APPLICATION NO:
F/2002/5814

LOCATION:
Clermont Dunt Avenue, Hurst Reading.

APPLICANT:
Mr J French C/O Sedgman Noble Architects

PROPOSAL:
Proposed erection of 2 storey rear extension t dwelling.

EARLIEST DATE FOR DECISION: **04/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2002

CASE OFFICER: **Helen Pollock** KL,

6S-8k

APPROVED

933

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J French
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire RG10 8PZ

Application Number: F/2002/5814

Parish: **HURST**

Location: **Clermont, Dunt Avenue, Hurst, Reading**

Proposal: **Proposed erection of 2 storey rear extension to dwelling.**

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

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

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. 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 roof of the building on the south-west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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
Loddon Area Local Plan Policies LTV2, LC19, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WCC7, WOS3, WCC1

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/06/2002

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.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5814	~~HP~~ KL
BUILDING CONTROL NUMBER	FP 2002/2864	North
~~APPLICANT~~/AGENT	Sedgwick Noble	
ADDRESS OF SITE	"Clermont" Dunt Avenue HURST.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CDH/03C	CDH/03C
ELEVATIONS	CDH/07	CDH/07
FLOOR PLANS	CDH/03C CDH/04B	CDH/03C 178/CDH/06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? DC	first floor windows do not match elevations	
DATE	3/7/02	

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	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/5814

Applicant : Mr J. French C/O Sedgman Noble Architects

Location : Clermont, Dunt Avenue, Hurst, Reading

Proposal : Proposed erection of 2 storey rear extension to dwelling

Site Notice Displayed ? : YES ✓ ~~NO~~ DATE 26/03

Date of Neighbour Notifications :

Date of Site Visit : 26/03

Date Registered : 05/02/2002

Earliest Date for Decision : 04/03/2002

Latest Consultation Date/Site Notice Expiry Date : 04/03/2002

Application Expiry Date: 02/04/2002

Consultation Responses :

Ecology: No objection – recommend conditions and informatives
Environmental Health: No Objections
Highways: Conditional Approval
Parish: Objection: scale, visual impact, character of the area, - contrary to WCC7
Environment Agency: Conditional Approval

Planning Issues :

Rural Area

Application Number: F/2002/5814

Appraisal :

The proposed development involves the erection of a two storey rear extension to form a granny flat, comprising a living room, Bedroom, Bathroom, Kitchen and Utility at ground floor and a bedroom, bathroom, games room, gym and bedroom at first floor level.

The proposed ground floor section of the development would be 10.2m in length and 5.7m wide, extending out from the rear of the integral garage. The proposed 1st floor extension would be constructed above the existing garage and the new ground floor extension and would be 11.6m long and 5.2m wide. The proposed 2 storey extension would stand 6.3m to the ridge, 2.1m below the main ridge height.

It is considered that the proposed extension is unduly long and large and will as a consequence be overbearing. The extension will project to almost the rear boundary of Folly Cottage. It is considered that the visual effect on the neighbouring property would be significant, regardless of the lower height of the extension in relation to the existing dwelling.

It is furthermore considered that the proposed extension, by virtue of its scale and size, would have an adverse effect on the rural character of the area and will result in an increasingly urbanised appearance of the countryside.

Recommendation : Approval: ☐ Refusal: ☑

Application Number: F/2002/5814
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.			The proposed extension, by virtue of its size, scale and location would represent an inappropriate form of development within the countryside to the detriment of the rural character of the area. As such, the proposed development would be contrary to local plan policies C2 of the Berkshire Structure Plan, policies LC19 and LTV2 of the Loddon Area Local Plan and to policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Plan)
2.			The proposed extension by virtue of its length would have an overbearing impact to the detriment of the amenity of the occupants of the adjoining property, Folly Cottage. As such, the proposed development would be contrary to local plan policies LBE1, LBE2 and LC19 of the Loddon Area Local Plan, policy LD3 of the Berkshire Structure Plan and with policies WOS3 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informatives for Approvals:

Policies

Loddon Area Local Plan Policies: LTV2, LC19, LBE1, LBE2
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WCC7, WOS3, WCC1
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: C2, LD3
Minerals Local Plan Policies:

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

Date:_____

Meeting on Fri. 3/5.

RECORD OF SITE VISIT

SITE ADDRESS: Clermont Dunt Avenue Hurst Reading.

APPLICATION NUMBER: F/2002/5814

OFFICER: Helen Pollock

DATE OF SITE VISIT: 26/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front gate

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

2 storey detached hse with existing attached & double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES ——→ none significant.

ACCESS/PARKING 2x garage + 4 + driveway.

LEVELS ——

BOUNDARY TREATMENT 1.8m fence to left + Conifers

OTHERS 1m to right.

Veg to front.

No previous exts.

Noble

- will come in Tuesday

Date: 18 June 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5814

Location: Clermont, Dunt Avenue, Hurst, Reading.

Proposal: Proposed erection of 2 storey rear extension to dwelling.

Applicant: Mr J French C/O Sedgman Noble Architects.

Case Officer: Kerrin Lithgow

The new plans show the following: Plans to clearly show site layout. Drawing nos: CDH/07 & CDH/03.

Comments are required by 25/06/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/5814 (Planaps) / (Ludhouse) Date Rec. 30/05/2002

Location: 'CLERMONT' DUNT AVENUE, HURST

Parish HURST

Applicant: MR J. FRENCH, SEDGMAN NOBLE ARCHITECTS.

Description of attached plans ADDITIONAL PLANS CLEARLY SHOWING SITE LAYOUT

Drawing No's: CDH/07 CDH/08

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Please consult with Mr Stevenson, Hurst Parish Council ASAP

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses Within 7 days of date of letter.

FURTHER ACTION

Re-advertise App. Y/ N (Delete as required)

Redate Application Y/ N From

New Site Notice Y/ N

New Description

CASE OFFICER KL.

Consultations Sent by Admin. on 18.06.02

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5814

Applicant : Mr J French C/O Sedgman Noble Architects.

