APPLICATION NO:
F/2000/2712

LOCATION:
Land Adjoining The Garden House Orchard Road, Hurst Reading.

APPLICANT:
Millgate Homes

PROPOSAL:
Proposed erection of one dwelling (amendment to consent 2000/0807)

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2000

CASE OFFICER: **Mrs B Polnik**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
Millgate Homes Ltd
Millgate Court
Terrace Road North
Binfield
RG42 5HZ

Application Number: ***F/2000/2712***

Parish: **HURST**

Location: **Land Adjoining The Garden House, Orchard Road, Hurst, Reading.**

Proposal: **Proposed erection of one dwelling (amendment to consent 2000/0807)**

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. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number C5104/03 Rev. C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the east elevation facing Garden House.

Condition
5. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
7. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Friday and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
8. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such. This shall include the provision of a 1.5m post and rail fence on the boundary with Garden House and the pond to the front.

Condition
9. Prior to the commencement of development the protection of the trees on the site shall be undertaken in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. The 1st floor bathroom window in the side elevation of the development facing The Garden House hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut with the exception of top lights and be permanently so retained thereafter.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of rural amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of the future health and amenity value of the trees.

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. 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:

Loddon Area Local Plan Policies LBE1/2, LBE16 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Informative
2. This permission relates to the application as amended with revised plans numbers C5104/03/C and GH/001B submitted to the Local Planing Authority on 1.12.2000 and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/2712	Mr A Rolfe & Mrs D Pearce Garden House Orchard Road Hurst RG10 0SD

App approved letter
Sent 02/02/01

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2712	BP
BUILDING CONTROL NUMBER	BR 2000/1174	Andy
APPLICANT/AGENT		
ADDRESS OF SITE	Land adj. The Garden House Orchard Road HURST.	
DESCRIPTION OF PROPOSED WORK	new 5 bed house with detached garage. (amendment to consent 2000/0807)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	C5104/03C	C5104/03C
ELEVATIONS	104/ARCH 08B 104/ARCH 07B	104/ARCH 08B 104/ARCH 07B
FLOOR PLANS	104/ARCH 03B 104/ARCH 04B	104/ARCH 03B 104/ARCH 04B
triple garage	104/ARCH 11	GH/001

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	8/3/01	

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	

Date: 22 March 2001

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0807

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one detached dwelling with double garage

Applicant: Millgate Homes Ltd C/O The AED Practice Limited.

Case Officer: Simon Lewis

The new plans show the following: Details of boundary treatment and tree protection pursuant to conditions 08 & 09. Drawing no MH 933/06E.

Comments are required by 05/04/2001.

Should you have any queries regarding this application please contact the case officer Basia Polnik on (0118) 974 6450.

1970

(RING ONE)

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

App No. F/2000/0807(Planaps) / (Ludhouse) Date Rec. 15.3.01

Location: LAND ADJ. GARDEN HOUSE, ORCHARD RD

Parish HURST

Applicant: MILLGATE HOMES

Description of attached plans Details of boundary treatment and tree protection pursuant to conditions 8+9

Drawing No's: MH 933/06E

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 14 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 BP

Consultations Sent by Admin. on 22.03.01

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Basia Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/122
13th March 2001

0807
DETAILS TO COMPLY WITH CONDITIONS

Dear Mrs Polnik,

RE: LAND ADJOINING GARDEN HOUSE, HURST
PLANNING REF N^{O} F/2000/0807

Further to John Mitchell's letter dated 16th February 2001, we enclose for approval under conditions 8 and 9 of the above planning permission, four copies of drawing n^{o} MH933/06 Revision E.

Could you please ensure that these conditions relating to boundary treatment and tree protection measures, are discharged without delay.

Yours sincerely

G. Meier

GREG MEIER Dip.Arch RIBA
Chief Architect

41237
BP
COPIES TO:

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date February 16, 2001
My ref. BP/F/2000/2712
Your ref. GM/SC/87

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire RG42 5HZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Meier

RE: PROPOSED DWELLING ON LAND ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST

Further to your letter dated 31st January 2001, I confirm that the following details are acceptable, as approved on planning permission F/2000/0807:

External Materials (Condition 5): as detailed on the external material specification dated 28.7.2000.

With regard to boundary treatment and tree protection measures, the plan referred to indicates the scheme originally approved and not the revised scheme approved under F/2000/0807. Therefore the site plan needs updating and resubmitting for approval.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

ES HPT 39423
TLS

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref: GM/SC/87
31st January 2001

Dear Mrs Polnik,

RE: TOWN & COUNTRY PLANNING ACT - REF N°: F/2000/2712
LAND ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST

Thank you in forwarding the planning approval notice for the above site.

We would confirm that the outstanding conditions to this permission were approved on consent n° F/2000/0807, and no subsequent changes have been made to these details.

Condition 5 - External materials were submitted 8th August 2000 and approved by Wokingham District Council on 6th September 2000.

