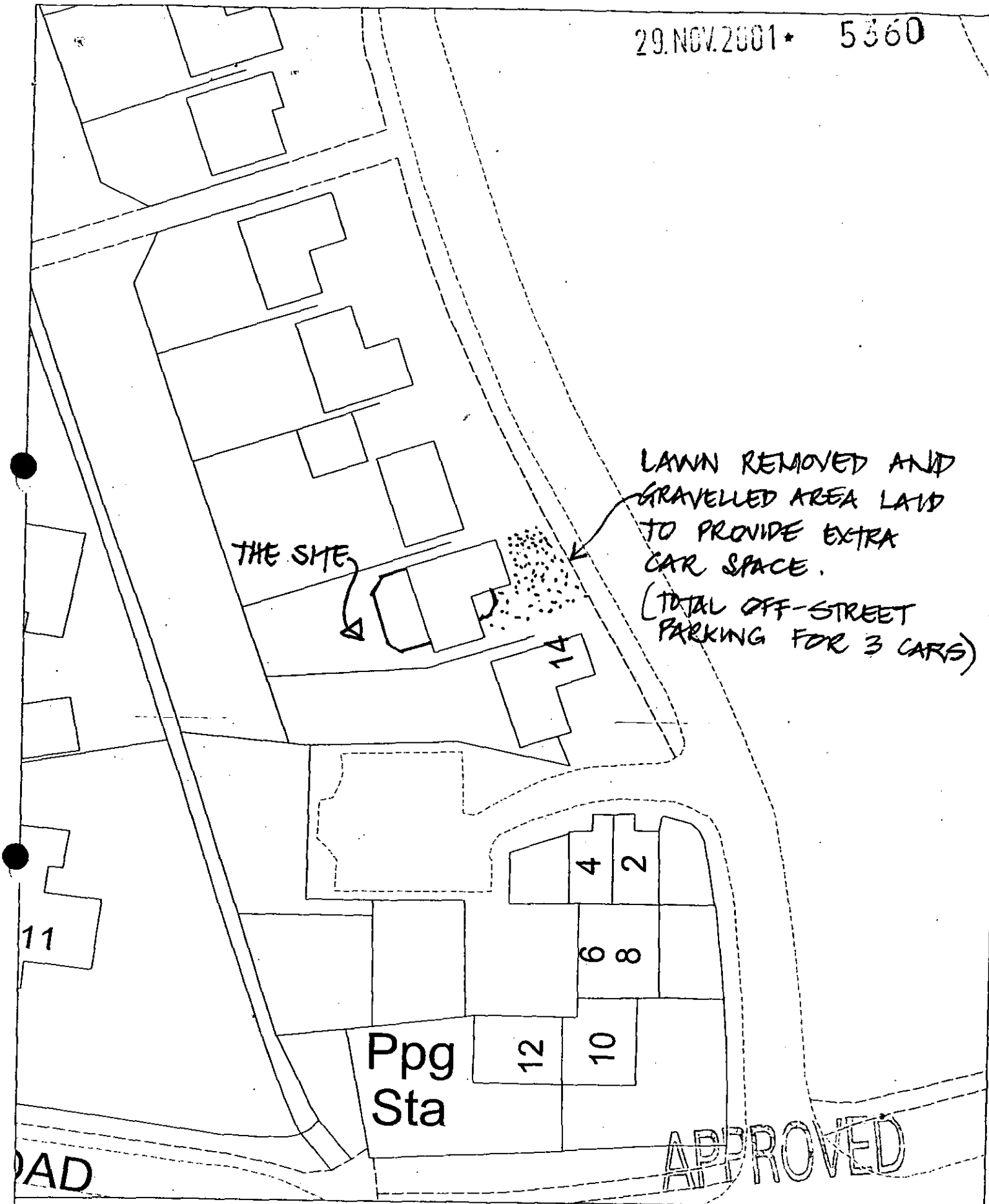

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Date: 29 October 2001

29.NOV.2001* 5360

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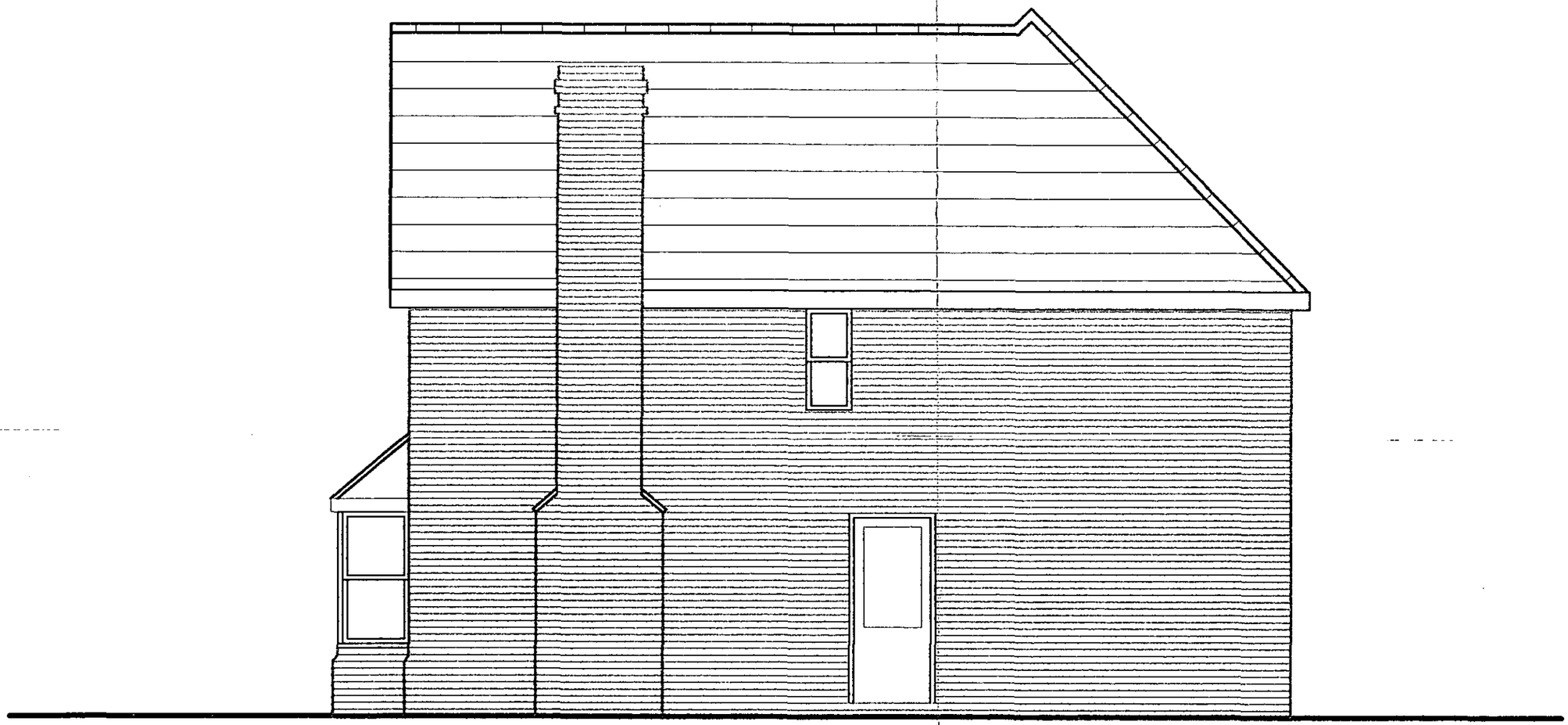
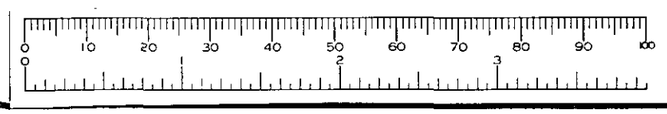


EXISTING SIDE ELEVATION



C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 OSF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 006P

29.NOV.2001 * 5360

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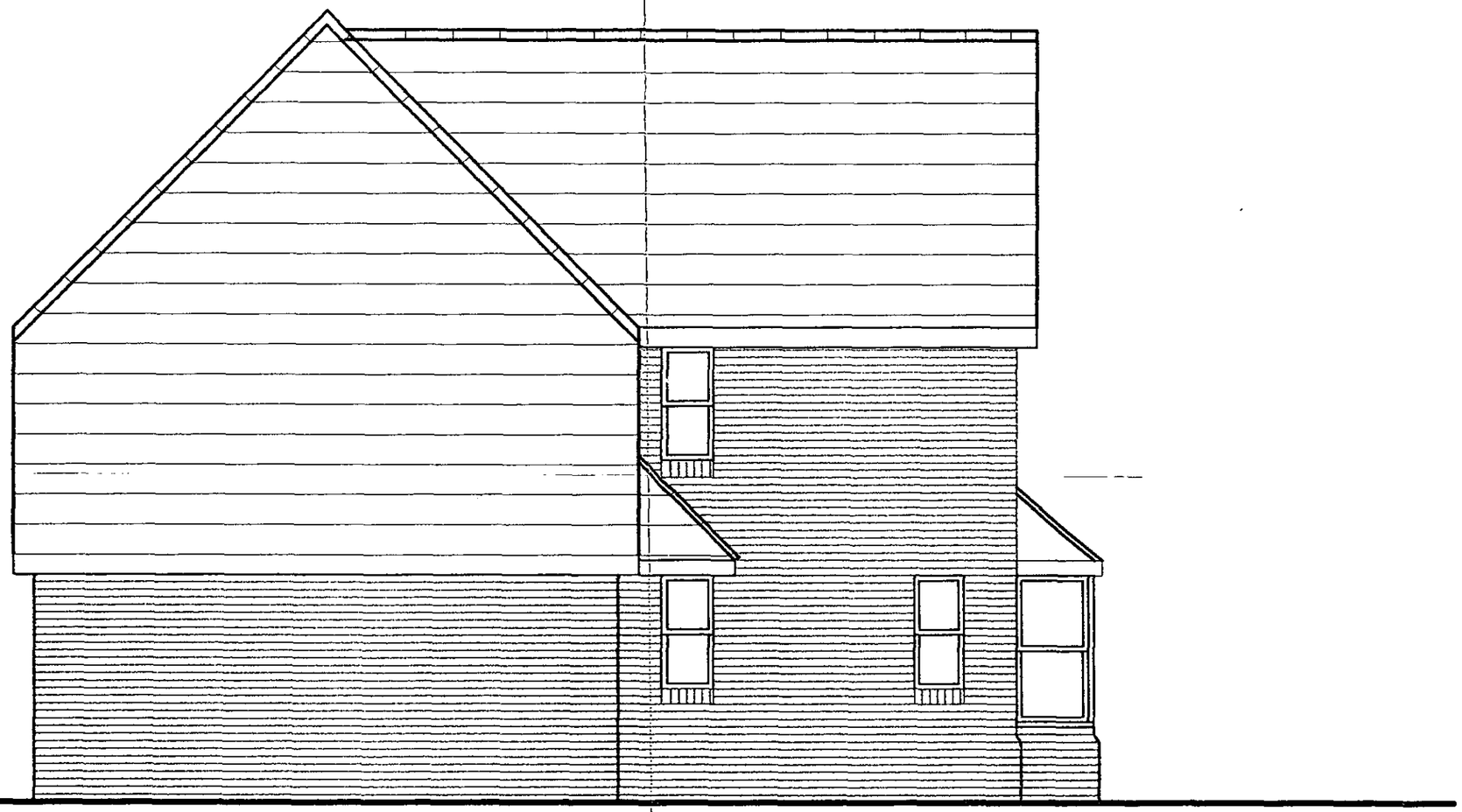

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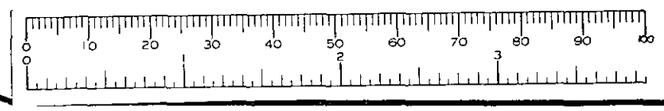

C WALDEN, 18 MARTINEAU LANE
Client : HURST, RG10 OSF

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PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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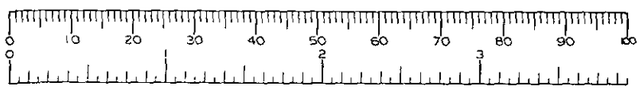
EXISTING FRONT ELEVATION



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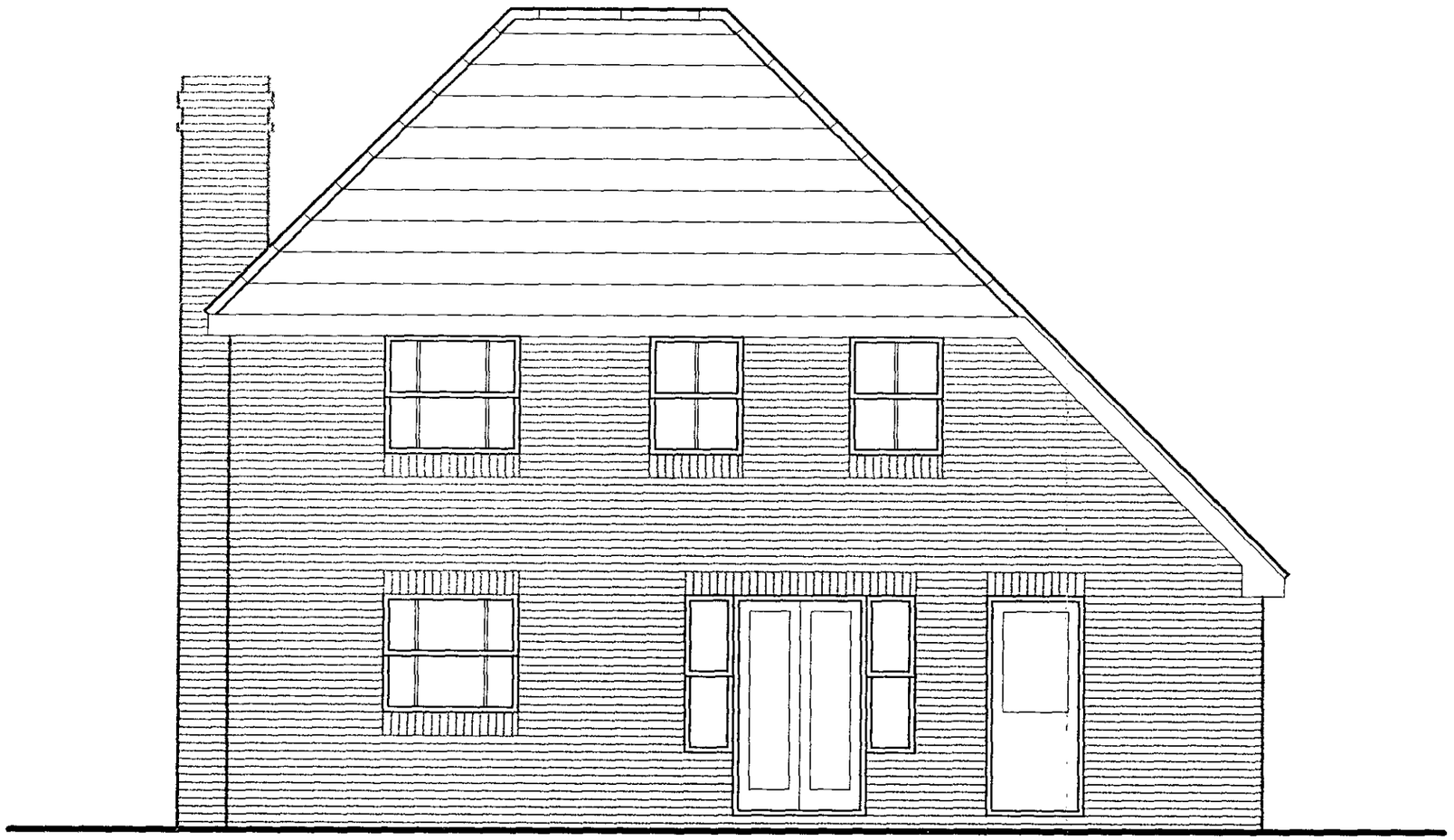

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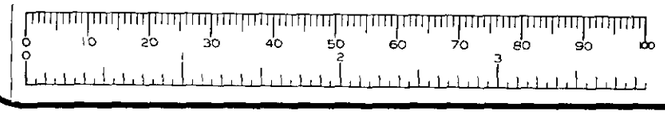