Location : Clermont, Dunt Avenue, Hurst, Reading.
Proposal : Proposed erection of 2 storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/02/2002

Earliest Date for Decision : 04/03/2002

Latest Consultation Date/Site Notice Expiry Date : 04/03/2002

This application will have expired on: 02/04/2002. 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 :

Ecology: No objection → Reccomend cond. + Informative

E.H: No objections

Highways: C/A

Parish: object → Scale, visual impact, character of area. → Contrary to WCC7.

E.A: C/A

Planning Issues :

Rural Area.

Proposed extensions:

ground floor = $10.2 \times 5.7 = 58.14 m^2$

first floor = $5.2 \times 11.6 = 60.32 m^2$

$2.8 \times 1.4 = 3.92 m^2$

Total proposed floor area = $122.38 m^2$

Original floor Area:-

1st floor
- $11.4 \times 7.5 = 85.5 m^2$
- $3 \times 2.8 = 8.4 m^2$

ground
- $5.5 \times 6 = 33 m^2$
- $11.5 \times 7.8 = 89.7 m^2$
- $4.2 \times 2.8 = 11.76 m^2$

Total original floor area = $228.36 m^2$

% ↑ on original = 53.59 %

New 53.2

+ 36.9

90.1

= 39% increase.

Application Number: F/2002/5814

Appraisal :

The proposed development is for the erection of a 2 storey ~~rear~~ rear extension to form a granny flat, comprising kitchen/ utility, Bedroom, bathroom + living room @ ground floor level + a two additional bedroom/egress room + a bathroom @ 1st floor level.

The proposed ground floor section of the development would be 10.2m long + 5.7m wide, extending out behind the existing intergral double garage. The propsed 1st floor extension would be constructed above the existing garage + new ground floor extension + would be 11.6m long + 5.2m wide. The proposed 2 storey extension would stand 6.3m to the ridge 2.1m below the main ridge height.

The proposed dev. is over 7m from the nearest neighbouring property + it is ∴ considered that although the proposal is almost entirely beyond the rear building line of the neighbour given the distance between them + the fact the proposal is pitched away from them the proposal would not be overbearing or overshadowing. no 1st floor windows are proposed in the side elevation facing the property (a velux is proposed, but the bottom sill level is 2.1m above floor level) there is a 1.8m fence along the boundary + is is considered that the proposal will result in no overlooking.

Is the proposed extension is large, but the property has not been previously extended + the proposal represents a 53% ↑ in floor area. Views into the site are limited + it is not considered that the proposal would have a significant impact upon the character of the area.

The proposal would take the n° of bedrooms @ the property to 7 + would ∴ require 4 off road parking spaces. This standard has been met + providing the parking is permanently maintained the proposal would have no impact on highway safety.

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

1. Long projection
2. Overbearing.

Application Number F/2002/5814
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	——→		The proposed dev. shall always remain ancillary to, and not be sold, leased or otherwise disposed of seperately from the main dwelling.
		R062	
6	C044	R044	'first floor level or above of the extension'
7	——→		There shall be no new dev. including hardstanding + fences within a buffer zone of 8m wide of the watercourse
		Reason	TO maintain the character of the watercourse + provide undisturbed refuges for wildlife using the river corridor.
8	——→		The dev. must not store materials within a buffer zone 8m wide alongside the watercourse + should avoid gaining access in this zone. There must be no fires, dumping, or tracking of machinery within the buffer zone which should be suitably marked + protected during dev.
		Reason	TO reduce the impact of the proposed dev. on wildlife habitats up + downstream, including bankside habitats.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, & LC19			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WCC7			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2.			
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

Informative!

(1) No soakaways ~~should~~ should be constructed such that they penetrate the water table, + they should not in any event exceed 3m in depth below existing ground level, in order to prevent pollution of groundwater.

(2) Water Voles are known to inhabit the ditches on Dunt Ave + their habitat is legally protected. If any damage to the ditch occurs during construction the all works should STOP immediately + the Local English Nature Office + WDC should be informed.

Rear of neighbour = 1m beyond existing rear of element.

1.8m fence + sparse 3m conifers - Poor Cond.
- outbuilding = 9-10m from existing rear.

In rear of neighbour

NO Property to rear or side.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/5814

Applicant : Mr J. French C/O Sedgman Noble Architects

Location : Clermont, Dunt Avenue, Hurst, Reading

Proposal : Proposed erection of 2 storey rear extension to dwelling

Site Notice Displayed ? : YES ✓ ~~NO~~ DATE 26/03

Date of Neighbour Notifications :

Date of Site Visit : 24/05

Date Registered : 05/02/2002

Earliest Date for Decision : 04/03/2002

Latest Consultation Date/Site Notice Expiry Date : 04/03/2002

Application Expiry Date: 02/04/2002

Consultation Responses :

Ecology: No objection – recommend conditions and informatives
Environmental Health: No Objections
Highways: Conditional Approval
Parish: Objection: Following amendments the Parish Council now have no concerns on the application
Environment Agency: Conditional Approval

Planning Issues :

Rural Area

Application Number: F/2002/5814

Appraisal :

The proposed development involves the erection of a two storey side extension to form something of a granny flat, comprising a living room, Bedroom, Bathroom, Kitchen and Utility at ground floor and two bedrooms and a bathroom at first floor level.

The proposed ground floor section of the development would be 7m in length and 7m wide, extending out from the rear of the integral garage. The proposed 1st floor extension would be constructed above the existing garage through to the back of the new ground floor extension. The first floor extension projects 3.1m beyond the rear of the house, and sits 1.9 metres below the ridgeline of the existing house, at 6.5 metres.

Amendments have been made to the original proposal, to ensure that the extension is more in keeping with the siting of the dwelling within a rural location. It is considered that with the amendments the extension will have limited effect on the neighbouring dwelling. The extension will be 1.5m away from the neighbouring boundary, will be lower than the existing roofline, and will not have windows in the side elevation. For this reason it is considered that the visual effect on the neighbouring property would not be significant.