Condition 8 - Boundary treatment details were submitted 8th August 2000 and approved by Wokingham District Council on 6th September 2000.

Condition 9 - Tree protection measures were approved as part of this original planning consent, as shown on drawing n° MH933/06/D.

Please confirm that all conditions relevant to this new permission have been discharged. Many thanks.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date June 12, 2001
My ref. JRM/BP/TAB/F/2000/2712
Your ref. GM/SC/87

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
BINFIELD
Berkshire RG42 5HZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Meier

PROPOSED DWELLING ON LAND ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST

Further to your letter dated 13th March 2001, I confirm that the following details are acceptable:

Condition 8 : Boundary treatment as shown on Plan MH 933/06E.

Condition 9 : Tree protection measures as shown on Plan MH 933/06E.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 19th April 2001

Location: Land adjoining the Garden House, Orchard Road, Hurst.

Proposal: Proposed erection of one detached dwelling with double garage.

Application Number: F/2000/0807

In response to your consultation dated 22nd March 2001 for the above application, the arboricultural comments are as follows:

The details are acceptable and can be approved. It is probably worth Enforcement carrying out a site visit to ensure that the conditions are being complied with on site.

Neil Etherington
Senior Arboriculturist

Date: 04 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2712

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one dwelling (amendment to consent 2000/0807)

Applicant: Millgate Homes.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing visibility splays, position of gates and hipped roof to garage/car port. Drawing nos C5104/03/C, GH/001B.

Comments are required by 18/12/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT 37238
POL | TLS
BP | ENF
01 DEC 2000
COPIES TO: | ACK:
FILE:

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/37
29th November 2000

REVISED PLAN

2712

Dear Mrs Polnik,

RE: LAND ADJACENT TO GARDEN HOUSE, ORCHARD ROAD, HURST
PLANNING REF NO: F/2000/2712

With reference to our recent telephone conversation relating to the above planning application. We enclose for substitution 6 copies of our revised drawings to include the following:

1) Drawing C5104/03/C - Visibility splays and gate setting out from road junction added.
Roof plan to garage amended.

2) Drawing GH/001/B - Hipped roofs added to garage car-port.

We hope the enclosed details are now acceptable to the Council, and that a swift approval can be given.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

44 1344 489 967

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ

TEL: 01344 489966 FAX: 01344 489967

PLANNING SERVICES | HPT 38830 | TLS | ENF | RP | 18 JAN 2001 | ACK: | FILE:

FACSIMILE TRANSMITTAL SHEET

TO: Basia Polnick	FROM: Greg Meier
COMPANY: Wokingham D.C.	DATE: 17/01/01
FAX NO: 01189746484	NO OF PAGES: (1)
PHONE NO:	RE: Garden House, Hurst
URGENT ☐ PLEASE REPLY ☐	REF:

We confirm drwg. no. C5105/03 is at a scale of 1:200

Yours sincerely

G. Meier

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2712

Applicant : Millgate Homes .

Location : Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal : Proposed erection of one dwelling (amendment to consent 2000/0807)

Site Notice Displayed ? :	YES	NO	DATE
	✓	1	after 20.11.00

Date of Neighbour Notifications : .....

Date of Site Visit : 20.11.00

Date Registered : 31/10/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 26/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks. Revised plans C5104/03C and GH/001B received 1.12.00

Consultation Responses :

- Conservation Architect - proposal similar to that approved under F/2000/0807.
- Arboriculturalist - proposed amendments do not have any additional implications for trees therefore no objection.
- Env. Health - no objection subject to condition re: hours of construction.
- Highway Authority - no objection to revised plan subject to conditions.
- Parish Council - object on grounds of overmassing/development and impact on neighbours. Dev. should be as originally approved. No adverse comment on revised plans.
- 2 letters of representation from same neighbour. Object strongly on following grounds - loss of view (Officer comment: not a planning matter)
  - loss of light/sunlight to lounge window.

Site located with settlement boundary of the village of Hurst as defined by LALP and WLP and on area of traditional character as defined by LALP only.

Relevant Planning History:

F/2000/0807 Pl. permission granted 20.7.2000 for erection of 5 bedroomed house with detached garage.

Proposed: Amendments to original consent for 5 bed. house and detached garage/car port.

Proposed revisions could not be dealt with as a minor amendment due to increase in size of garage/car port and dormers.

Application Number: F/2000/2712

Appraisal :

A/ PRINCIPLE OF DEVELOPMENT

Policies LTV1 of WOLP and WOS2 of WOLP

Principle of development already established by recent permission for 5 bed house and garage on site approved 20.7.2000 (F/2000/0807)

B/ IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WOLP

Proposed house in similar location to that previously approved although set 2m further back and slightly reorientated. Revisions include addition of 2 bay windows to front (as opposed to 3 sided bay) Kitchen window removed, relocation of Velux windows and dormer in NE elevation alterations to conservatory roof, removal of en-suite window in SW elevation enlargement of bay to SW., replacement of half hip with gable to front, enlargement of dormer and windows to front and additional windows. Compared to original scheme these revisions would not adversely affect amenities of the neighbouring occupiers.