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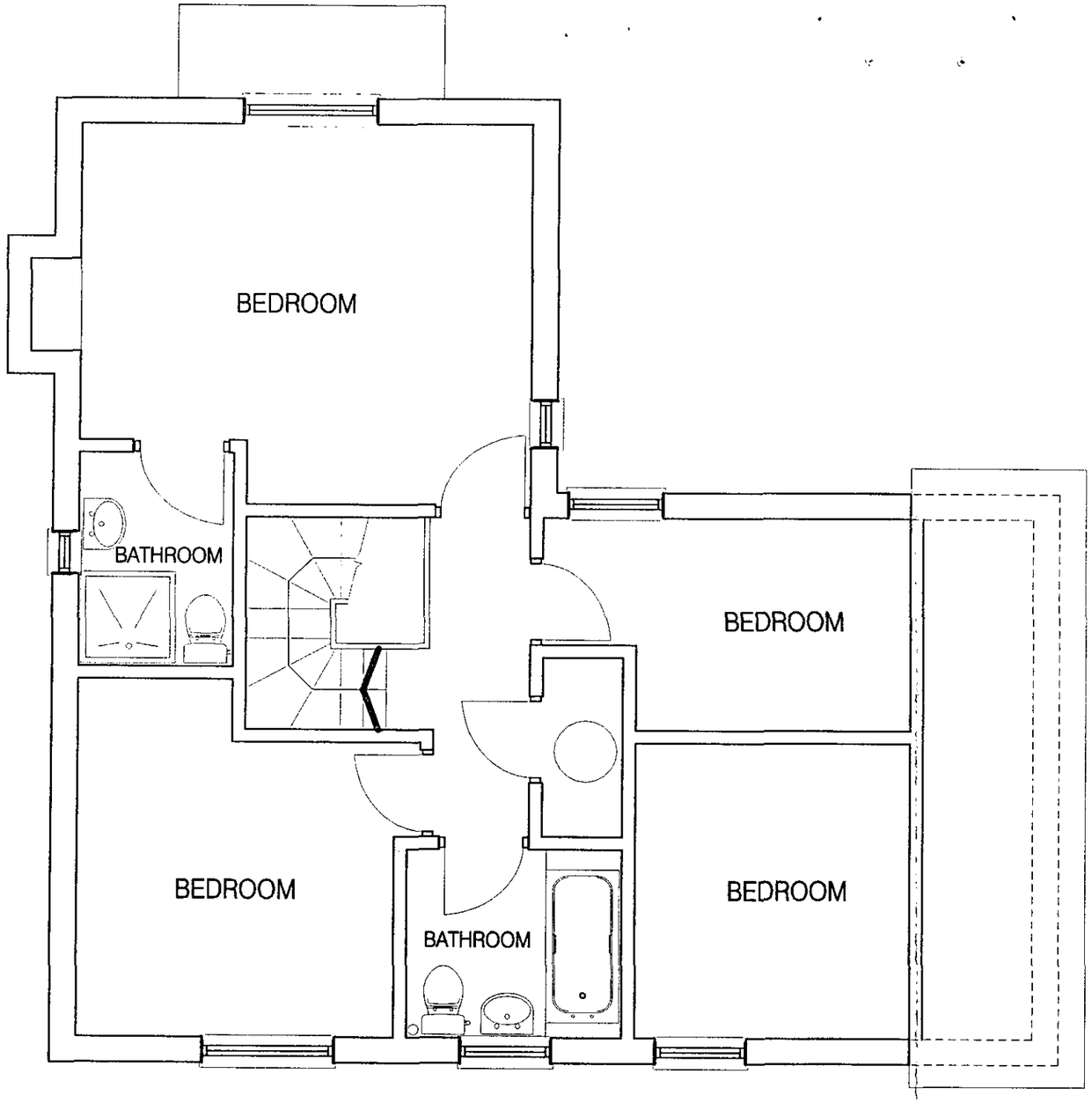

EXISTING FIRST FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Client: C WALDEN, 18 MARTINEAU LANE HURST, RG10 0SF

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PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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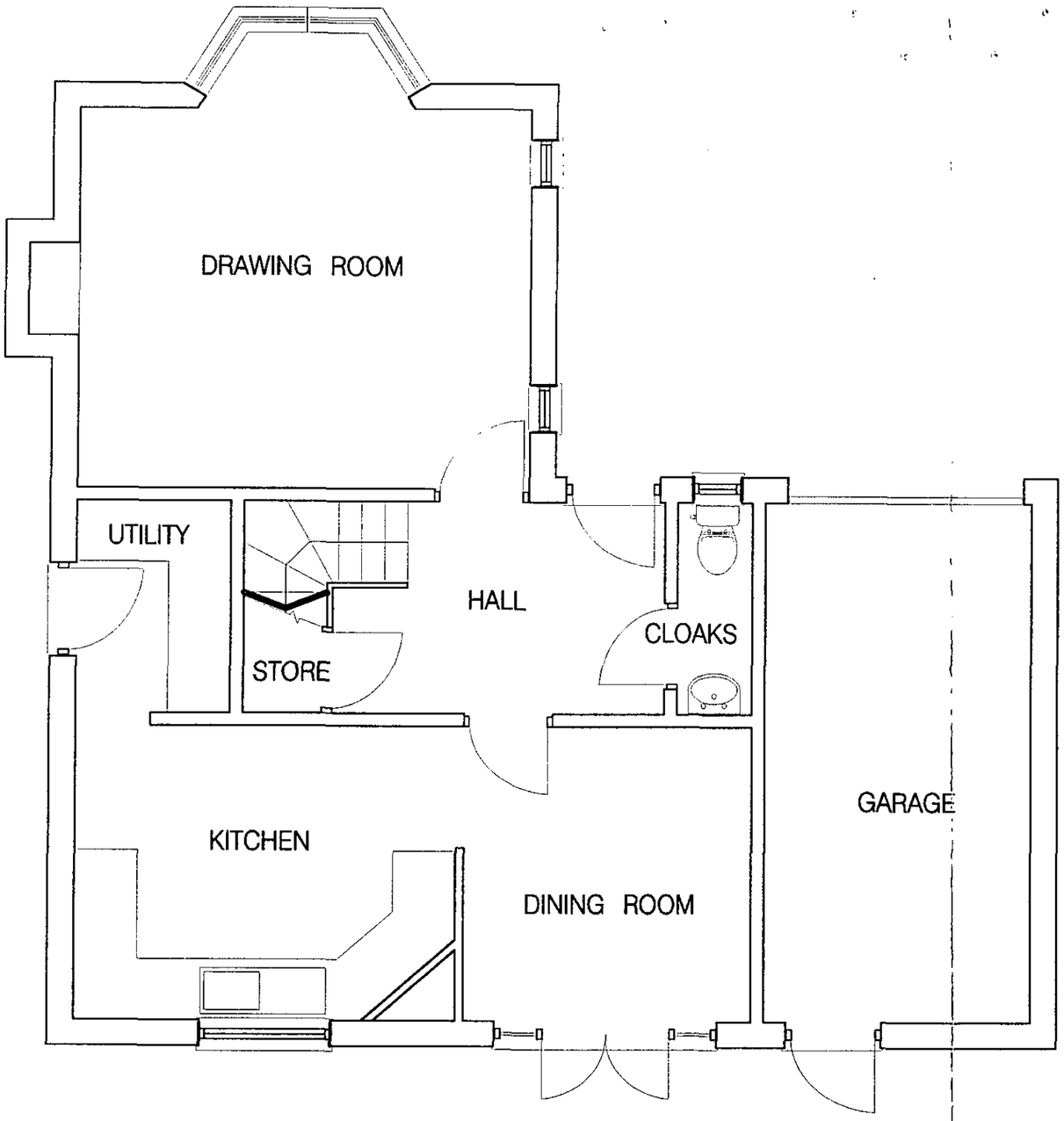
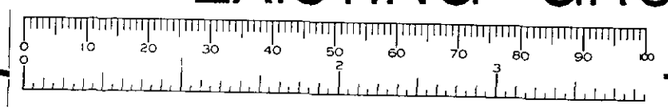


EXISTING GROUND FLOOR PLAN



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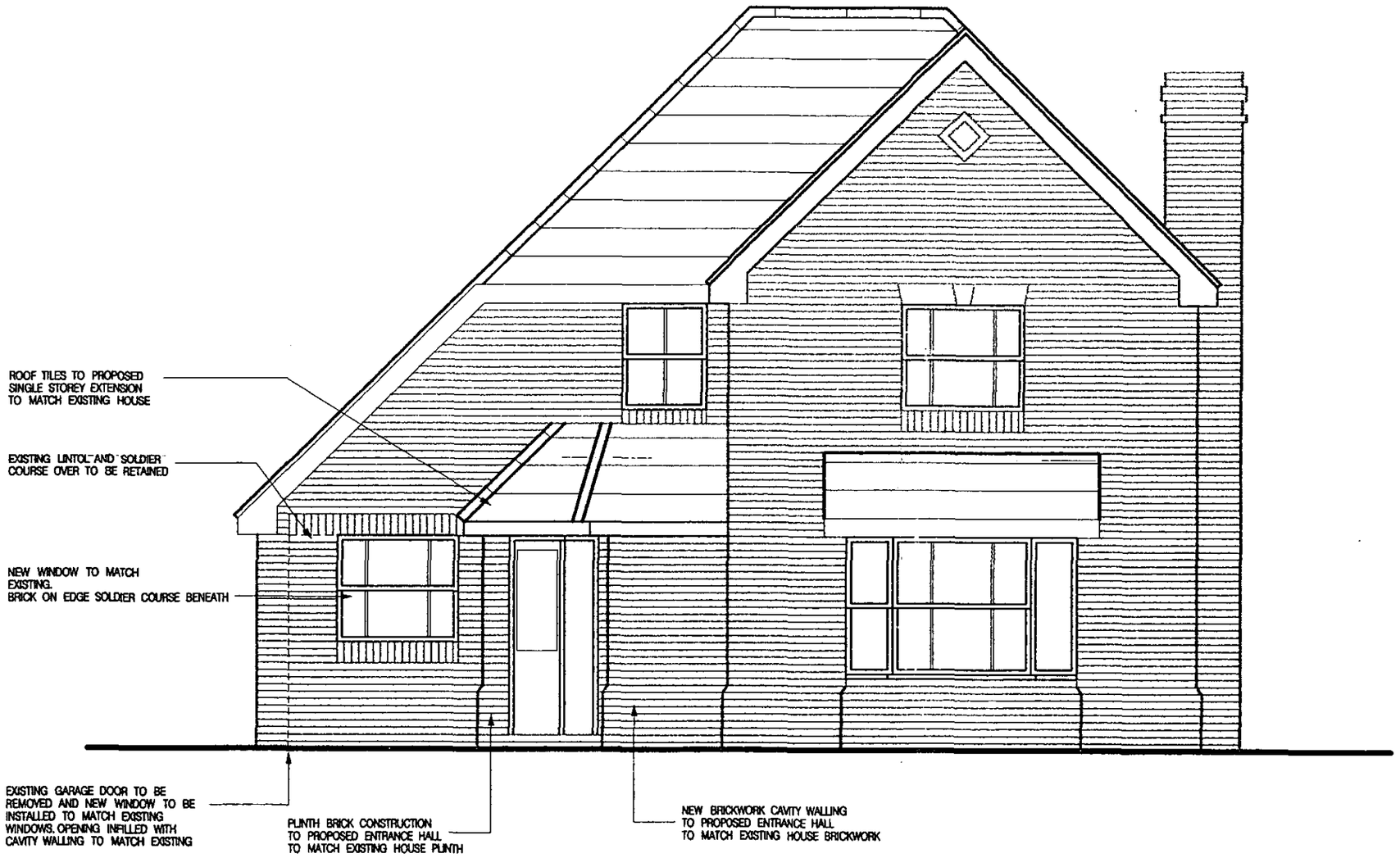

PROPOSED FRONT ELEVATION

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

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PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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PROPOSED SIDE ELEVATION

REVISED PLAN

APPROVED

	HPT
POL	TLS
	ENF
CS	

13 FEB 2002

COPIES TO: ACK: FILE:

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Client: C WALDEN, 18 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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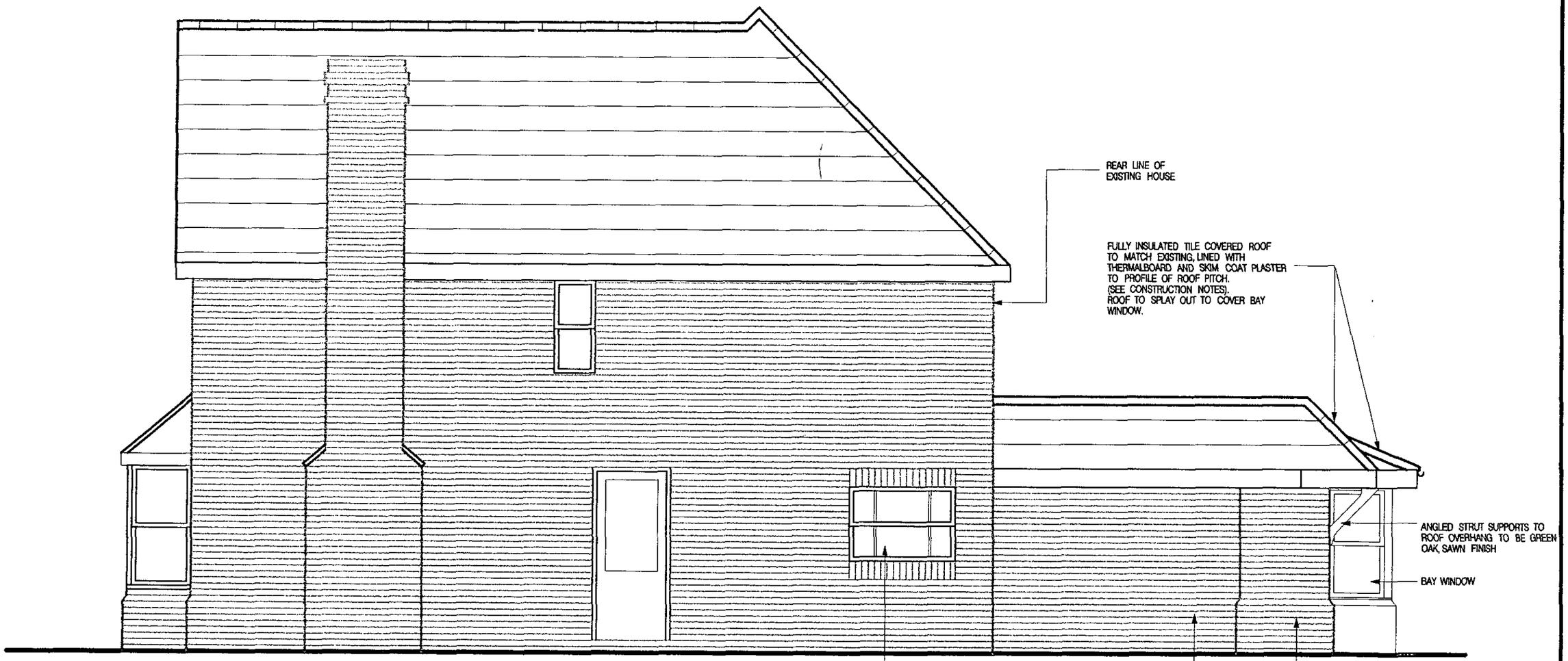

REVISED PLAN

PROPOSED SIDE ELEVATION

APPROVED

PLANNING SERVICES	
POL	
DC	
ASP	
CS	
13 FEB 2002	
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C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 009P Rev. A

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LINE OF BOUNDARY

WINDOW AT HIGH LEVEL OVER CENTRALLY LOCATED IN ROOM WALL TIMBER FRAMING SUPPORT TO ENDS OF RAFTERS AND WALL PLATE OVER

960

1033

EXISTING GARAGE DOOR TO BE REMOVED AND NEW WINDOW TO BE INSTALLED TO MATCH EXISTING WINDOWS. OPENING INFILLED WITH CAVITY WALLING TO MATCH EXISTING

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED NEW ENTRANCE HALL

STUDY

PLAYROOM

REAR LINE OF EXISTING HOUSE

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

CLOAKS

LINE OF 900x900 ROOFLIGHT OVER

EXISTING WINDOWS AND DOORS TO BE REMOVED. LINTOL RETAINED OVER

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

ENTRANCE HALL

DINING ROOM

BAY WINDOW CONSTRUCTION TO MATCH BAY AT FRONT OF HOUSE

EXISTING DOOR TO BE REMOVED. OPENING IN PARTITION TO BE WIDENED

BREAKFAST ROOM

LINE OF TIMBER TRUSS OVER

LINE OF WALL UNITS OVER

MAIN HALL

PROPOSED NEW BREAKFAST BAR

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

EXISTING WINDOW AND CAVITY WALLING BENEATH TO BE REMOVED TO FORM FULL HEIGHT OPENING TO SAME HEIGHT AS EXISTING WINDOW. NEW LINTOL OVER TO SPAN NEW OPENING.