The scale and size of the proposed extension has also been reduced to ensure that the extension will have limited adverse effect on the rural character. It is therefore considered that the extension will not result in an increasingly urbanised appearance of the countryside.

For the above reasons it is considered that the proposed extension is acceptable.

Recommendation : Approval

Application Number: F/2002/5814
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Full Permission – 5 Years
2.	C015	R015	External Finishes – Unless Stated, to Match
3.	C044	R044	*No windows to be inserted* **Insert:** roof of the building on the south –west elevation

Informatives for Approvals:

1.	N.16

Policies:

Loddon Area Local Plan Policies: LTV2, LC19, LBE1, LBE2
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WCC7, WOS3, WCC1
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: C2, LD3
Minerals Local Plan Policies:

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

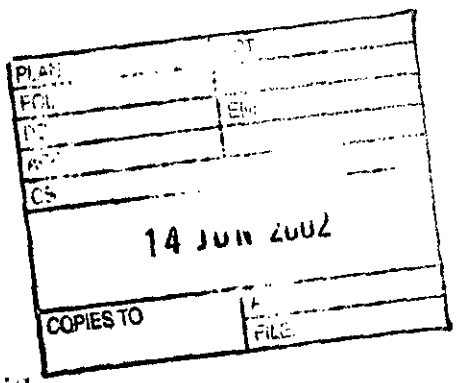
Date: 24/6/02

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

12th June, 2002

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



For the attention of Kerrin Lithgow

Dear Mr. Lithgow,

Application No. F/2002/5814

I refer to the above-mentioned Application by Mr. J. French of Clermont, Dunt Avenue, Hurst: proposed erection of two storey rear extension to dwelling. Revised Plans.

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

Yours sincerely,

Clerk

Recd 8.35AM 30.5.02

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES	HPT 57007
POL	TLS
DC KL	ENF
APP	
CS	
30 MAY 2002	
COPIES TO	FOR:
	FILE:

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

29th May 2002

CDAH/14/dn

For the attention of Kerrin Lithgow, Senior Planning Officer

Dear Ms Lithgow

'Clermont', Dunt Avenue, Hurst.
Planning Application no. F/200/5814

Thank you for your telephone call earlier this week and we are pleased to enclose 6 copies of the amended Ground Floor plans for the extension shown on drawing 178CDH/03 Revision C together with the completed revised elevations shown on drawing 178CDH/07, note however there is a discrepancy between the plan and elevations for the bathroom window w5 which should be 650mm wide on plan.

Yours sincerely

David Noble, for
Sedgman Noble architects

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/5814 (Planaps) / (Ludhouse) Date Rec. 7/05/2002

Location: Clermont Dunt Avenue, Hurst, Reading

Parish Hurst

Applicant: Mr J. French C/O Sedgeman Noble Architects.

Description of attached plans The two storey rear extension has been reduced. Length of the ground floor reduced from 9.0m to 6.0m, and the first floor has been reduced from 6.0m to 3.1m. Width of the extension has been ~~reduced~~ increased by 1.5m.

Drawing No's: 178 CDH/06 CDH/07

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ~~EF~~

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As per previous.

Date for Responses

FURTHER ACTION

Re-advertise App. ✓/ N (Delete as required)

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER KL

Consultations Sent by Admin. on 20.05.PS

Yellow - Part One Copy
Green - Officer's Copy

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

7th May 2002

CDAH/13/dn

For the attention of Kerrin Lithgow, Senior Planning Officer

Dear Ms Lithgow

'Clermont', Dunt Avenue, Hurst.
Planning Application no. F/200/5814

Thank you for the informative meeting you and Mrs Polnik attended on Friday 3rd May with myself and my client Mr French. We are keen to progress the plans for a two storey extension to Mr French's house 'Clermont' and in that respect we were able to show you revised plans and elevations. These are in response to Mrs Polnik's comments, by telephone last week, and reiterated at the meeting that the current submitted plans are to be recommended for refusal as they are seen to be too bulky and out of scale with the existing property. It was also commented by telephone and at the meeting that the extension was too long and would be unacceptable by being too intrusive to the neighbouring property.

While I and my client do not agree with those statements my client is keen to obtain a permission to extend and build a two storey extension to the rear of the property to create a ground floor 'Grandad flat' with additional living accommodation above. His grandfather does need to be close to the family so they can offer more day to day support to him yet still retaining as much independence as he can. We also confirmed that Mr and Mrs French's two boys, (14 and 12 years old) will require long term support and looking after in the family home and the design of the new extension would allow for future internal alteration to provide them with some measure of self contained accommodation.

Mrs Polnik confirmed that there was no problem with the floor plan areas suggested. The enclosed drawings, 178CDH/06 and /07 show a much reduced scheme with a reduction in floor areas of about 16m2 and a much reduced ground floor footprint. The length of the ground floor has been reduced from 9.0m to 6.0m and the first floor down from 6.0m to 3.1m. On your suggestion the width has increased by about 1.30m. This has produced a more compact shape much more akin the original property.

We agreed at the conclusion of the meeting that you would look carefully at these plans, compare them to the existing plans and to the Wokingham District Council's Local Plan and guidelines with the intention, if they now meet the WDC criteria for an extension to this property, for us either to withdraw the current application and submit these new plans or making a new application.

We look forward to your comments.

Yours sincerely David Noble for Sedgman Noble architects

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

Date: 17 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5814

Location: Clermont, Dunt Avenue, Hurst, Reading.

Proposal: Proposed erection of 2 storey rear extension to dwelling.

Applicant: Mr J French C/O Sedgman Noble Architects.