Revisions also include amendments to design of garage - car port proposed in same position as garage although building would be 8.3m in length as opposed to 6.4m. Height would be reduced from 6m to 4.3m. Garden House contains a lounge window facing car port with secondary windows in front and rear elevations. Whilst would it is acknowledged that there would be some loss of light to this window this is not the only source of light to the room and the revisions although include an increase in almost 2m in length it includes a reduction of 1.7m in height and thus the differences between the proposal would not warrant a refusal on these grounds.

C/ IMPACT ON VISUAL AMENITY OF AREA/ STREETSCENE

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

Policies LBE1/2 and LBE16 of LALP; and WBE1 of WOLP

In terms of streetscene the proposed dwelling is set well back from Orchard Road and the proposed revisions would not adversely affect the visual amenity of the area. Site also located within or area of special character as defined by LALP but not within WOLP - no adverse impact.

D/ Highways: Policy WOS3 of WOLP

No highway objection raised.

Application Number F/2000/2712
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			see overleaf

Informative for approvals
1. N16
LODDON AREA LOCAL PLAN POLICIES: LBE1/2, LBE6, LTV1
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
~~BERKSHIRE STRUCTURE PLAN POLICIES:~~
~~MINERALS LOCAL PLAN POLICIES:~~

2. N02 C5104/03/C and GH/001B received 1.12.2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes Ltd
C/O The AED Practice Limited
2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Application Number: F/2000/0807

Parish: **HURST**

Location: **Land Adjoining The Garden House, Orchard Road, Hurst, Reading.**

Proposal: **Proposed erection of one detached dwelling with double garage**

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. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number ~~MH/933/06~~ 95104/03 Rev C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the east elevation. facing Garden House

Condition

5. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition

7. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition

8. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such. This shall include the provision of a post and rail fence adjoining the pond on the boundary with Garden House and the pond to the front.

Condition

~~9.~~ This permission relates to the application as amended by and shall be carried out in accordance with amended plans MH933/06/Rev C, MH933/02/Rev A, MH933/03/Rev A and MH933/001/Rev A submitted to the Local Planning Authority on 08/05/00 showing revised siting.

Condition

~~10.~~ Prior to the commencement of development the post and rail fence shall be erected in accordance with the details set out in the letter from the applicant dated 27th June 2000 (Ref GM/SC/77).

Condition

9. ~~11.~~ Prior to the commencement of development the protection of the trees on the site shall be undertaken in accordance with the details ~~set out in the letter from the applicant dated 22nd June 2000 (Ref GM/SC/71).~~ to be submitted to and approved in writing by the LPA. and

Reason

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

10. C139 R139 Set back of gates ...5m...

11. C045 R045 Obscure glazing 'Bathroom' and side elevation facing The Garden House' after 'fixed shut' insert 'with the exception of top lights'

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of rural amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of visual amenity.

Reason
~~8.~~ ~~For the avoidance of doubt.~~

Reason
~~10.~~ ~~In the interests of visual amenity.~~

Reason
9. ~~11.~~ In the interests of the future health and amenity value of the trees.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining The Garden House Orchard Road Hurst Reading.

APPLICATION NUMBER: F/2000/2712

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 20.11.00

1 SITE/STATUTORY NOTICE DISPLAYED ? erected facing Orchard Chase following SV. Neighbours notified by letter

2. DESCRIPTION OF SURROUNDINGS

Large detached dwellings on relatively large plots.

3. DESCRIPTION OF SITE/BUILDING

Formerly garden area to Garden House to the east which has now been subdivided. Pond to front. Original consent for house approved earlier in year under 2000/0307. Construction works have commenced.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Garden House s/s side extension facing building plot used as lounge large picture window in SW elevation facing appln. site with secondary windows in front and rear elevations.

5. SITE CONSTRAINTS

TREES	Number of trees on site.
ACCESS/PARKING	refer to plan
LEVELS	Drop in levels towards front of site
BOUNDARY TREATMENT	post and rail fence adj. pond with 1.8m CB fence with 0.2 trellis above beyond. Proposed boundary treatment not shown on plan - condition suggested
OTHERS	

Tel: 0118 974 6450

Date: 19.1.2000

My ref: F/2000/2712

CONFIDENTIAL

Councillor A 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/2000/2712
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.
Proposed erection of one dwelling (amendment to consent 2000/0807)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29.1.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2712**
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.
Proposed erection of one dwelling (amendment to consent 2000/0807)

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: Cllr Drake Date: 25.1.01

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Access road in ownership of original builder Scammells. Residents have joint responsibility for repairs and upkeep.

Byhand 20.11.00.