2435

PROPOSED NEW KITCHEN INSTALLATION AND ISLAND UNIT

DRAWING ROOM

STORE

UTILITY

LINE OF TIMBER TRUSS OVER

KITCHEN

LINE OF 900x900 ROOFLIGHT OVER

LINE OF CANOPY OVER

PROPOSED NEW WINDOW IN EXISTING EXTERNAL WALL

1040

LINE OF BOUNDARY

4000

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

APPROVED

REVISED PLAN

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
TS	

13 FEB 2002

COPIES TO: ACK: FILE:

PROPOSED GROUND FLOOR PLAN

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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DRAWING NUMBER
2001/62 : WAL: 008BP Rev. A

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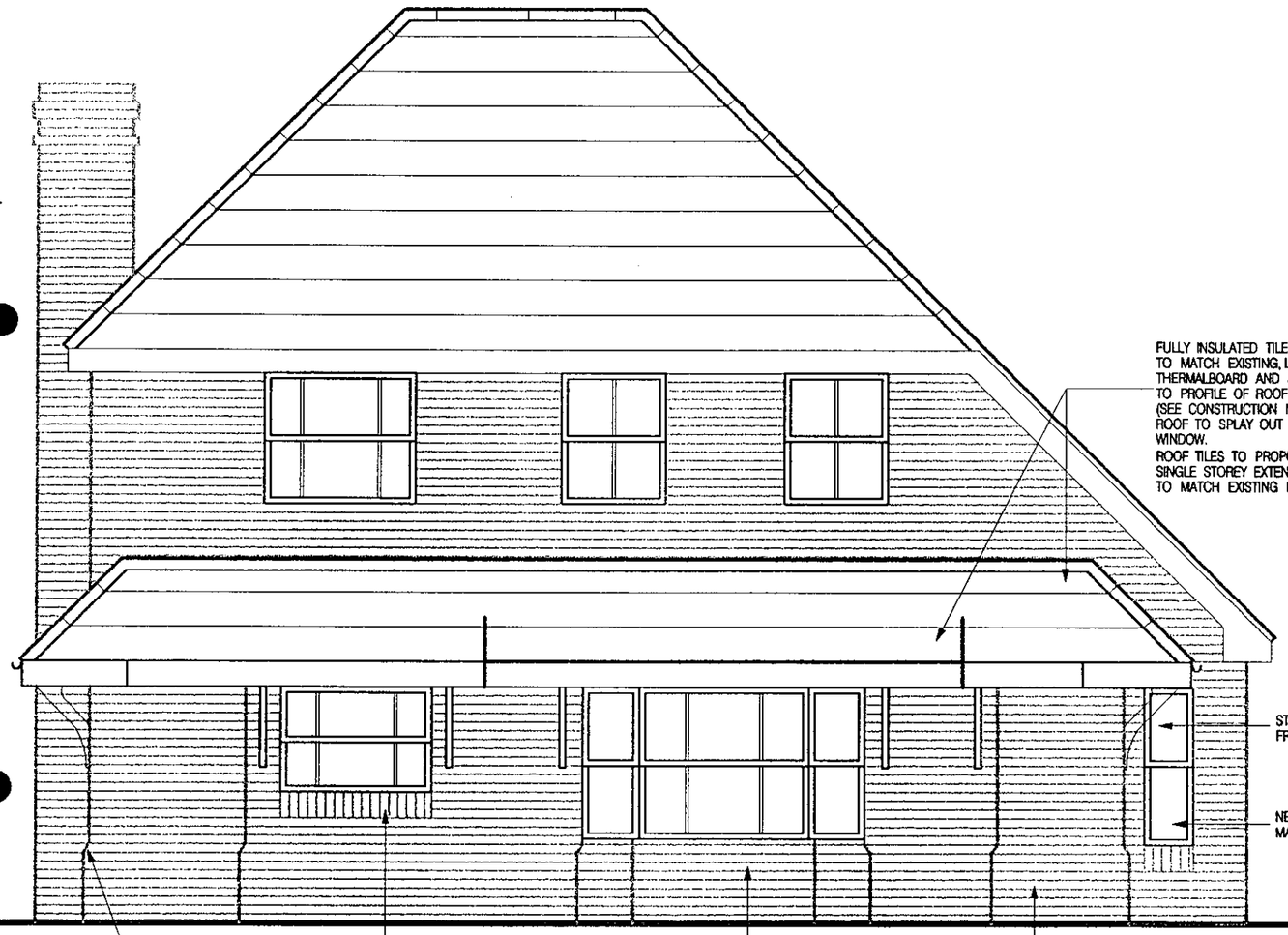
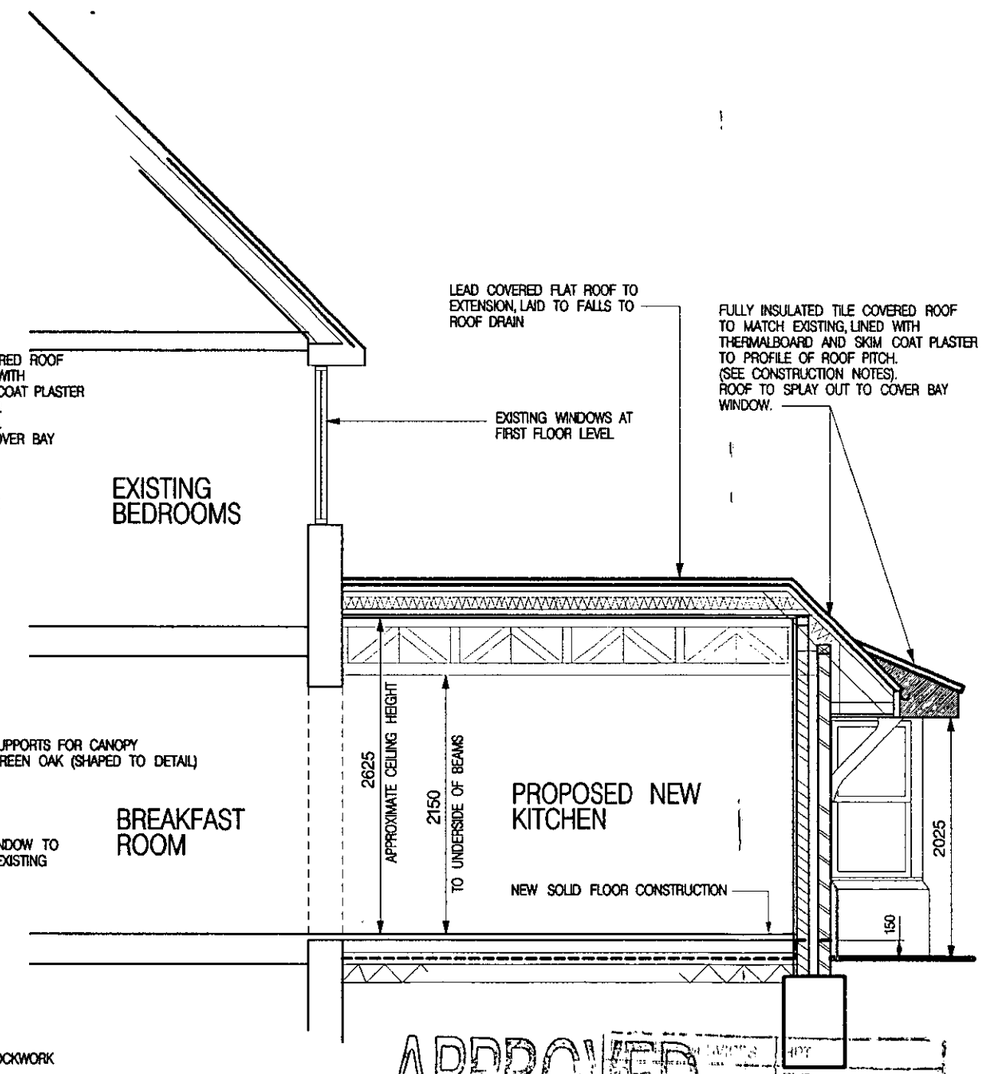


PROPOSED REAR ELEVATION



TYPICAL CROSS SECTION

APPROVED

REVISED PLAN

REVISED PLAN

0 10 20 30 40 50 60 70 80 90 100

0 2 3

C WALDEN, 16 MARTINEAU LANE
Client: HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 007AP Rev. A

PLANNING SERVICES	HPT53038
POL	TLS
DC HL	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:

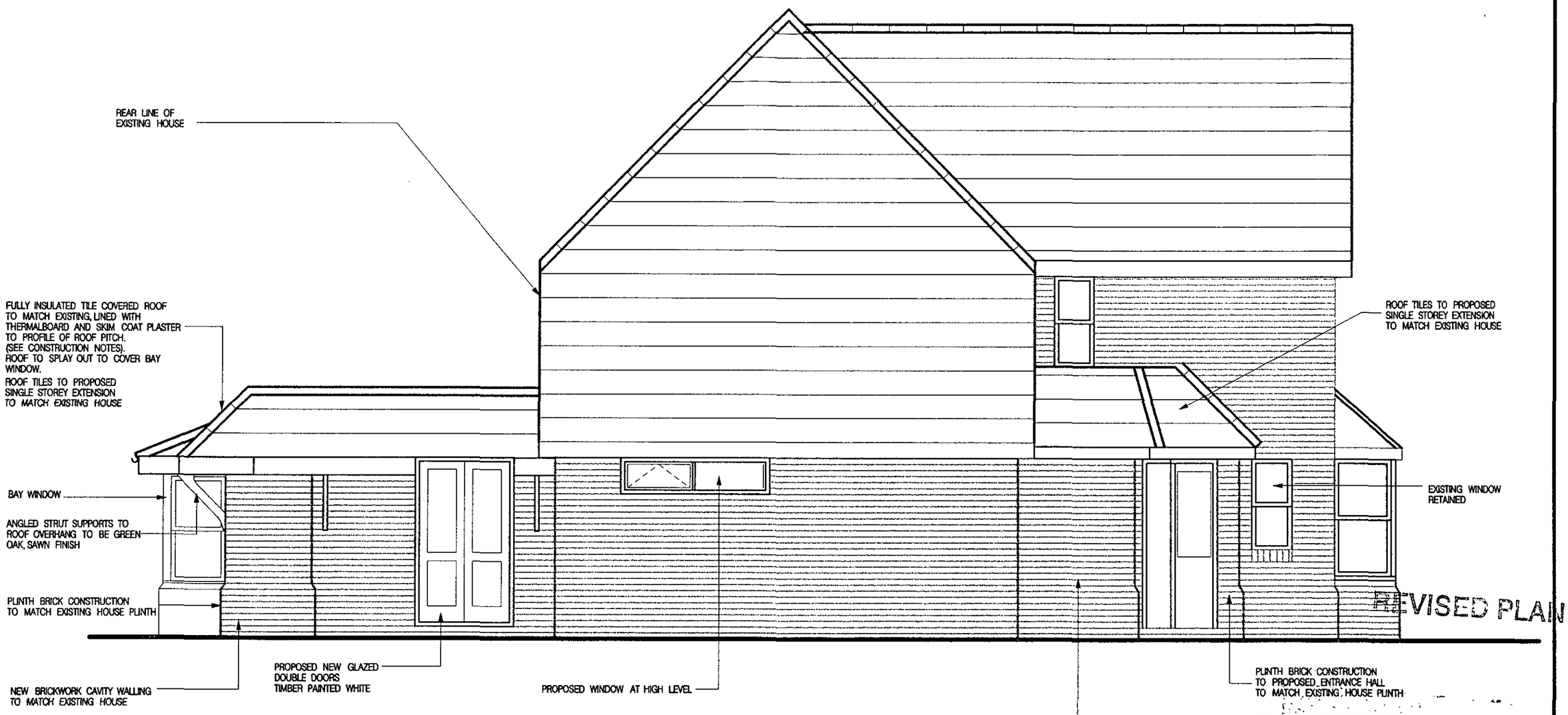
Attention of
Heidi Lynch.

- Please find enclosed drawings for 16, Martineau Lane, revised as discussed.

- Regards

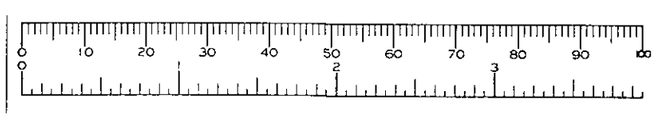
Gretchen

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY



PROPOSED SIDE ELEVATION

APPROVED



Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

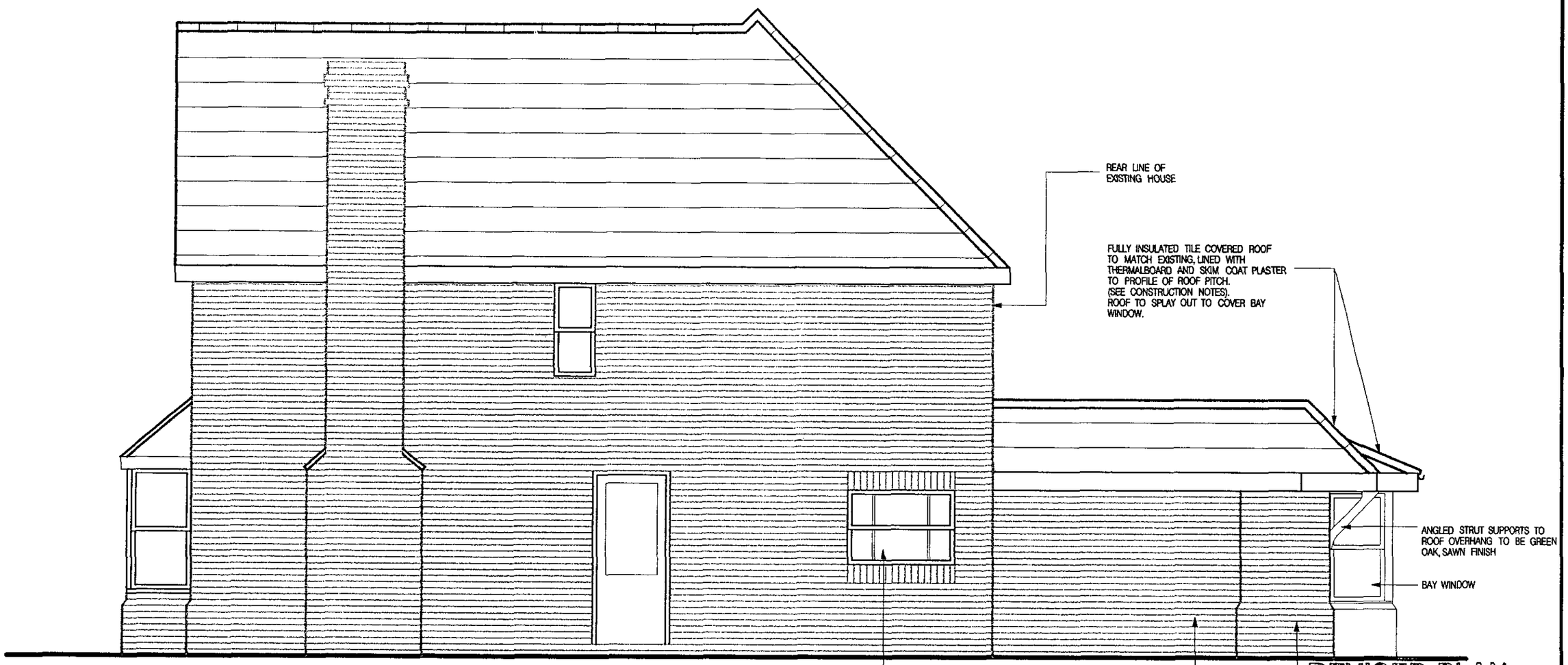
PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 010P Rev. A

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY



REVISED PLAN

PROPOSED SIDE ELEVATION

APPROVED

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	

13 FEB 2002

ACK

Client : C WALDEN, 18 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1:50 Date : JULY 2001

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

DRAWING NUMBER
2001/62 : WAL: 009P Rev. A

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY

LINE OF BOUNDARY

EXISTING GARAGE DOOR TO BE REMOVED AND NEW WINDOW TO BE INSTALLED TO MATCH EXISTING WINDOWS. OPENING INFILLED WITH CAVITY WALLING TO MATCH EXISTING

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED NEW ENTRANCE HALL

WINDOW AT HIGH LEVEL OVER CENTRALLY LOCATED IN ROOM WALL TIMBER FRAMING SUPPORT TO ENDS OF RAFTERS AND WALL PLATE OVER

960

1033

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

STUDY

PLAYROOM

REAR LINE OF EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

CLOAKS

LINE OF 900x900 ROOFLIGHT OVER

EXISTING WINDOWS AND DOORS TO BE REMOVED. LINTOL RETAINED OVER

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

ENTRANCE HALL

DINING ROOM

BAY WINDOW CONSTRUCTION TO MATCH BAY AT FRONT OF HOUSE

EXISTING DOOR TO BE REMOVED. OPENING IN PARTITION TO BE WIDENED

BREAKFAST ROOM

LINE OF TIMBER TRUSS OVER

MAIN HALL

LINE OF WALL UNITS OVER

PROPOSED NEW BREAKFAST BAR

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

EXISTING WINDOW AND CAVITY WALLING BENEATH TO BE REMOVED TO FORM FULL HEIGHT OPENING TO SAME HEIGHT AS EXISTING WINDOW. NEW LINTOL OVER TO SPAN NEW OPENING.