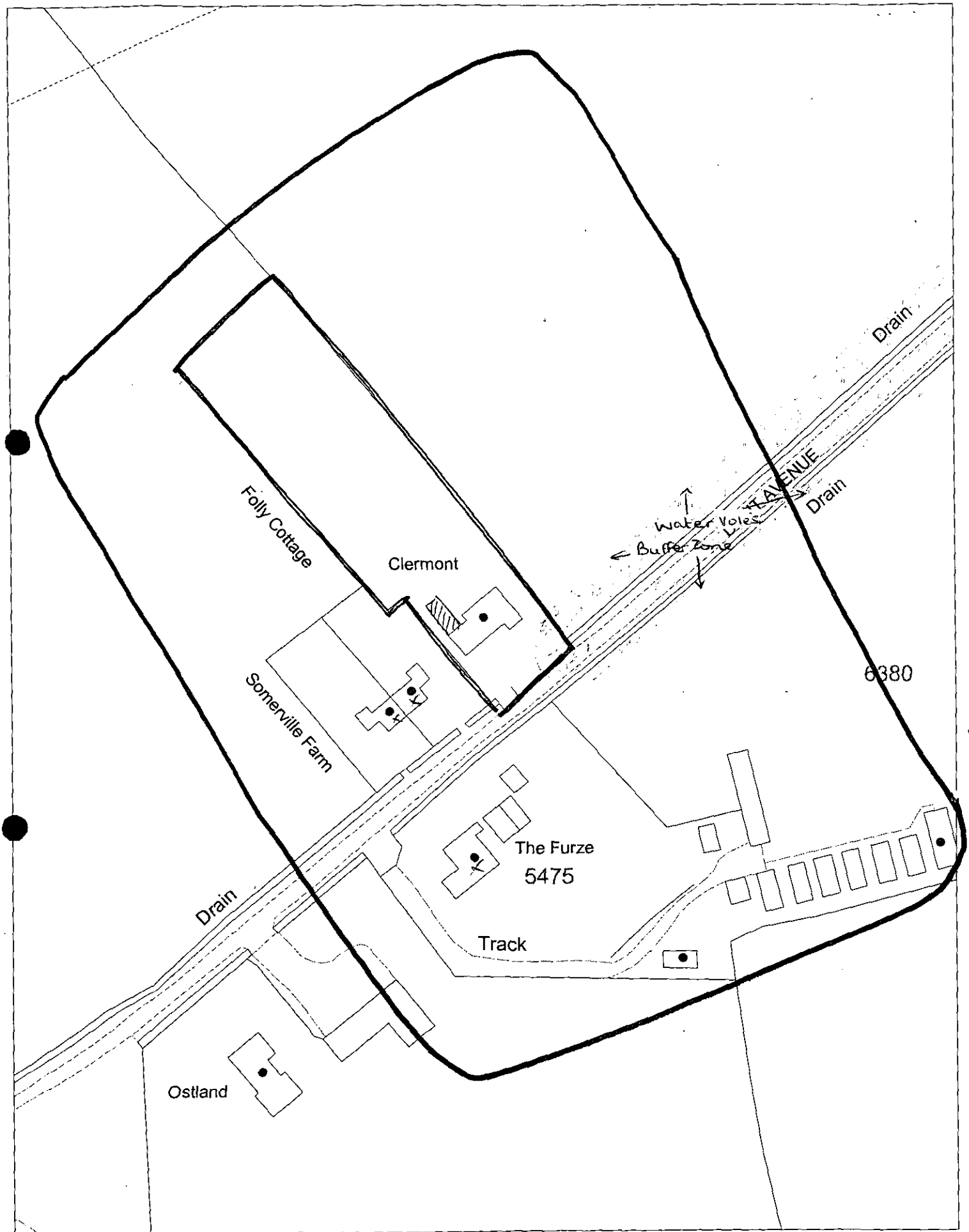
Case Officer: Kerrin Lithgow

The new plans show the following: The two storey rear extension has been reduced. Length of the ground floor reduced from 9.0m to 6.0m, and the first floor has been reduced from 6.0m to 3.1m. Width of the extension has been increased by 1.3m. Drawing no: 178CDH/06, CDH/07.

Comments are required by 27/05/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

05.FEB.2002* 5814



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Development Control Section, Environmental Services, Wokingham District Council.
7 February 2002 Scale: 1 : 1250

N
W E
S

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

020 7874 5985

To: Mr Stephenson - Hurst Parish Council **Fax:** ~~01628 628425~~

From: Kerrin Lithgow **Date:** 7th June 2002

Re: Clermont - Dunt Avenue **Pages:** 3 (incl).

CC:

☐ Urgent ☑ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Mr Stephenson,

Re: Clermont, Dunt Avenue, Hurst

Please find attached revised site plans for the above.