Tel: 0118 974 6450

Date: 10 November, 2000

Your ref:

My ref: F/2000/2712

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

PLANNING SERVICES	HPT
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CS	
21 NOV 2000	
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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 No: F/2000/2712

Applicant: Millgate Homes .

Proposal: Proposed erection of one dwelling (amendment to consent 2000/0807).

Site Address: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Mrs B Polnik on 0118 974 6450.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Is a triple car port acceptable? – I does within settlement
this mean that the garage will be another room? same location :. alternative
There is a pond in the garden!! & the house is large (even by Hurst standards) (flood plain?)
principle already established
Cllr Drake –

Date: 04 December 2000

To: Highways – Adam Coggins

We have received Revised Plans for the following planning application:

Application Number: F/2000/2712

Location: Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Proposal: Proposed erection of one dwelling (amendment to consent 2000/0807)

Applicant: Millgate Homes.

Case Officer: Mrs B Polnik

The new plans show the following: Plan showing visibility splays, position of gates and hipped roof to garage/car port. Drawing nos C5104/03/C, GH/001B.

Comments are required by 18/12/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITIONAL APPROVAL.

C049, R049.
C122, R122.
C126 (INSERT: C5104/03/C), R126 Condition 3.
C139, R139.

Adam Coggins 11/12/00.

MILLGATE
HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT 37238
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BP | ENF
01 DEC 2000
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FILE:

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/37
29th November 2000

REVISED PLAN

2712

Dear Mrs Polnik,

RE: LAND ADJACENT TO GARDEN HOUSE, ORCHARD ROAD, HURST
PLANNING REF NO: F/2000/2712

With reference to our recent telephone conversation relating to the above planning application. We enclose for substitution 6 copies of our revised drawings to include the following:

1) Drawing C5104/03/C - Visibility splays and gate setting out from road junction added.
Roof plan to garage amended.

2) Drawing GH/001/B - Hipped roofs added to garage car-port.

We hope the enclosed details are now acceptable to the Council, and that a swift approval can be given.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

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20 November 2000

Mrs D E Pearce
Mr A Rolfe
Garden House
Orchard Road
Hurst
Berkshire
RG10 0SD

Mrs B Polnik
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Polnik

Application Number F/2000/2712
Site Address Land Adjoining Garden House Orchard Road Hurst Berkshire.
Proposal Proposed erection of one dwelling (amendment to consent 2000/0807)

Thank you for your letter dated 10 November 2000, advising us of the above amendment to the planning permission granted for land adjoining our home.

We wish to strongly object to this application on the following grounds;

- The original plan for a double garage was drawn up with our consent as it followed the 'Building line' of our lounge. As it was so close to our building (approx 5 meters) we felt it important that it was built to roughly the same dimensions so that it remained in keeping and would not blight our view.
- We have a large picture window in our lounge, directly adjacent to the planned garage. The original plan afforded some view either side of the new building. We felt that the original plan would not effect or reduce natural light to an unacceptable level, however the revised plan indicates a building approximately 10 feet wider. We feel that this will disrupt our view and light to unacceptable levels.
- Due to the extra width of the garage the roof design has now changed from a simple apex which would not seriously effect our view of the sky, to a double apex and ridge which will almost totally cut out this view and light.

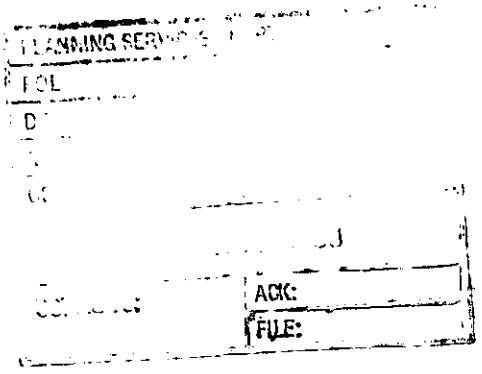
We purchased the Garden House in May 2000, following agreements made with Millgate Homes regarding the development of land adjacent to Garden House. We have had several issues with Millgate deviating from this agreement, i.e. changes to the boundary, changes to the type of fencing, we have been able to reach agreement with Millgate on these issues, but we feel that this latest revision is totally unacceptable, we feel misled and very concerned that if this goes ahead our lounge will be seriously blighted.

We would be more than happy for you to visit our home to discuss and view our concerns at any time, please phone 01189 344404.

It also concerns us greatly that Millgate homes have already started the construction of this building having laid foundations and the floor slabs, I hope this will not fall in their favour.

Yours Sincereley

MR A ROLFE AND MRS D E PEARCE



20 November 2000

Mrs B Polnik
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mrs D E Pearce
Mr A Rolfe
Garden House
Orchard Road
Hurst
Berkshire
RG10 0SD

Dear Mrs Polnik

Application Number F/2000/2712
Site Address Land Adjoining Garden House Orchard Road Hurst Berkshire.
Proposal Proposed erection of one dwelling (amendment to consent 2000/0807)

Thank you for your letter dated 10 November 2000, advising us of the above amendment to the planning permission granted for land adjoining our home.