2435

PROPOSED NEW KITCHEN INSTALLATION AND ISLAND UNIT

DRAWING ROOM

STORE

UTILITY

LINE OF TIMBER TRUSS OVER

KITCHEN

LINE OF 900x900 ROOFLIGHT OVER

LINE OF CANOPY OVER

1040

PROPOSED NEW WINDOW IN EXISTING EXTERNAL WALL

LINE OF BOUNDARY

4000

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED GROUND FLOOR PLAN

REVISED PLAN

APPROVED

PLANNING SERVICES	HPT
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DC	EMF
APP	
CS	

13 FEB 200[illegible]

COPIES TO: [illegible] FILE:

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

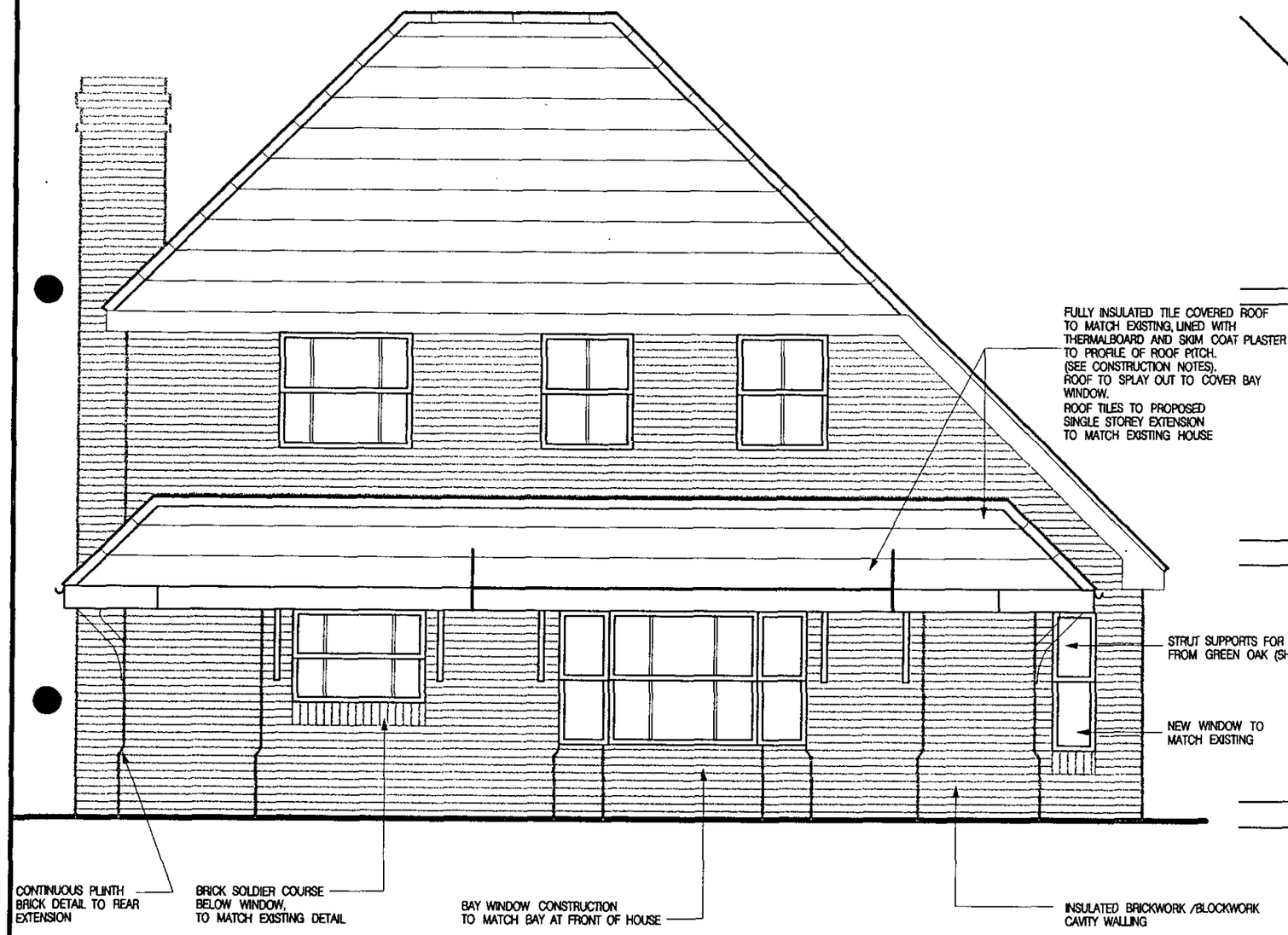
PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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

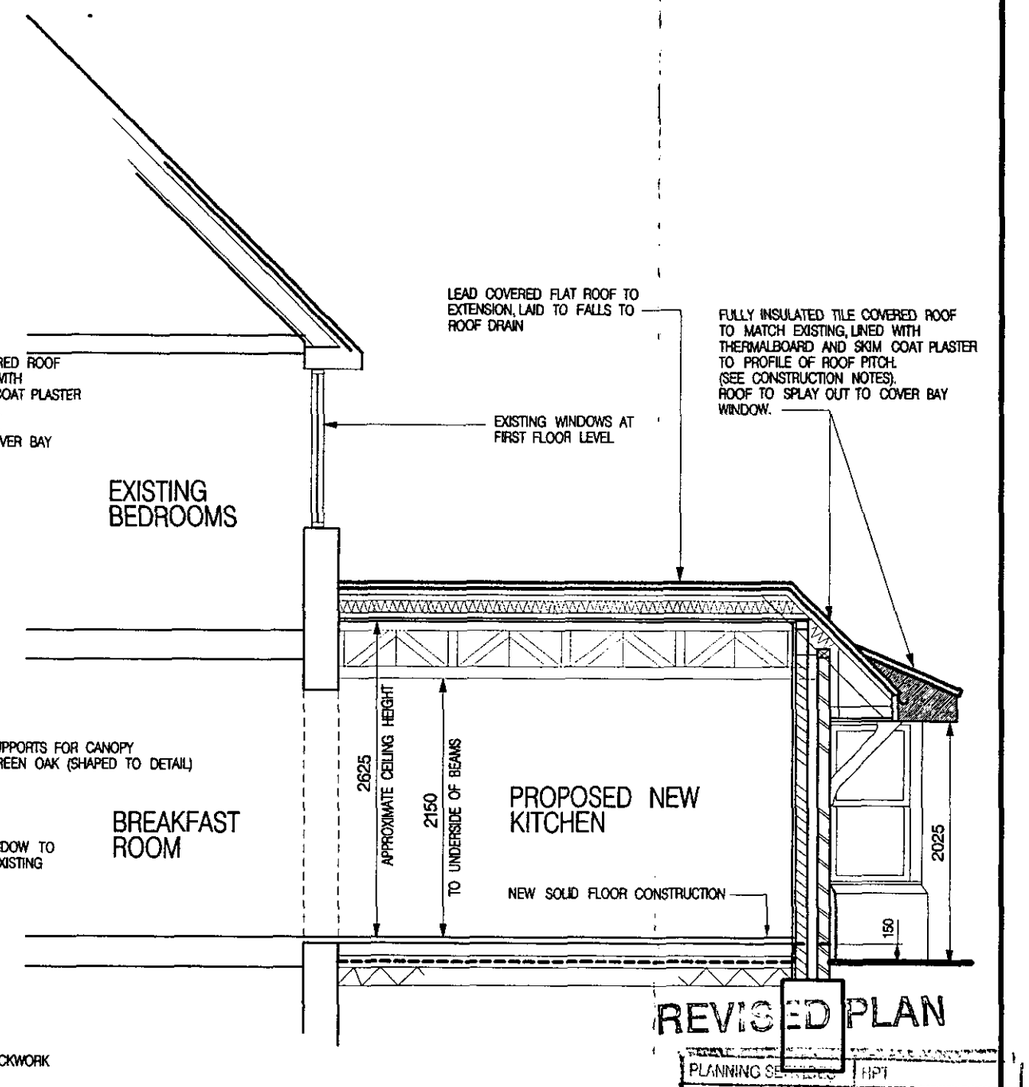
scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 0088P Rev. A

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY



PROPOSED REAR ELEVATION



TYPICAL CROSS SECTION

REVISED PLAN

PLANNING SERVICES	HPT
POL	TLS
BC	NF
TP	
CS	

APPROVED

13 FEB 2002

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

COPIES TO: ACK:

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

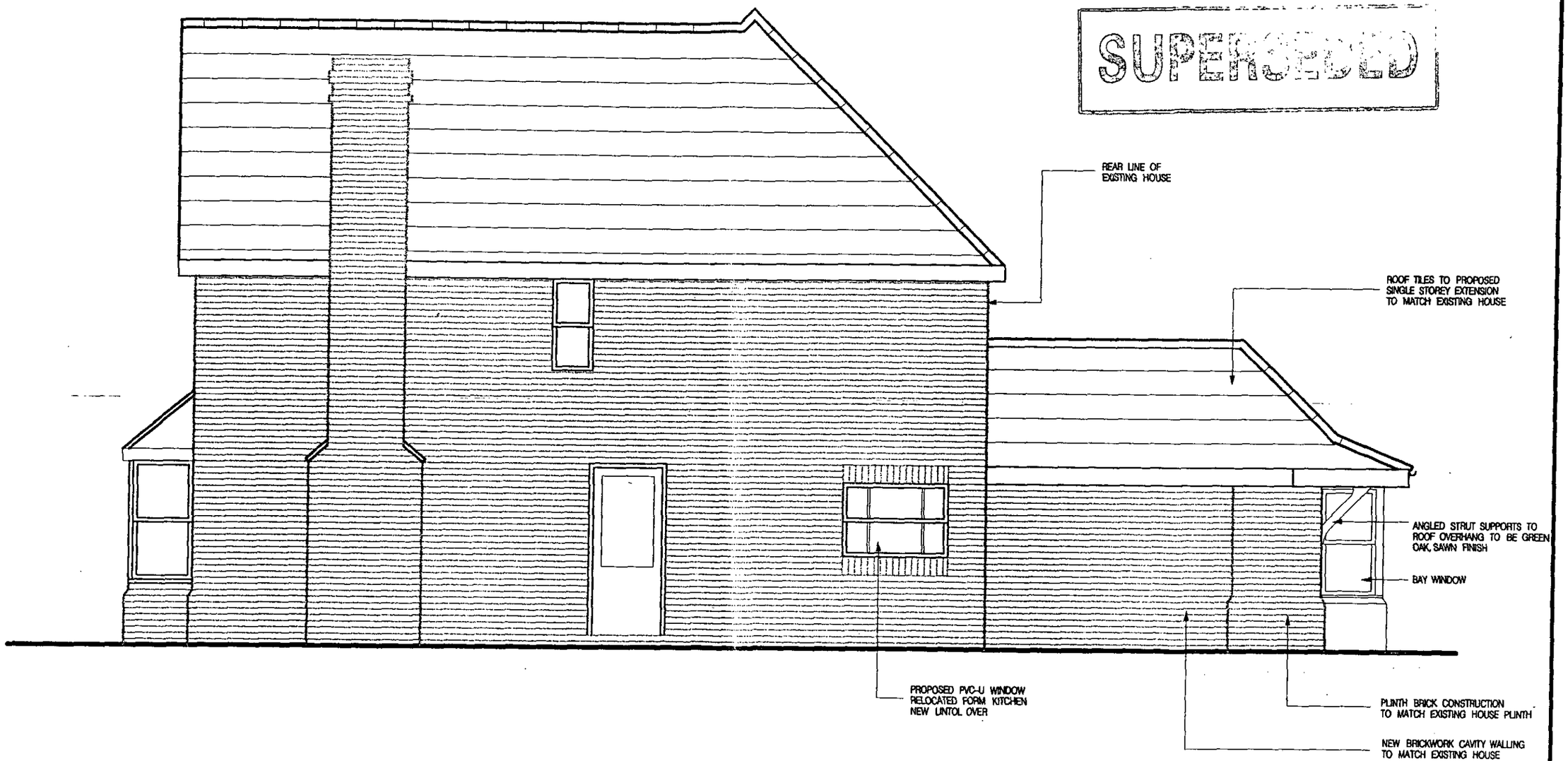
scale : 1 : 50 Date : JULY 2001

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

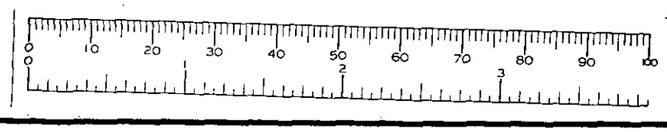
DRAWING NUMBER
2001/62 : WAL: 007AP Rev. A

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY

SUPERSEDED



PROPOSED SIDE ELEVATION



Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 009P

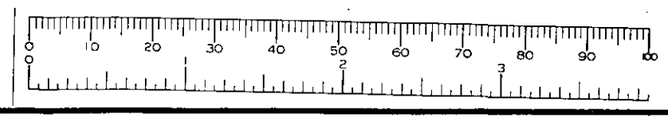
29.NOV.2001 5360

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY

SUPERSEDED



PROPOSED SIDE ELEVATION



C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 0SF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 010P

29.NOV.2001* 5560

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY

LINE OF BOUNDARY

EXISTING GARAGE DOOR TO BE REMOVED AND NEW WINDOW TO BE INSTALLED TO MATCH EXISTING WINDOWS. OPENING INFILLED WITH CAVITY WALLING TO MATCH EXISTING