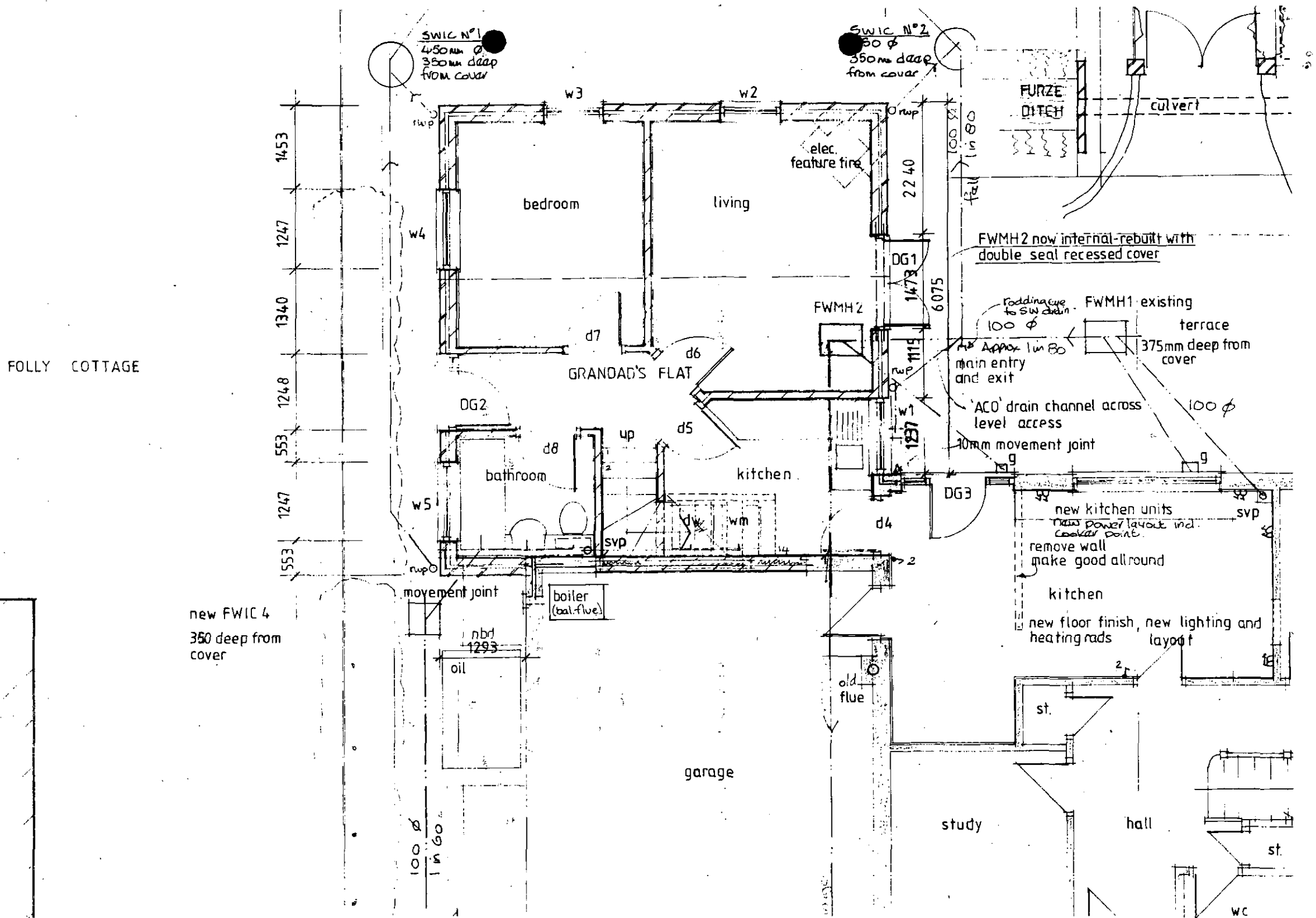
Could you perhaps let me know if these meet with your approval. Should the fax not be sufficient, plans will follow in the mail.

Look forward to hearing from you,

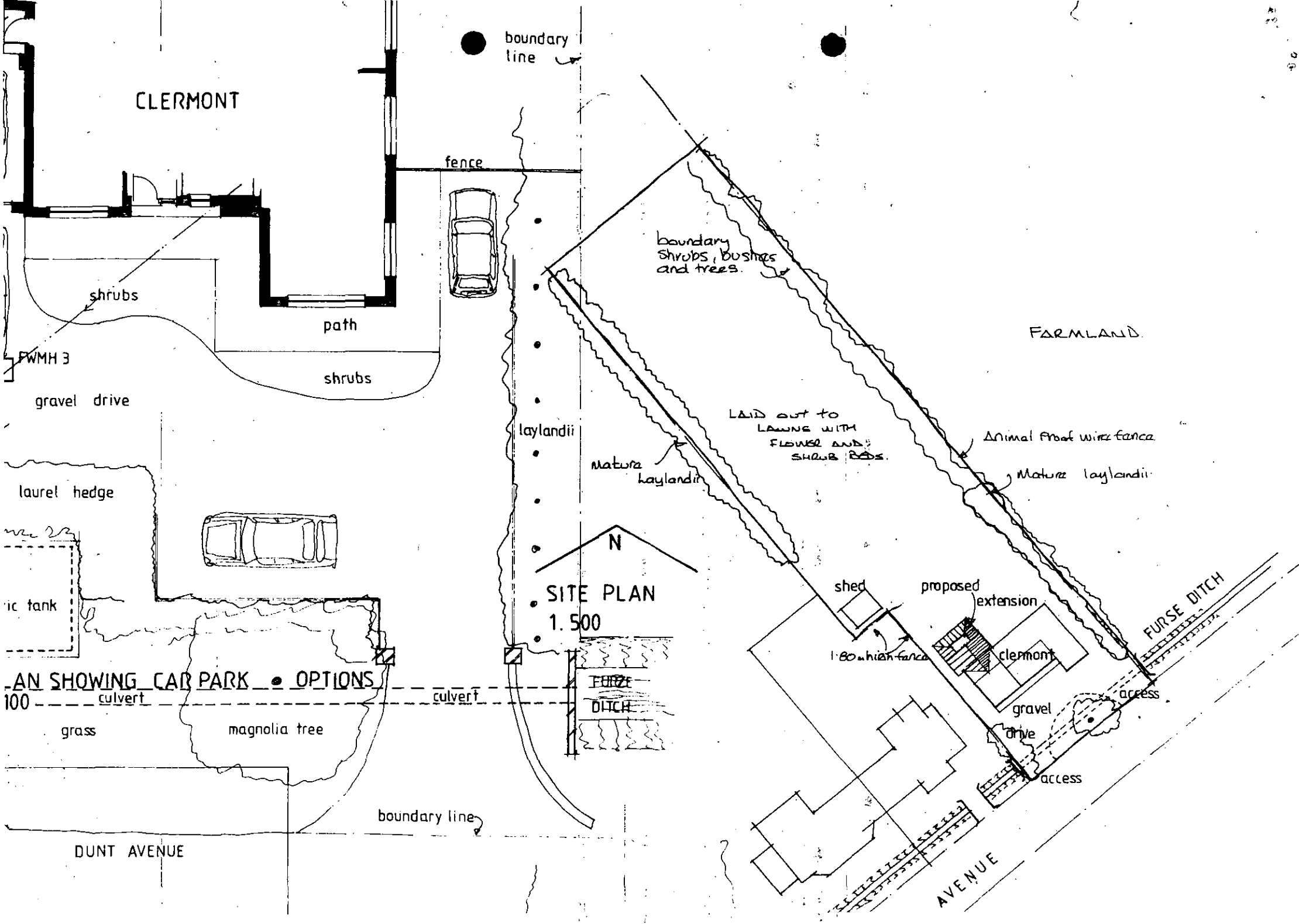
Regards,

Kerrin Lithgow.