Further to our objection to the above amendment and following our visit to the planning department and conversation with Ms Lake please could you confirm the following?

1/ Following our objection to the boundary fence between our property and the new development a restriction was applied so as an open rail fence had to be erected adjacent to the pond. Can I assume that this restriction is included in the 'development restriction' so as any new owner will not be able to change the fence back to 1.8m close board.

2/ Following our objections to overlooking windows we understood from Simon Lewis that a restriction had been placed on the En Suite and Velux windows overlooking our garden so as these windows could not be opened to the extent as to allow views of our property. However reading through the restrictions I cannot see this issue included.

Yours Sincerely

MR A ROLFE AND MRS D E PEARCE

Rec'd 2.00pm 12.12.00

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

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11th December, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/2712

I refer to the above-mentioned Application by Millgate Homes in respect of Land adjoining The Garden House, Orchard Road, Hurst; proposed erection of one dwelling (amendment to Consent 2000/0807).

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

Yours sincerely,

Clerk

Recd 2.00pm 12.12.00

Copy - original in system

ST. NICHOLAS HURST PARISH COUNCIL

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

11th December, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/2712

I refer to the above-mentioned Application by Millgate Homes in respect of Land adjoining The Garden House, Orchard Road, Hurst; proposed erection of one dwelling (amendment to Consent 2000/0807).

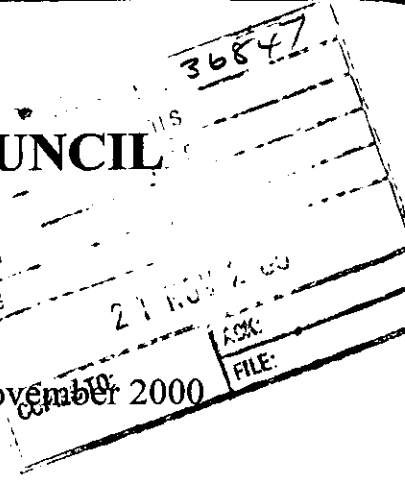
My Council have no adverse comments to make on the Application.

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



18th November 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No.F/2000/2712

I refer to the above-mentioned Application by Millgate Homes in respect of land adjoining The Garden House, Orchard Road, Hurst: proposed erection of one dwelling (Amendment to consent 2000/0807).

The Council object to the proposed revisions on the grounds of over-massing/development of this site and because of the adverse affect on neighbouring properties. The alterations will add considerably to the built environment.

It is the Council's view that the development should be in accordance with the plans already approved.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 10 November 2000

Application Number: F/2000/2712

Proposal: Proposed erection of one dwelling (amendment to consent 2000/0807)

Parish: HURST PARISH

Site Address:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Applicant:
Millgate Homes .

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).

Comment

Request revised drawing to show visibility splays of 2 metres by 45 metres (As approved on application 0807).

Gates at the access shall be set back a minimum distance of 5 metres from the highway boundary, and open away from the public highway.

requested by phone 27/11.
(Nick Jackson)

Signed: _____ **Print name:** Adam Coggins

24/11/00

PLANNING SERVICES	HPT 37010
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CS	

24 NOV 2000

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Basia Polnik, Development Control

My Ref: jpe/gardenhse

Your Ref: F/2000/2712

Date: 22 November 2000

PROPOSAL: ERECTION OF ONE DWELLING (AMENDMENT TO CONSENT 2000/0807)

ADDRESS: LAND ADJOINING THE GARDEN HOUSE, ORCHARD ROAD, HURST

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 23rd November 2000

Location: Land adjoining the Garden House, Orchard Road, Hurst.

Proposal: Erection of one dwelling (amendment to consent 2000/0807)

Application Number: F/2000/2712

In response to your consultation dated 10th November 2000 for the above application, the arboricultural comments are as follows:

The proposed amendments do not have any additional implications for trees. I, therefore have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

Received by Wokingham District Council

Application No: F/2000/2712

Proposal:
Proposed erection of one dwelling (amendment to consent 2000/0807)

Location:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 November 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 10 November 2000 13 NOV 2000

Application Number: F/2000/2712

Proposal: Proposed erection of one dwelling (amendment to consent 2000/0807).

Site Address:
Land Adjoining The Garden House, Orchard Road, Hurst, Reading.

Applicant:
Millgate Homes .

Your observations are required in respect of this application within **7 days** of the above date.

Urban Design

THE GENERAL FORM AND PLAN APPEARS SIMILAR TO THE ORIGINAL APPROVAL — 807.