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960

1033

STUDY

PLAYROOM

REAR LINE OF EXISTING HOUSE

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

CLOAKS

EXISTING WINDOWS AND DOORS TO BE REMOVED. LINTOL RETAINED OVER

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EXISTING DOOR TO BE REMOVED. OPENING IN PARTITION TO BE WIDENED

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BREAKFAST ROOM

LINE OF TIMBER TRUSS OVER

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2435

PROPOSED NEW KITCHEN INSTALLATION AND ISLAND UNIT

DRAWING ROOM

STORE

UTILITY

LINE OF TIMBER TRUSS OVER

KITCHEN

LINE OF 900x900 ROOFLIGHT OVER

LINE OF CANOPY OVER

SUPERSEDED

1040

PROPOSED NEW WINDOW IN EXISTING EXTERNAL WALL

LINE OF BOUNDARY

4000

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED GROUND FLOOR PLAN

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

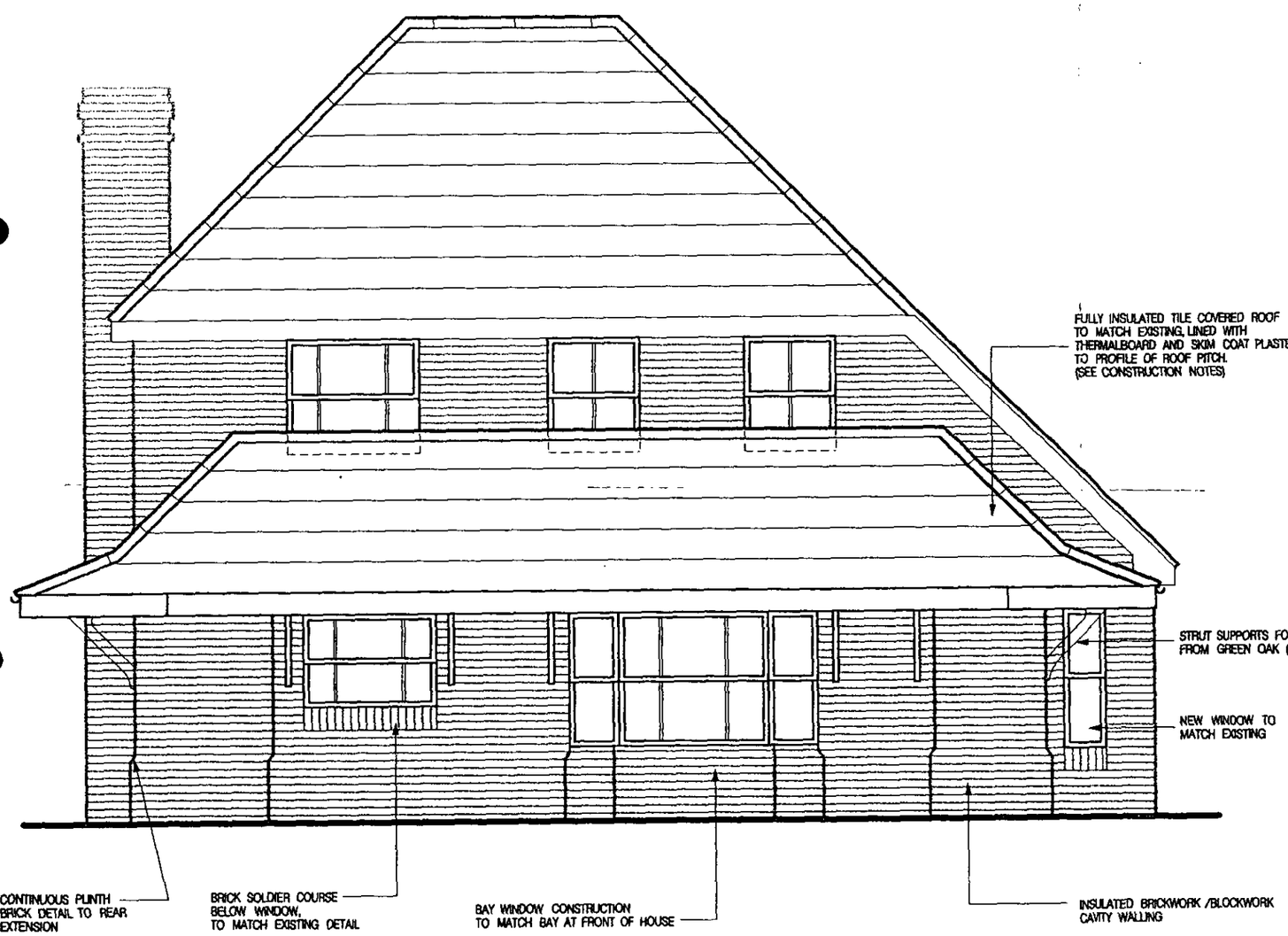
DRAWING NUMBER 2001/62 : WAL: 008BP

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

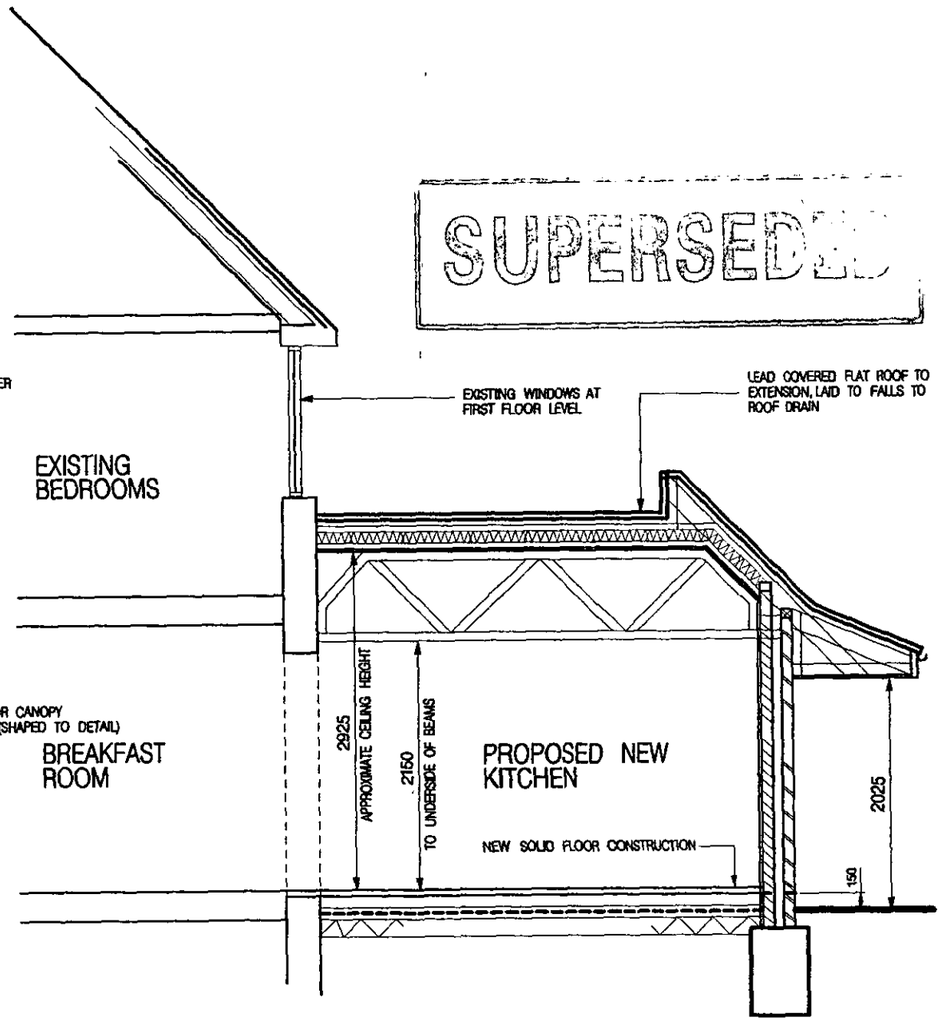
29.NOV.2001 ★ 5360

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY

SUPERSEDED



PROPOSED REAR ELEVATION



TYPICAL CROSS SECTION

C WALDEN, 16 MARTINEAU LANE
Client: HURST, RG10 0SF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 007AP

ENVIRONMENT AGENCY

Our Ref : SP/2001/004968-1/1
Your Ref : F/2001/5360

Date : 15 January 2002

PLANNING SERVICES	HPT51957
POL	TLS
DC HL	ENF
APP	
CS	
18 JAN 2002	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

REAR EXTENSION TO DWELLING AND GARAGE CONVERSION AT 16 MARTINEAU LANE, HURST, READING

Thank you for your letter dated 03rd December 2001, received on 05th December 2001. Please quote the following reference in any correspondence: **SU77SE/20/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ. Tel no.01276 454300, Fax no:01276 454301

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

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design

of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

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. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: G Taverner

Heidi Lynch

From: Andy Glencross
Sent: Friday, December 07, 2001 4:57 PM
To: Heidi Lynch
Subject: Planning Application F/2001/5360 16 Martineau Lane Hurst

Hi Heidi

This application is over 460metres from the nearest great crested newt breeding pond and separated form it by a road. It is unlikely that newts would reach this site. There maybe significant alterations to the roof spaces during the conversion of the garage area.

Consequently I suggest we attach the following two informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 03 December 2001

Application Number: F/2001/5360

Proposal: Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.

Parish: HURST PARISH

Site Address:
16, Martineau Lane, Hurst, Reading.

Applicant:
Mr C Walden 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).

C122, R122.

Signed: _____ **Print name:** AC 05/12/01

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

28th December, 2001

POL	TLS
DC	ENF
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE:

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/2001/5360

I refer to the above-mentioned Application by Mr. C. Walden of 16 Martineau Lane, Hurst; proposed single storey rear extension to dwelling, conversion of garage to study/playroom and new front porch.

My Council object to this Application on the grounds that the rear extension is inappropriate to the accommodation, the loss of garage is likely to mean unsightly outside parking and the proposed front porch will detrimentally affect the appearance of the property.

Is the property subject to covenants regarding alterations, particularly of the garage accommodation?

Yours sincerely,

Clerk

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5360
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2001/5360

Proposal:
Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.

Location:
16, 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/2001/5360 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch 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 6442

Date: **03 December 2001**

My ref: F/2001/5360

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/2001/5360
16, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5360**
16, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling, conversion of garage to study/ playroom and new front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 NOV 2001~~ Valid 29 NOV 2001

Officer: HL | Application No. F/2001/5360

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, CONVERSION OF GARAGE TO STUDY/PLAYROOM AND NEW FRONT PORCH

Location: 16 MARTINEAU LANE

Parish: HURST Ward: HURST

Applicant: MR C WALDEN

Fee (8) 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	parking layout	phoned 16/11	✓ 29/11
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevations do not show bay window of dining room. 16/11		✓
6	Floor plans		to follow	29/11
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 : 3/12 ..... 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 - Landfill Consultation: Groundwater Prot. 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:

.....

D. Pastures, A. Glencross re Newts

No pre-apps

NEIGHBOURS:

S/N + see map.

29.NOV.2001 5360

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
29 NOV 2001	
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PLANNING DEPT

Mrs HURST

Amended dwgs as requested for 16. Martineau Lane

A. Tavener

29.NOV.2001 * 5360

Environmental Services

For office use only.
Application number:

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. C. WALDEN 16 MARTINEAU LANE HURST, RG10 0SF.
2	Agent's Name Address and postcode Phone number	G. TAVENER Carrington, Wokingham Rd., Hurst. Berks. RG10 0RU 07702 054129.
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.	16, Martineau Lane, Hurst. RG10 0SF.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension.
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.	Brickwork and 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: C. Walden. on behalf of C. Walden.

Date 26.10.0

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

1933

ADDRESS 16 MARTINHAU LANE PARISH HURST

PLOT No. 2 ORD. SHEET No. SU. 797363

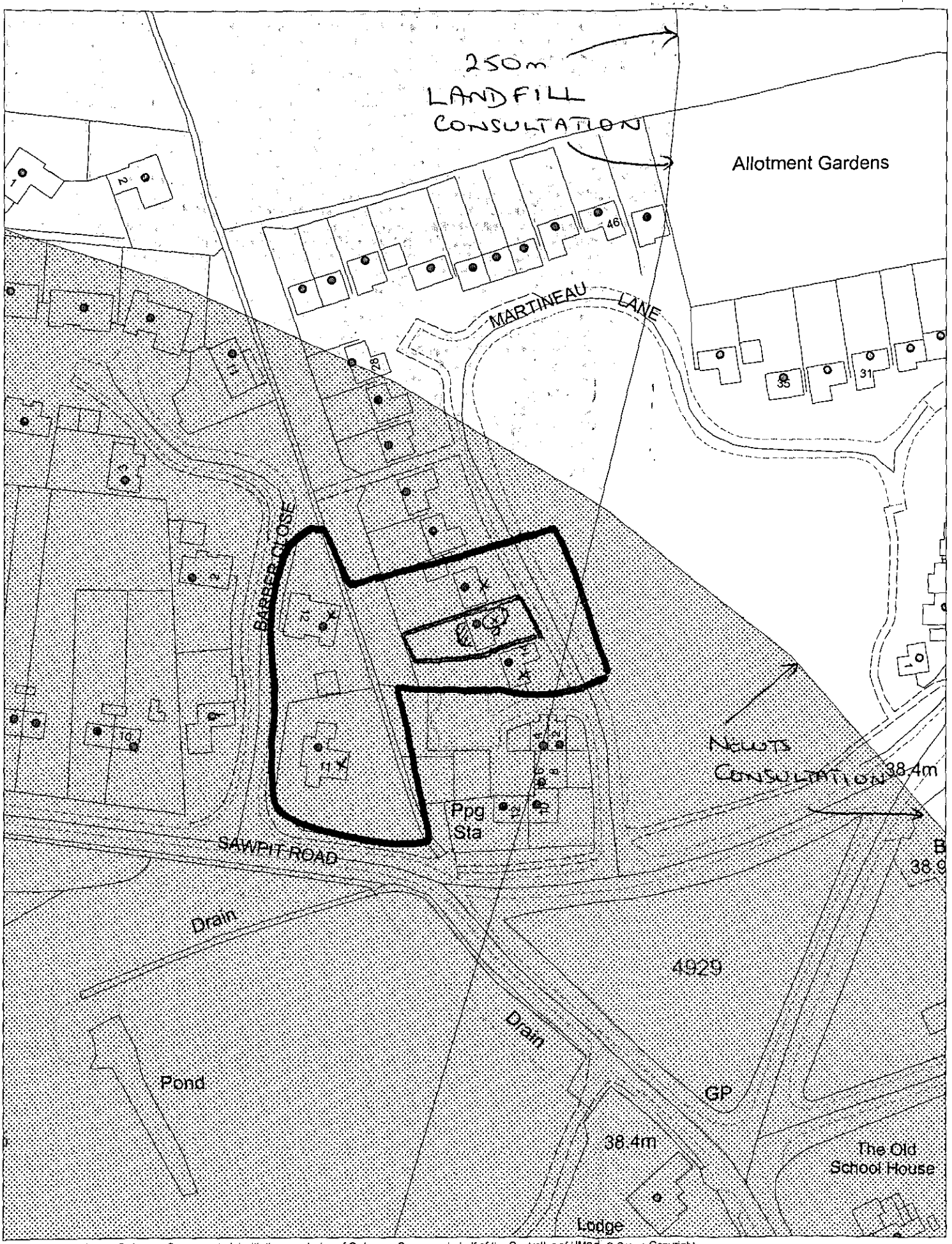
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41322	WDC	O/L.	2.8.93	REF
41813	BAYANI	DET. HOUSE & GARAGE	15.12.93	C/A
FP94/2251	"	"	31.3.94	C/APP