Note: Have checked the floor plans. It would appear that the percentage increase on the floor area is 39%



SWIC N°1
450mm ø
350mm deep
from cover
SWIC N°2
350 ø
350mm deep
from cover
FURZE
DITCH
culvert
w3
w2
rwp
elec.
feature fire
bedroom
living
w4
1453
1247
1340
1248
553
1247
553
2240
100 ø
fall 1 in 80
FWMH2 now internal-rebuilt with
double seal recessed cover
DG1
1473
6075
FWMH2
rodding eye
to SW drain
FWMH1 existing
terrace
100 ø
375mm deep from
cover
Approx 1 in 80
main entry
and exit
d7
d6
GRANDAD'S FLAT
1115
FOLLY COTTAGE
DG2
w1
'ACO' drain channel across
level access
100 ø
d5
up
d8
1237
10mm movement joint
bathroom
kitchen
g
DG3
new kitchen units
new power layout incl.
cooker point
svp
w5
dw
wm
d4
remove wall
make good all round
svp
movement joint
boiler
(bal. flue)
kitchen
new FWIC 4
350 deep from
cover
nbd
1293
oil
new floor finish, new lighting and
heating rads
layout
old
flue
st.
garage
study
hall
st.
100 ø
1 in 60
wc


CLERMONT
boundary line
fence
shrubs
path
shrubs
PWMH 3
gravel drive
laurel hedge
ic tank
laylandii
boundary shrubs, bushes and trees.
FARMLAND
LAID out to LAWNS WITH FLOWER AND SHRUB BEDS.
Animal Proof wire fence
Mature laylandii
Natura laylandii
N
SITE PLAN
1.500
shed
proposed extension
1·80m high fence
clermont
FURSE DITCH
access
gravel drive
access
AN SHOWING CAR PARK OPTIONS
100
culvert
culvert
FURZE DITCH
grass
magnolia tree
boundary line
DUNT AVENUE
AVENUE

* * * COMMUNICATION RESULT REPORT (10.JUN.2002 16:45) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
329	MEMORY TX		902078745985	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Helen Pollock

From: Andy Glencross
Sent: 15 February 2002 17:11
To: Helen Pollock
Subject: Planning Application F/2002/5814 Clermont Dunt Ave Hurst

Hi Helen

There appear to be no ecological grounds on which to object to this application. However can we include a condition stating that there must be no damage to the ditch and the following informative.

Water voles are known to inhabit the ditches on Dunt Avenue and their habitat is legally protected. if any damage to the ditch occurs during construction then all works should stop immediately and the local English Nature Office and Wokingham District Council should be 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

PLANNING SERVICES	HP5444
POL	TLS
DC AP	ENF
APP	
CS	
20 MAR 2002	
COPIED	ACK

ENVIRONMENT AGENCY

Our Ref : SP/2002/005330-1/
Your Ref : F/2002/5814

Date : 15 March 2002

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

Dear Sir/Madam

PROPOSAL: ERECTION OF STOREY REAR EXTENSION
LOCATION: CLERMONT, DUNT AVENUE HURST, READING

Thank you for your letter dated 8 February 2002, received on 14 February 2002. Please quote the following reference in any correspondence: SU77SE/10/10. The Environment Agency has the following comments:

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: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Informative

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Furze Ditch main river. Contact Mike Chapman on 01276 454331 for further details.

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 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

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

ADVICE TO APPLICANT

Environment Protection

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.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

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.

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

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

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Sedgman Noble Architects

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 08 February 2002

Application Number: F/2002/5814

Proposal: Proposed erection of 2 storey rear extension to dwelling.

Parish: HURST PARISH

Site Address:
Clermont, Dunt Avenue, Hurst, Reading.

Applicant:
Mr J French C/O Sedgman Noble Architects.

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).

1, C049, R049
2, C122, R122
3, The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling.

Signed: _____ **Print name:** ADAM 13/2/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Helen Pollock Development Control	Your Ref:	F/2002/5814
From:	Tom Payne Environmental Heath	My Ref:	20017044
		Date.	11 February 2002

PROPOSED ERECTION OF 2 STOREY REAR EXTENSION TO DWELLING.

CLERMONT, DUNT AVENUE, HURST.

These proposals have been evaluated and I have no environmental health objections to this application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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

54520

PLANNING SERVICES	HPT
POL	TLS
DC HP	ENF
APP	
CS	
22 MAR 2002	
COPIES TO	FOR
	FILE

20th March, 2002

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

For the attention of Helen Pollock

Dear Miss Pollock,

Application No. F/2002/5814

I refer to the above-mentioned Application by Mr. J. French of Clermont, Dunt Avenue, Hurst; proposed erection of two storey rear extension to dwelling.

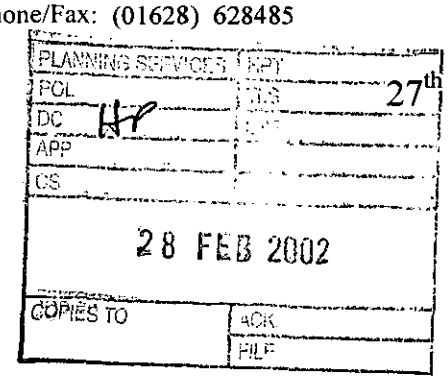
The changes suggested by the Additional Plans do not affect my Council's objections to the proposal, as set out in my letter dated 27th February.