THE DORMER WINDOWS HAVE BEEN EITHER ENLARGED (FRONT ELEVATION NOW 3 SASH UNIT) OR INCREASED IN HEIGHT (REAR ELEVATION)

I NOTE CONSTRUCTION STARTED ON 30. OCTOBER 'TO APPROVED SCHEME' — WHICH IS NOT AS NOW ILLUSTRATED — NEW ELEVATIONS.

THE GARAGE AS NOW SUBMITTED — FOR 3 BAYS DOES NOT AGREE WITH SITE PLAN — DETAILED PLANS NOTED FOR 'GLIMPSES' THE POUND COOKHAM !!

IT WOULD APPEAR THAT THE PLANNING SYSTEM ACCOMMODATES THIS TYPE OF 'AMENDED' RE. SUBMISSION.

NO FURTHER COMMENTS

Harold Sanders

CONSERVATION + DESIGN
14. 11 - 00

44 1344 489 967

36672

BP

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ

TEL: 01344 489966 FAX: 01344 489967

COPIES TO:

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FILE:

FACSIMILE TRANSMITTAL SHEET

TO: Basia Poznik - Planning	FROM: Greg Meier
COMPANY: Wokingham D.C.	DATE: 16/11/00
FAX NO: 01189774 6484	NO OF PAGES: (1)
PHONE NO:	RE: LAND ADJOINING THE GARDEN HOUSE, HURST
URGENT ☑ PLEASE REPLY ☐	REF: PLANNING REF. NO. F/2000/2712

Further to your telephone message to me, we confirm that the triple car port in for planning at the above site is that shown on drwg. no. GH/001 A.

Please disregard the site address on this drwg. reference Cookham.

Hope this clarifies the present position for this application

Many thanks

Yours sincerely

Greg Meier

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

31.OCT.2000* 2712

The District Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/11
30th October 2000

Dear Sir,

31.OCT.2000* 2712

RE: TOWN & COUNTRY PLANNING ACT 199
GARDEN HOUSE, ORCHARD ROAD, HURST

Please find enclosed for your approval, our Planning Application for minor amendments to Planning Approval n° F/2000/0807, for the erection of one detached house with garage at the above site. Enclosed with this application is the following information:

1) Six copies of application form, complete and signed.
2) Six copies of Section 66 Certificate, complete and signed.
3) Six copies of drawing n^{os} C5104/03^{b},GH001, 104/ARCH/03^{B}, 04^{B}. 07^{B}, and 08^{b},and a copy of the Site Location Plans edged red.
4) No fee is required, with this application being within twelve months of the previous application.

To summarise, we confirm that the following changes are:-

1) Garage altered from a double to a triple oak frame car port, as per attached drawing n° GH001, which is more in keeping with the surrounding area.
2) The conservatory has moved to one side by 600mm, providing a better of 1st floor window to bedroom 3 (W27) and better weathering detail. The roof shape has altered to a double pitch, however the footprint size remains the same but height reduced, resulting in reduced volume.
3) The front bay detail (W1) to the study has now altered to a square shape configuration.
4) Front door (EDI) and window (W3) swapped over.
5) Windows (W2A and W2B) added to the study, with window to flank elevation removed.
6) Box bay (W23) and flying gable added to bedroom 4.
7) Window (W22) to landing 600mm wider.
8) Window (W21) to bedroom 2 600mm wider.
9) Gable rood to the rear dormers (W28 and W29).
10) Window (W30) to bedroom 1 600mm wider.
11) Window (W10) added, window (W8 and W12) reduced depth, and window to flank elevation removed, all to kitchen.

Contd.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

12) Window (W7) to dining room reduced depth.
13) Skylight (W24) to bedroom 4, and (W26) to bedroom 3 repositioned over to centre of rooms.
14) Dormer window (W25) reduced depth.
15) Window at 1st floor flank elevation to bedroom1 removed.

There are other minor design details to brickwork and roof construction which have been made, but believe that this does not constitute a revised planning consent.

We hope that the enclosed is satisfactory, however please do not hesitate to contact me should you have any queries.

We have commenced site construction, and therefore a favourable decision at your earliest convenience would be greatly appreciated.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 OCT 2000
Officer: SC BP	Application No. F/2000/2712

Map No. 43. Site ..0:21.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF ONE DWELLING (AMENDMENT TO CONSENT 2000/0807)

Location: ADJOINING THE GARDEN HOUSE, ORCHARD ROAD

Parish: HURST Ward: HURST 10.11.00

Applicant: MILLGATE HOMES
fee paid on 2000/0807

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ..✓..
Trees .....
Conservation Officer Urban Design ✓ .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Area of Traditional Local Character)

.....
No new pre-apps
.....
- C.P.R.E. ✓
.....