MINISTRY DECISION

SPECIAL ORDERS

29.NOV.2001 * 5360



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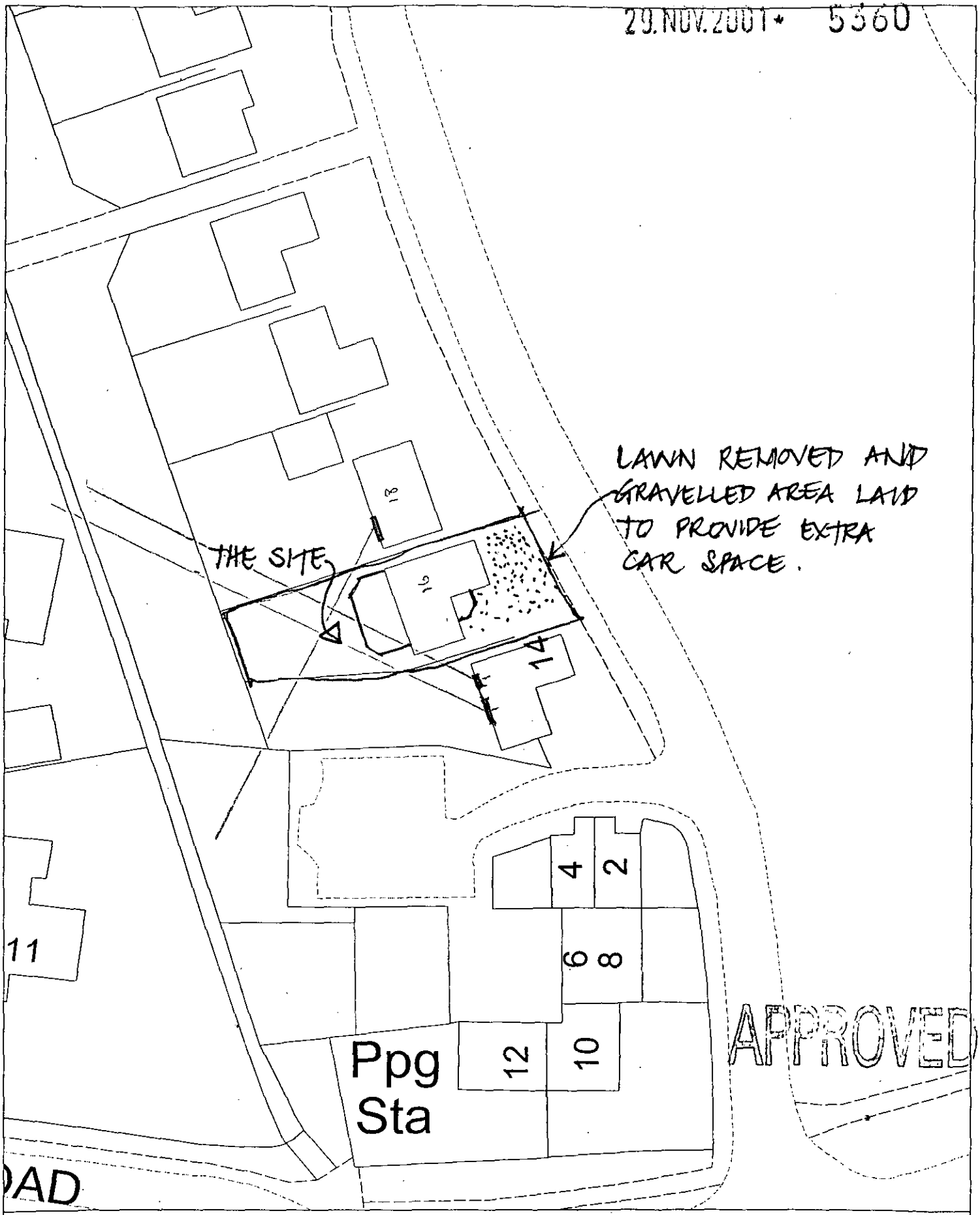
Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001

Scale: 1 : 1250



Site Plan, Scale: 1 to 500

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Date: 29 October 2001

N
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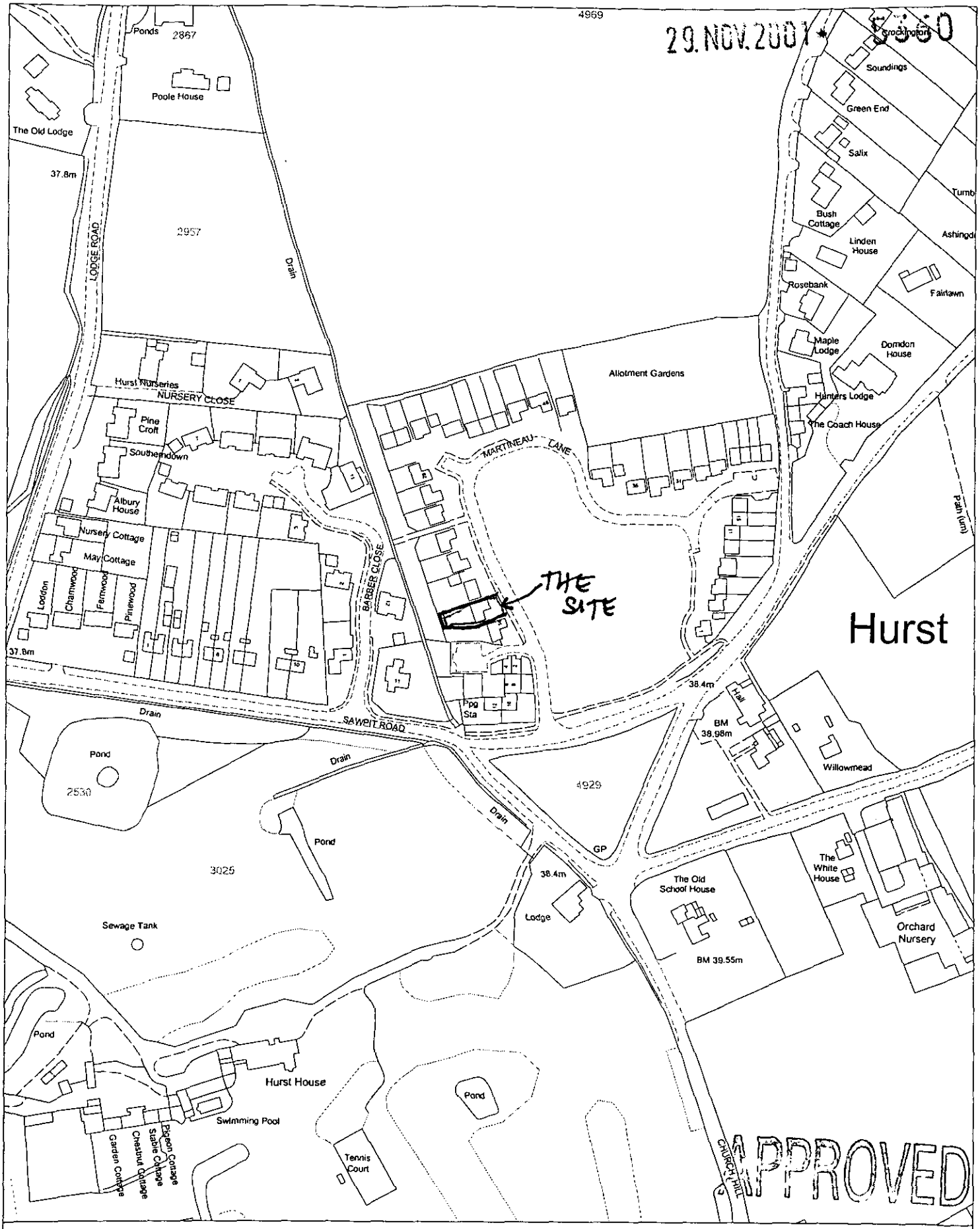

Site Plan, Scale: 1 to 2500

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Date: 29 October 2001

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29.NOV.2001* 5360

THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY



PROPOSED FRONT ELEVATION

APPROVED 9/1/02

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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

DRAWING NUMBER
2001/62 : WAL: 011P

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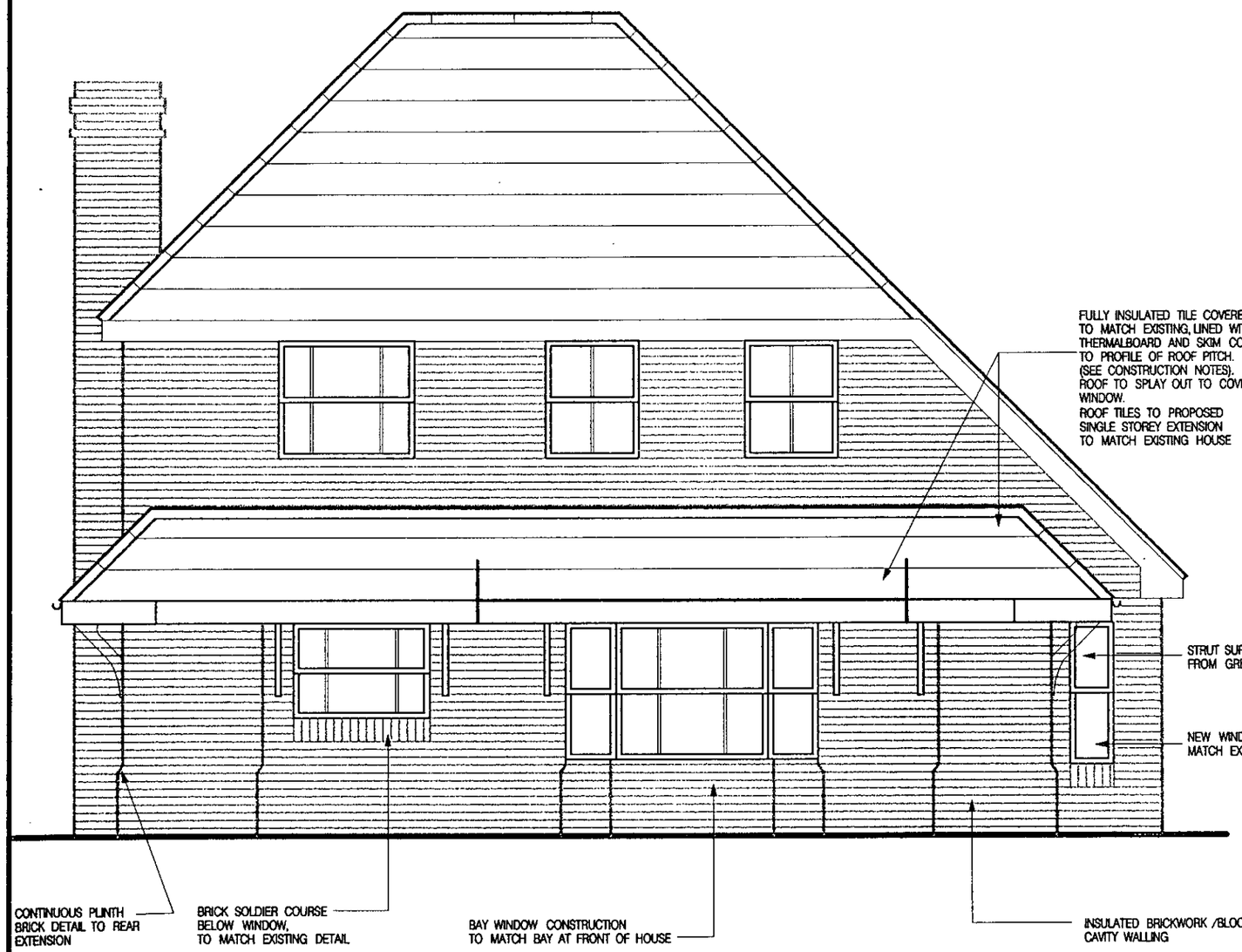
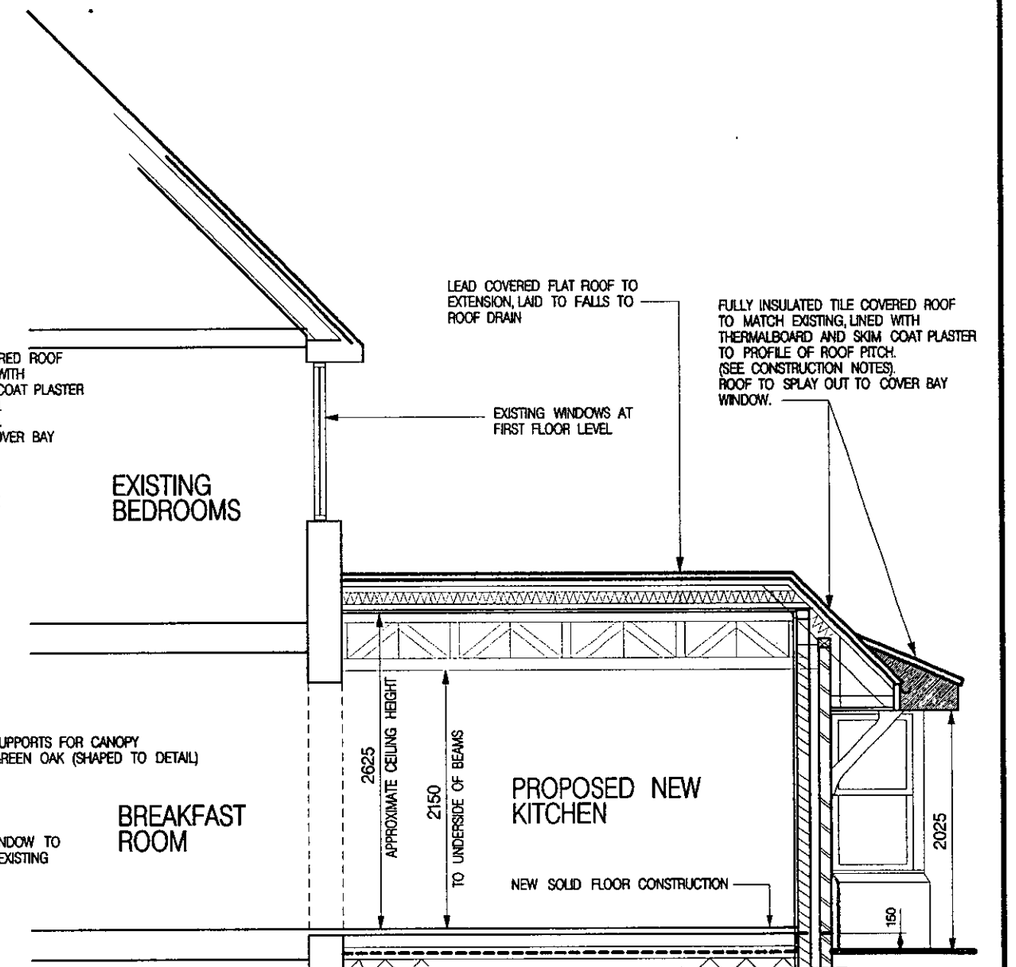


PROPOSED REAR ELEVATION



TYPICAL CROSS SECTION

APPROVED

PLANNING SERVICES	
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DC	
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	18 FEB 2002
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REVISED PLAN

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 007AP Rev A

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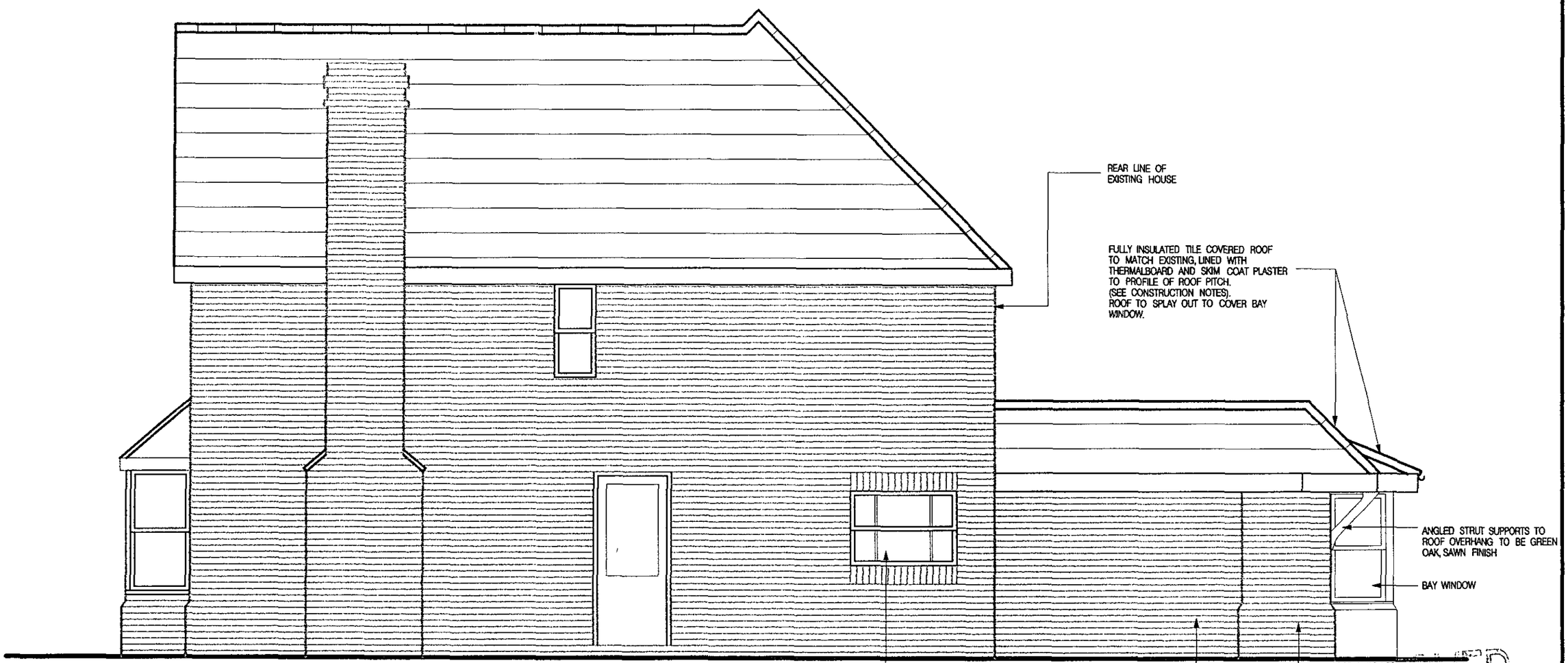