Yours sincerely,

Clerk

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



27th February, 2002

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

For the attention of Helen Pollock

Dear Miss Pollock,

Application No. F/2002/5814

I refer to the above-mentioned Application by Mr. J. French of Clermont, Dunt Avenue, Hurst; proposed erection of two storey rear extension to dwelling.

The proposal constitutes a significant alteration to the scale of the dwelling and the scale of the development on the site and there would be an adverse visual and physical impact on the character of the surrounding countryside. My Council object to the Application on the grounds that the proposal is contrary to Policy WCC7.

Yours sincerely,

Clerk

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

SL541

PLANNING SERVICES	HPT
POL	TLG
DC HP	ENF
APP	
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22 MAR 2002	
COPIES TO	ADK:
	FILE:

ENVIRONMENT AGENCY
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

21st March 2002

Your ref SP/2002/005330-1/1
Our Ref: CDAH/178/11/dn

For the attention of Jo Marshall, Development Planning Officer

Dear Sirs
'Clermont', Dunt Avenue, Hurst.
Planning Application no. F/200/5814
REF: SU77SE/10/10

Following our telephone conversation earlier this morning I am now reassured that the conditions the Environment Agency have proposed to the Wokingham District Council for the above development are not intended to be as restrictive as they appear. The Furze Ditch is in a culvert across this premises' boundary with Dunt Lane and access to the site will not be restricted. Furthermore any foul drainage connections to the existing system will not take place within the 8-metre Buffer Zone. I enclose one copy of our drawing, submitted to Wokingham District Council, Building Regulations for approval marked up with this Buffer Zone in red.

I do enclose my letter dated 20th march which I wrote in response to your letter to WDC as I consider it should be kept 'on record'. A copy has also been sent to Helen Pollock, Planning Officer to keep her informed of our correspondence, and for her to consider whether these conditions on development are really necessary given the actual site environment.

Thank you for your help.

Yours faithfully

David Noble
for SEDGMAN NOBLE *architects*.

copy: Helen Pollock, WDC Planning.

F.A.O. Helen Pollock.
22/3/02. By hand.

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

ENVIRONMENT AGENCY
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

20th March 2002

PLANNER	
POL	
DC	
ATP	
CS	

Your ref SP/2002/005330-1/1

22 MAR 2002 ref: CDAH/178/10/dn

COPIES TO	ACK.
	FILE:

For the attention of Jo Marshall, Development Planning Officer

Dear Sirs
'Clermont', Dunt Avenue, Hurst.
Planning Application no. F/200/5814
REF: SU77SE/10/10

Thank you for the copy of the Environment Agency letter ref SP/2002/005330-1/1 dated 15th March 2002 sent to the Wokingham District Council Planning Department (Planning Officer Helen Pollock). We are the architects who made that application and I should like to comment as follows regarding the planning conditions.

The '....*Furze Ditch main river...* ' is one of two water courses on each side of Dunt Avenue which is the only public access, single track lane to the property The 'Furze Ditch' has running water for the autumn, winter and early spring times, while the other ditch on the opposite side of Dunt Avenue usually has no running water. Both are overgrown with plant material that restricts the flow of water in them. The 'Furze Ditch' is culverted across the whole width of the property known as 'Clermont', the site of the proposed rear development (and has been since the property was built in the mid 1970's). The owners vehicles, visitors, delivery and pedestrians, all access in fact, therefore has to cross the culverted ditch and vehicles then park on the gravel drive in front of the property every day. The front garden, drive, including the access from Dunt Avenue is a cultivated, suburban garden environment providing refuse for those birds, mammals and amphibians that can take advantage of those conditions.

The ditch, along the site plot, being culverted, is unseen and therefore it does not add to the local suburban environment, equally it is not disturbed by the vehicular and pedestrian traffic over it. The developer will have to access the site over the culverted ditch, store materials in the front drive, and will have to bring specialist machinery onto the site eg JCB to dig out the foundations across the buffer zone.

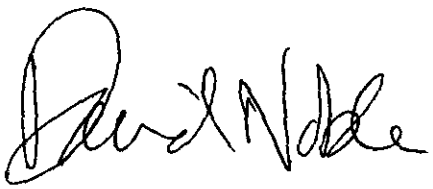
All these normal activities to access the site, store materials on the front drive and bring in machinery, appear to contravene the two conditions you have proposed and would stop any access to our client's property. They appear to be severely restrictive to the current, acceptable usage and enjoyment of the property.

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

The septic/cess tank for the property is at the front of the house (for ease of access for emptying and maintenance) and therefore located within the eight metre buffer zone. A new foul drainage run to this is shown on submitted drawings to Wokingham District Council for building regulations approval and could constitute '*development*' in your terms within the eight metre buffer zone. This drainage is a new 100mm foul pipe, approximately 600mm below ground and connecting into the existing foul water drainage via an existing manhole (located within the eight metre buffer zone). Could you please advise whether we require your prior written consent for this work.

Could you please consider rewording or removing the conditions to take account of the actual site conditions of this culverted watercourse.

Yours faithfully



D J Noble
for Sedgman Noble architects.

copy: Helen Pollock, Planning Officer, WDC.

Date: 04 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5814

Location: Clermont, Dunt Avenue, Hurst, Reading.

Proposal: Proposed erection of 2 storey rear extension to dwelling.

Applicant: Mr J French C/O Sedgman Noble Architects.

Case Officer: Helen Pollock

The new plans show the following: Parking plan showing off road parking for 6 vehicles. Drawing no:CDH/03 A.

Comments are required by 14/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. FH/02/5814 (Planaps) / (Ludhouse) Date Rec. 15/02/02

Location: 'Clemont' Dunt Ave

Parish Hurst

Applicant: C/O Sedgmen Noble architects.

Description of attached plans Parking plan showing off road parking for 6 Vehicles.

Drawing No's: CDH/03 A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 04.03.02

Yellow - Part One Copy
Green - Officer's Copy

Date: 04 March 2002.

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/5814

Location: Clermont, Dunt Avenue, Hurst, Reading.