NEIGHBOURS:

S/N + Vine Cottage
The Cottage
Garden House } Orchard Road, Hurst
South Orchards
West Orchards
1 & 2 Orchard Chase, Hurst
Bramleys, Orchard Chase
Apple Tree House, " "
Orchard End, " "
Foxton, 7 Orchard Chase
Holly House, Orchard Chase
5 Orchard Chase ✓

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

31.OCT.2000* 27/12

1.	APPLICANT'S NAME	MILLGATE HOMES LTD.
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKS.
	POST CODE	RG42 5HZ PHONE 01344 489966.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	As Applicant
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT THE GARDEN HOUSE ORCHARD ROAD, HURST, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Minor ammendments to plan. approval. no. F/2000/0807, and Substitute double garage to triple carport.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·22 Hectares.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	C5104/03B – SITE LAYOUT. 104/ARCH/03B, 04B, 07B, 08B – PLANS + ELEVATIONS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]	ALTERATION ~~or EXTENSION~~ TO NEW HOUSE	[X]

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	[ ]	See question 10	
FULL PERMISSION	[X]		
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	[ ]	State period required	
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

AGREED ON PLAN. APPROVAL No. F/2000/0807

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AGREED ON PLAN. APPROVAL No. F/2000/0807.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ — If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS PLAN. APPROVAL No. F/2000/0807.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES under Part M Building Regs.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1 / 9	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

ZERO FEE.
Plan. Approval F/2000/0807 within 12 months

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED G. Meer ON BEHALF OF MILLGATE HOMES DATE 27/10/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
(b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

N/A

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 31.OCT.2000+ 2712

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is *not less than 7 years.*

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area *where the land is situated.*

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . MILLGATE HOMES LTD. . . . . .

Date . . . . . 27/10/00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1933

Land adj. Toe Garden House

ADDRESS Orchard Road, PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

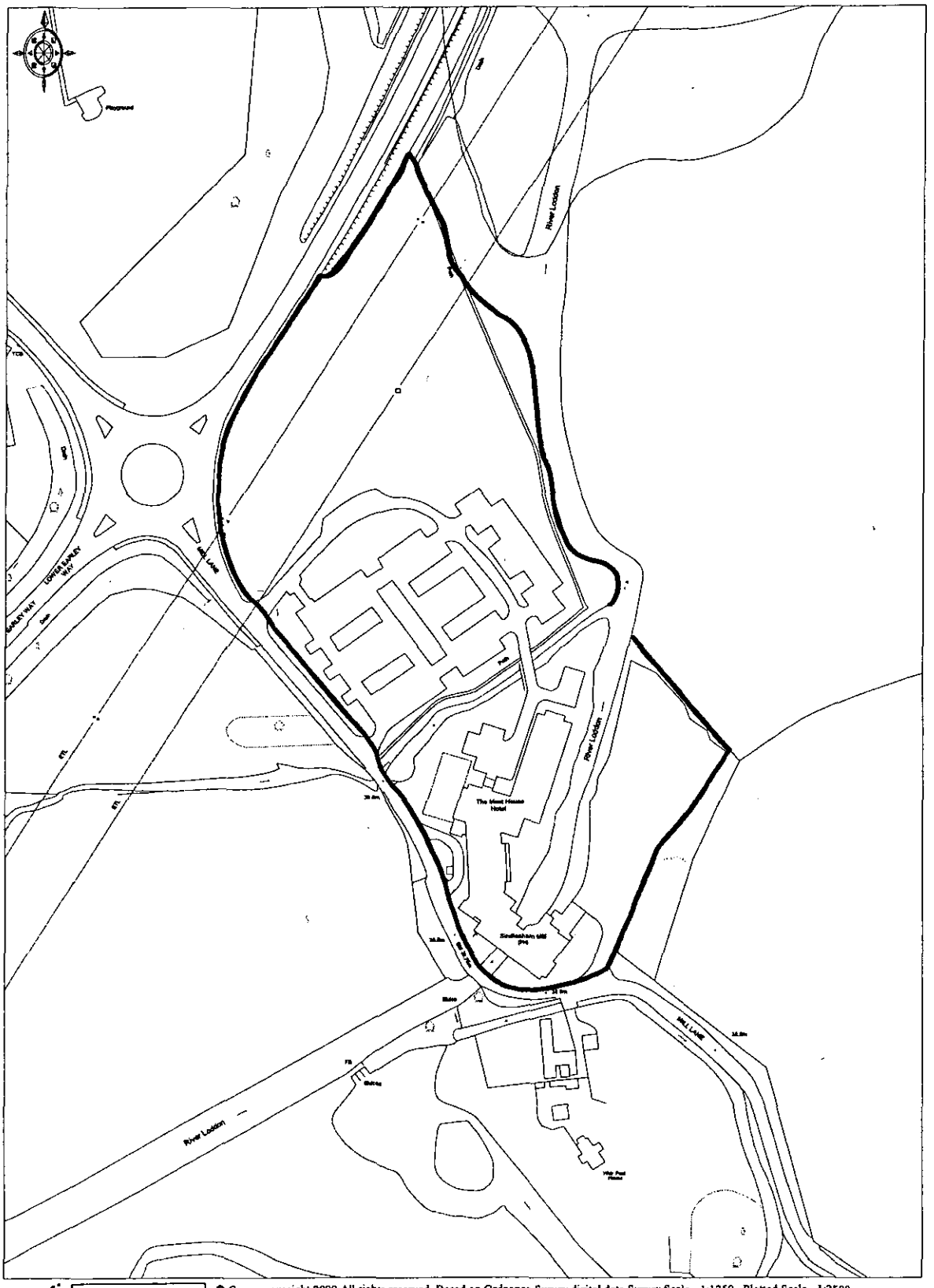
Plan No.	Applicant	Description of Development	Date of Decision	Decisic
F/2000/0807	The A&D Practice Limited	detached dwelling + d/garage.	20/07/00	G