APPROVED

PLANNING SEC	
POL	TLS
DC	
APP	
CS	

13 FEB 2002

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PROPOSED SIDE ELEVATION

REVISED PLAN

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

scale : 1:50 Date : JULY 2001

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architects, planning and design consultants
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DRAWING NUMBER
2001/62 : WAL 009P Rev. A

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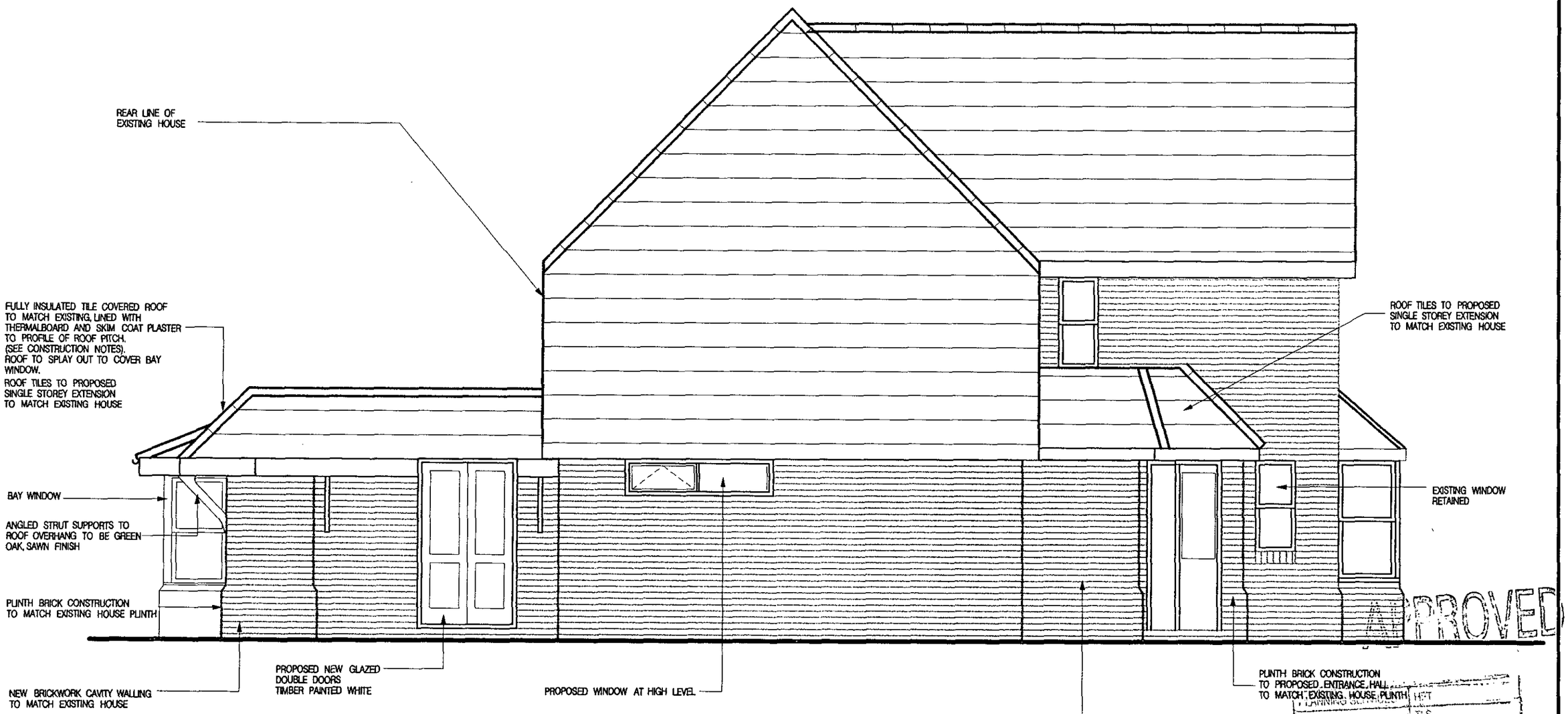

APPROVED

PROPOSED SIDE ELEVATION

REVISED PLAN

PLANNING SUPPORT | HPT | TLS | DMF | APP. | CS | 13 FEB 2002 | COPIES TO | ACK | FILE

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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Hurst, Berks. tel. 01189 343210

DRAWING NUMBER
2001/62 : WAL: 010P Rev. A

LINE OF BOUNDARY

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EXISTING GARAGE DOOR TO BE REMOVED AND NEW WINDOW TO BE INSTALLED TO MATCH EXISTING WINDOWS. OPENING INFILLED WITH CAVITY WALLING TO MATCH EXISTING

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED NEW ENTRANCE HALL

WINDOW AT HIGH LEVEL OVER CENTRALLY LOCATED IN ROOM WALL. TIMBER FRAMING SUPPORT TO ENDS OF RAFTERS AND WALL PLATE OVER

960

1033

STUDY

PLAYROOM

REAR LINE OF EXISTING HOUSE

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

CLOAKS

EXISTING WINDOWS AND DOORS TO BE REMOVED. LINTOL RETAINED OVER

LINE OF 900x900 ROOFLIGHT OVER

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

ENTRANCE HALL

EXISTING DOOR TO BE REMOVED. OPENING IN PARTITION TO BE WIDENED

DINING ROOM

BAY WINDOW CONSTRUCTION TO MATCH BAY AT FRONT OF HOUSE

BREAKFAST ROOM

LINE OF TIMBER TRUSS OVER

LINE OF WALL UNITS OVER

MAIN HALL

PROPOSED NEW BREAKFAST BAR

LINE OF TIMBER TRUSS OVER

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

EXISTING WINDOW AND CAVITY WALLING BENEATH TO BE REMOVED TO FORM FULL HEIGHT OPENING TO SAME HEIGHT AS EXISTING WINDOW. NEW LINTOL OVER TO SPAN NEW OPENING.

2435

PROPOSED NEW KITCHEN INSTALLATION AND ISLAND UNIT

DRAWING ROOM

STORE

UTILITY

LINE OF TIMBER TRUSS OVER

KITCHEN

LINE OF 900x900 ROOFLIGHT OVER

LINE OF CANOPY OVER

APPROVED

REVISED PLAN

1040

PROPOSED NEW WINDOW IN EXISTING EXTERNAL WALL

LINE OF BOUNDARY

4000

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED GROUND FLOOR PLAN

C WALDEN, 16 MARTINEAU LANE
Client: HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 008BP Rev. A

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9/5/02

29.NOV.2001* 5360

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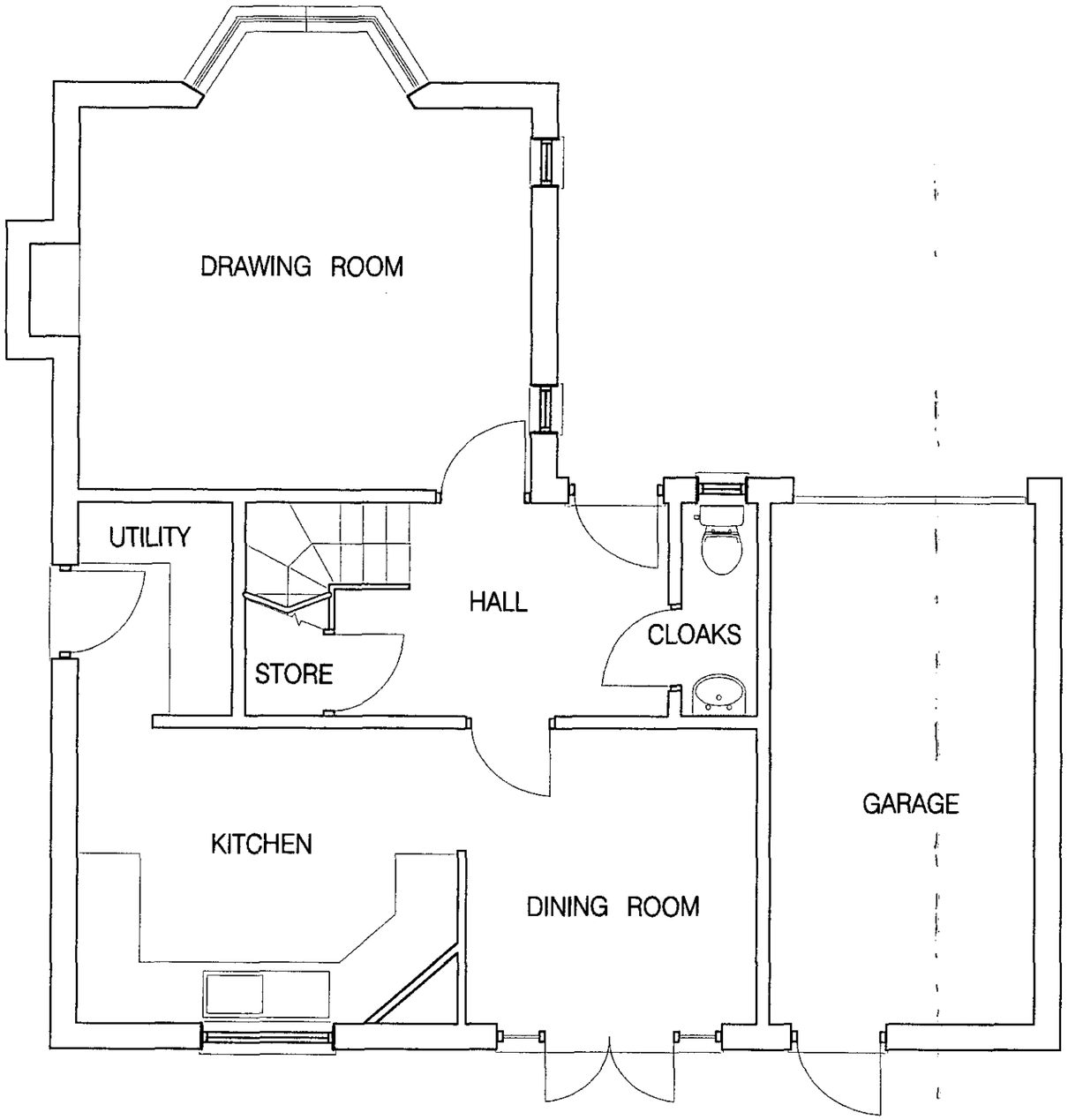

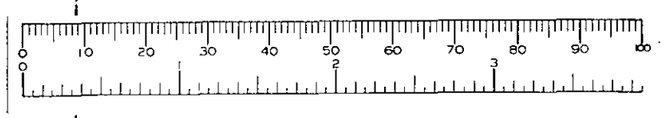

EXISTING GROUND FLOOR PLAN

APPROVED

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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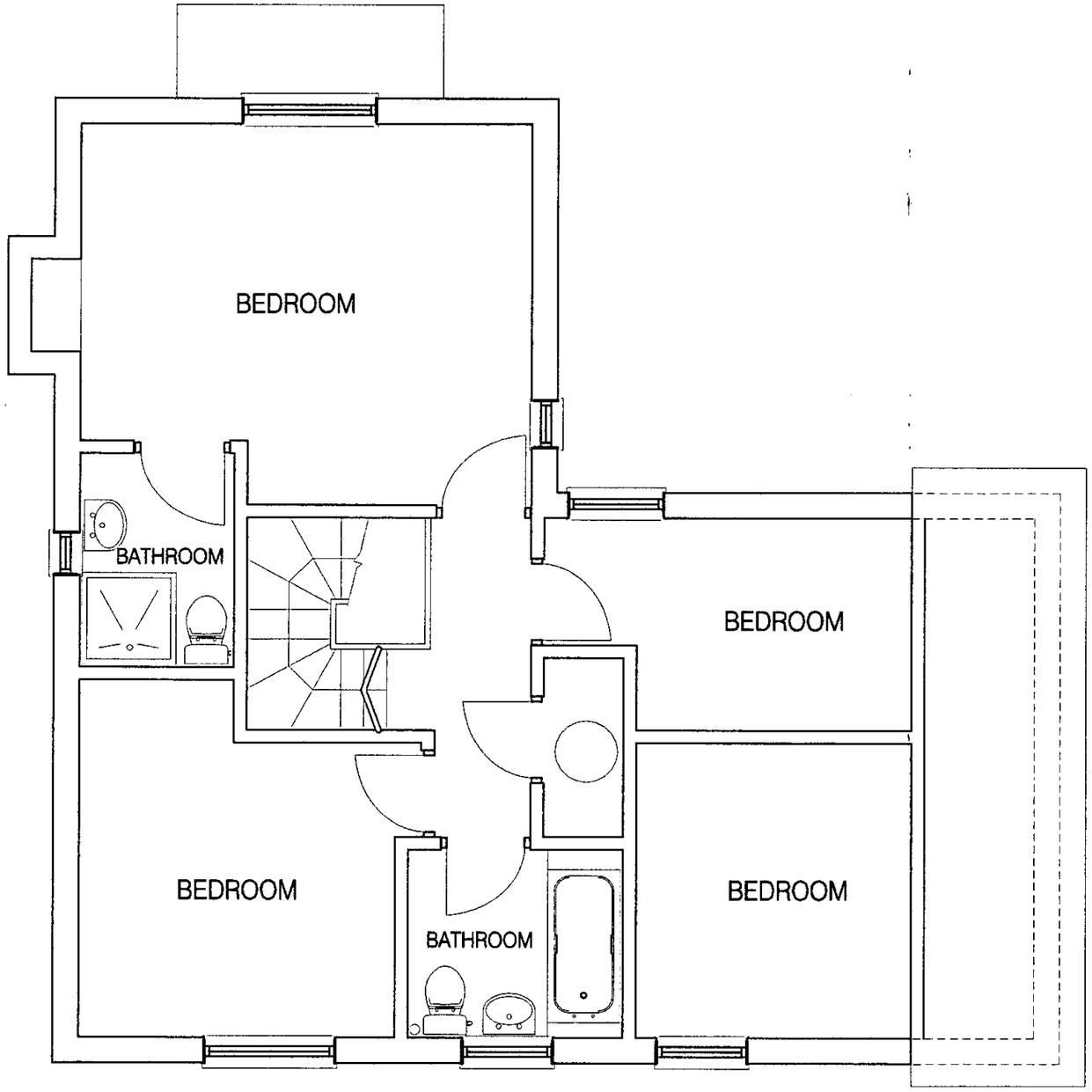

EXISTING FIRST FLOOR PLAN

APPROVED

Client: C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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2001/62 : WAL: 002P

29.NOV.2001* 5360

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EXISTING REAR ELEVATION

APPROVED

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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DRAWING NUMBER
2001/62 : WAL: 003P