Proposal: Proposed erection of 2 storey rear extension to dwelling.

Applicant: Mr J French C/O Sedgman Noble Architects.

Case Officer: Helen Pollock

The new plans show the following: Parking plan showing off road parking for 6 vehicles. Drawing no:CDH/03 A.

Comments are required by 14/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Comment.

please add an additional condition to those dated 13/2/02:

C137 (INSERT: ~~extension~~), R137.

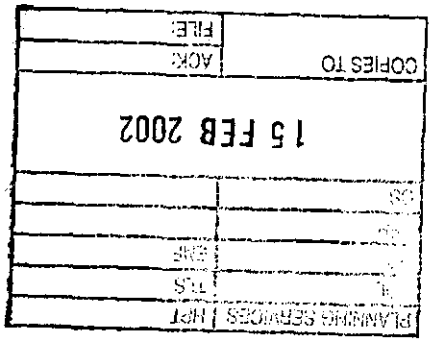
Recd 9.25AM 15.8.02

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

For the attention of Helen Pollock



14th February 2002

CDAH/6/dn

Dear Ms Pollock,
'Clermont', Dunt Avenue, Hurst, Application no. F/2002/5814

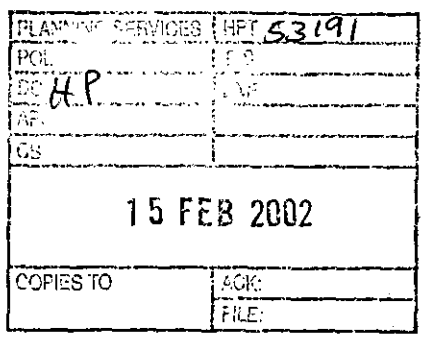
Thank you for the site notice which I shall pass on to my client to display at the site. I enclose 6 copies of revised plan no 178CDH/03 Rev A showing at 1:100 scale the front of the site with six car parking locations shown. There are other parking options and more than six cars could be parked on the drive.

Yours sincerely

David Noble

58:14

ADDITIONAL PLAN



Received by Wokingham District Council

Application No: F/2002/5814

Proposal:
Proposed erection of 2 storey rear extension to dwelling.

Location:
Clermont, Dunt Avenue, 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/2002/5814 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2002. 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

08 February 2002

Application Number : F/2002/5814	Map No : 54
Case Officer : HP	Site Area : 0.37
Valid Date : 5/02/02	Received Date: 05/02/2002

Level : Delegated Application

Description : Proposed erection of 2 storey rear extension to dwelling.

Location : Clermont, Dunt Avenue, Hurst, Reading.

Parish : SA Ward : HUR

Applicant : Mr J French C/O Sedgman Noble Architects.

Fee Required: £95 Fee Received: £95 (LA)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Parking 6 Cars.	8/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

1). Pastures ✓ Water Voles Buffer Zone.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... (Rural Area / Countryside)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

No pre-apps.

05.FEB.2002 5814

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

4th February 2002

CDAH/5/dn

Dear Sirs
'Clermont', Dunt Avenue, Hurst.

On behalf of my client I make this application for full planning approval. I enclose drawings nos 178/CDH/01 to /05 inclusive showing our proposals to build a two storey extension to the rear of the property to create a ground floor 'Grandad flat' with additional living accommodation for Mr and Mr French above, all attached to the existing dwelling.

Mr and Mrs French's paternal father lives in his own property in Maidenhead. He has reached that time in his life when a helping hand is required at times yet he still wishes to retain his independence. Mr and Mrs French have two teenage boys who are also likely to require looking after and help for some years to come. They have made a decision that the best way they can help look after their father is by providing him with his own accommodation at their home.

The ground floor of the proposed extension provides a small, self contained 'flat' for their father with a living room, bedroom with en-suite bathroom and a small kitchen contained within a new utility room for the main house. On the first floor we intend to convert the space above the garage to provide a gym and games room for the boys (and Mr French) with a new guest bedroom and bathroom. The existing kitchen to the house is to be enlarged, (taking up the area of the existing utility), and refurbished. The 'flat' does not have its own private access or front door. Patio doors to the living room and a fire exist door at the base of the staircase both give access to the private garden at the rear of the property. The ground floor could be converted and incorporated into the house accommodation, if required, in the future.

The property, 'Clermont', is situated in Dunt Avenue, Hurst, outside the village envelope in an area with sparodic development.. The house was built in the late 1960's and is in its original form. The whole plot is of approximately 3,250m2.

Enclosed with this letter are the following:

6 sets of drawings 178/CDA/01, /02, /03, /04 and /05 (including the Location and Site Plans).
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership', A.
A cheque in the sum of £95.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

Environmental Services

For office use only. Application number: 05.FEB.2002* 5814

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 J. FRENCH 'CLERMONT' DUNT AVENUE HURST READING RG10 0SY
2	Agent's Name Address and postcode Phone number	SEDGMAN NOBLE ARCHITECTS THE STUDIO SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM WARGRAVE, READING RG10 8PZ 0118 940 4747
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.	'CLERMONT' DUNT AVENUE HURST READING RG10 0SY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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 ☐ NONE AFFECTED
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 TILING TO MATCH EXISTING. WHITE UPVC WINDOWS + DOORS + FASCIAS
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: 6+1
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.	1:50 PLANS + 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: _____ on behalf of SEDGMAN NOBLE ARCHITECTS

Date 4th February 2002

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

ADDRESS CLERMONT DUNT AVENUE PARISH HURST

PLOT No. ORD. SHEET No. SU.7971 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/237/64	MR. C.L SCOTT	O/APP. DWELLING	19.10.64	N/A RE
1746/73	"	DET. HOUSE & GARAGE	14.12.73	C/
BR 869	MR. E.T. ROSE	" "	3.6.74	APP. N/
00895	"	"	11.7.74	N/A C/
F/2002/5814	Mr. J. French	2 St/R Rat.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

COM 103-

Trevor - could you please talk to me re: this app?

Thanks,

Kerlin.