29.NOV.2001* 5360

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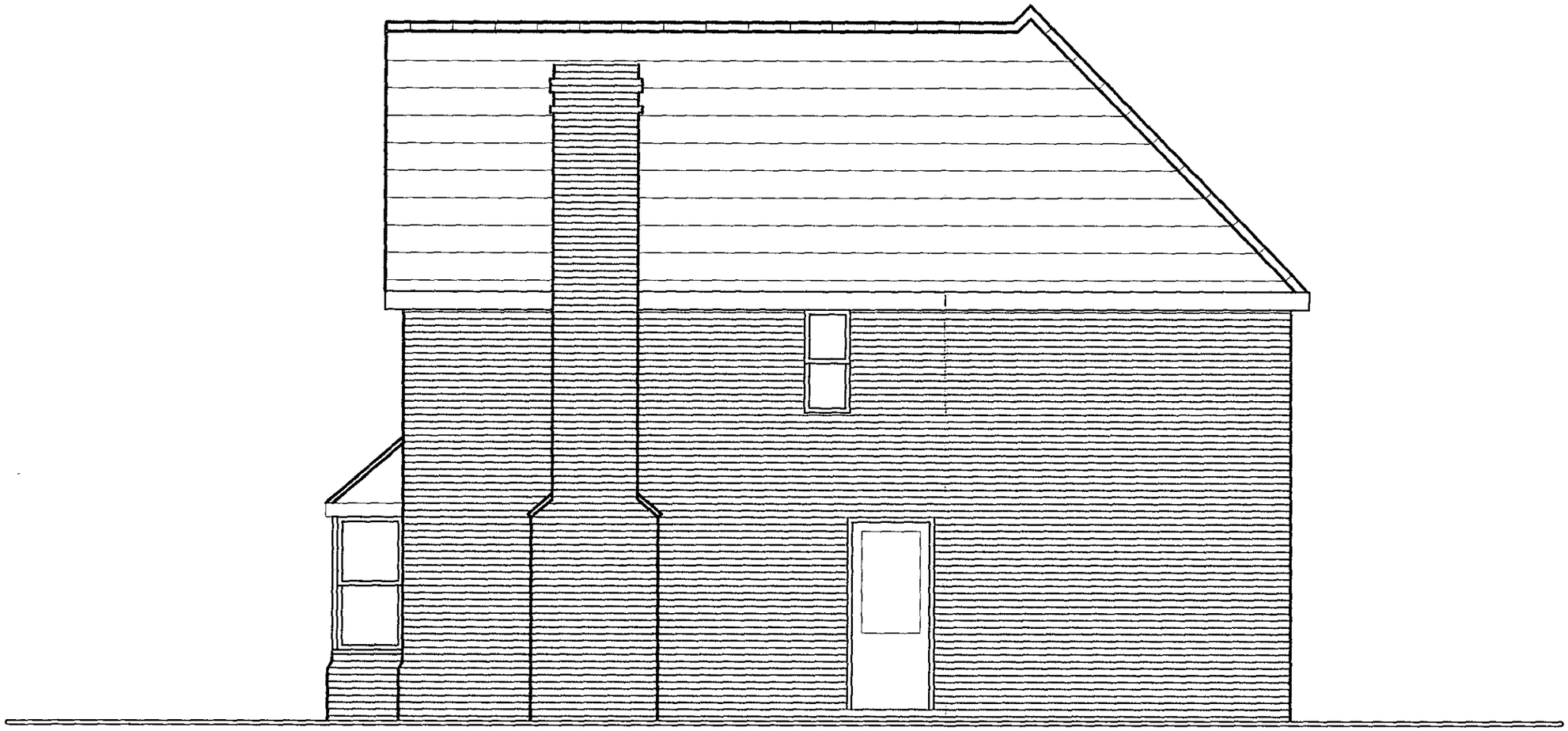

EXISTING SIDE ELEVATION

APPROVED

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Client : C WALDEN, 18 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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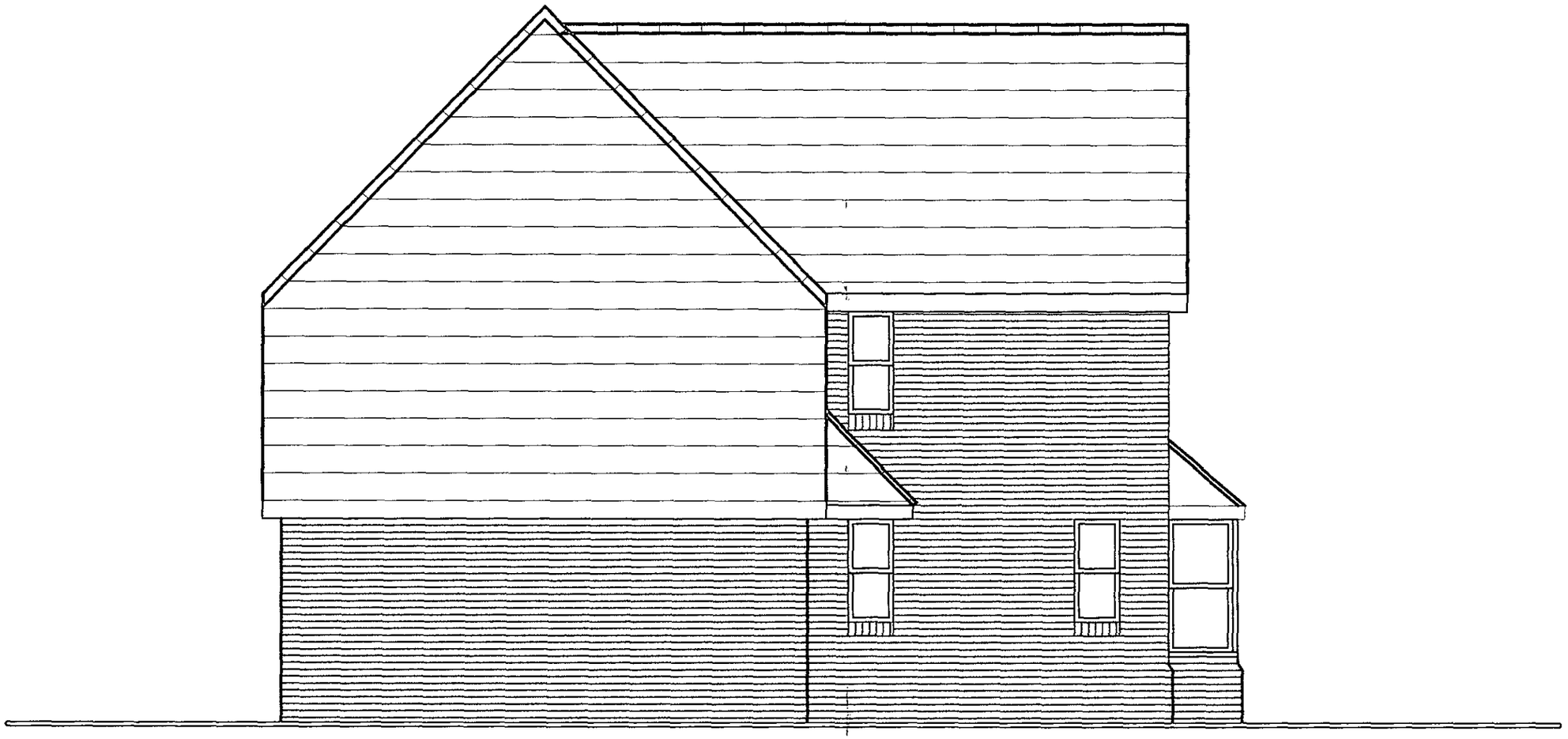
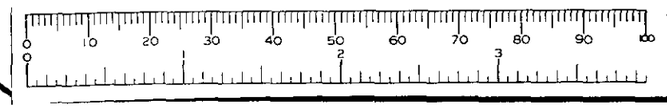


EXISTING SIDE ELEVATION

APPROVED



C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 OSF

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PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 005P

29.NOV.2001* 5360

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EXISTING FRONT ELEVATION

APPROVED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 OSF

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Hurst, Berks. tel. 01189 343210

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 004P

29.NOV.2001★ 5360

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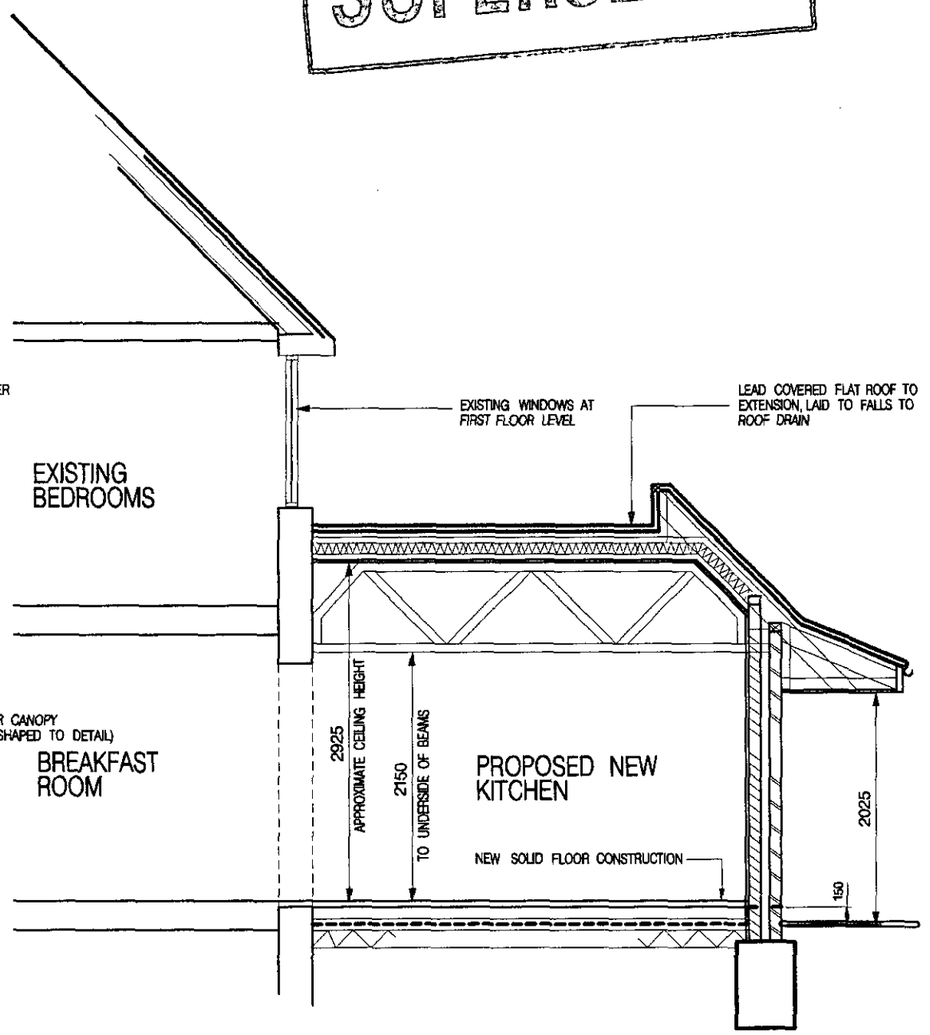
SUPERSEDED



PROPOSED REAR ELEVATION



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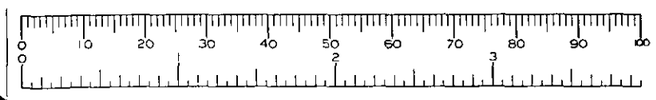

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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DRAWING NUMBER
2001/62 : WAL: 007AP

29.NOV.2001 * 5360

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LINE OF BOUNDARY

EXISTING GARAGE DOOR TO BE REMOVED AND NEW WINDOW TO BE INSTALLED TO MATCH EXISTING WINDOWS. OPENING INFILLED WITH CAVITY WALLING TO MATCH EXISTING

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED NEW ENTRANCE HALL

WINDOW AT HIGH LEVEL OVER CENTRALLY LOCATED IN ROOM WALL TIMBER FRAMING SUPPORT TO ENDS OF RAFTERS AND WALL PLATE OVER

960

1033

STUDY

PLAYROOM

REAR LINE OF EXISTING HOUSE

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

CLOAKS

EXISTING WINDOWS AND DOORS TO BE REMOVED. LINTOL RETAINED OVER

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ENTRANCE HALL

DINING ROOM

BAY WINDOW CONSTRUCTION TO MATCH BAY AT FRONT OF HOUSE

EXISTING DOOR TO BE REMOVED. OPENING IN PARTITION TO BE WIDENED

BREAKFAST ROOM

LINE OF TIMBER TRUSS OVER

MAIN HALL

LINE OF WALL UNITS OVER

PROPOSED NEW BREAKFAST BAR

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

LINE OF TIMBER TRUSS OVER

EXISTING WINDOW AND CAVITY WALLING BENEATH TO BE REMOVED TO FORM FULL HEIGHT OPENING TO SAME HEIGHT AS EXISTING WINDOW. NEW LINTOL OVER TO SPAN NEW OPENING.

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PROPOSED NEW KITCHEN INSTALLATION AND ISLAND UNIT

DRAWING ROOM

STORE

UTILITY

LINE OF TIMBER TRUSS OVER

KITCHEN

LINE OF 900x900 ROOFLIGHT OVER

LINE OF CANOPY OVER

SUPERSEDED

1040

PROPOSED NEW WINDOW IN EXISTING EXTERNAL WALL

LINE OF BOUNDARY

4000

NEW BRICKWORK CAVITY WALLING TO MATCH EXISTING HOUSE

PROPOSED GROUND FLOOR PLAN

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 OSF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

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scale : 1 : 50 Date : JULY 2001

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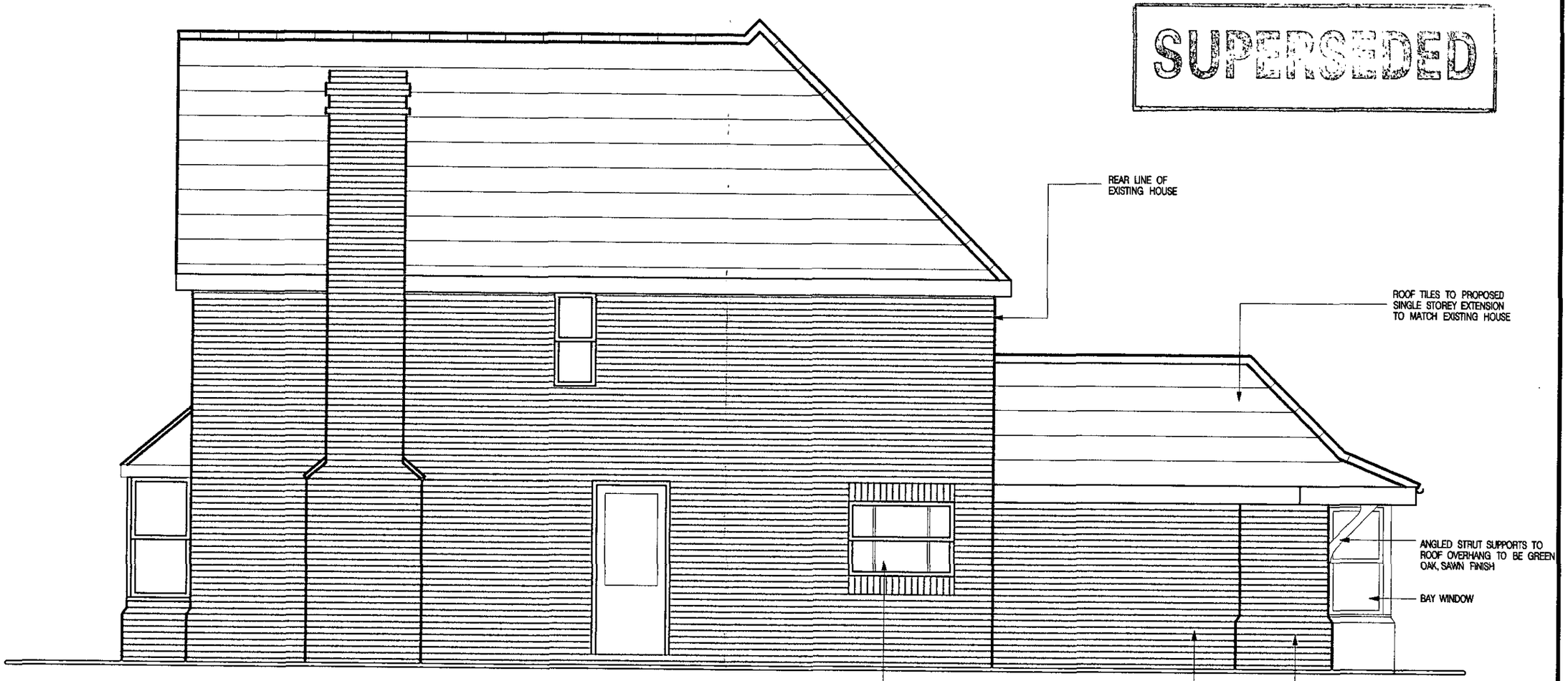

PROPOSED SIDE ELEVATION

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Client : C WALDEN, 16 MARTINEAU LANE HURST, RG10 0SF

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

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

DRAWING NUMBER
2001/62 : WAL: 009P

29.NOV.2001 ★ 5360

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SUPERSEDED

PROPOSED SIDE ELEVATION

0 10 20 30 40 50 60 70 80 90 100
0 2 3

C WALDEN, 16 MARTINEAU LANE
Client : HURST, RG10 0SF

PROPOSED SINGLE STOREY REAR EXTENSION AND MODIFICATIONS

scale : 1 : 50 Date : JULY 2001

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DRAWING NUMBER
2001/62 : WAL: 010P