MINISTRY DECISION

SPECIAL ORDERS

12.JAN.2001 * 316

Site Plan - Drawing KF/RM/SP/1
Sindlesham Mill, Reading Moat House Hotel
Mill Lane Earley

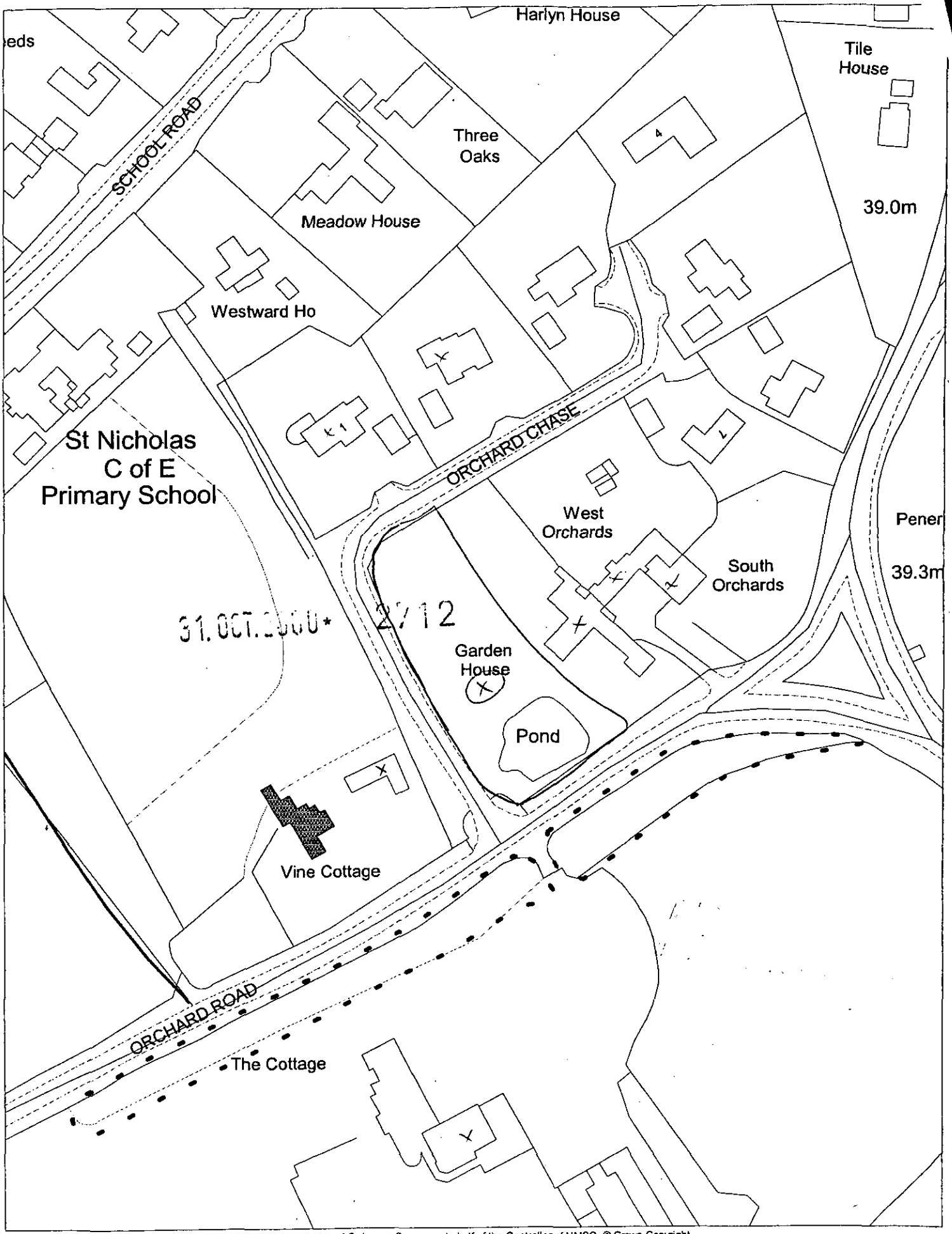


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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

This plan is believed to be correct although its accuracy is not guaranteed.

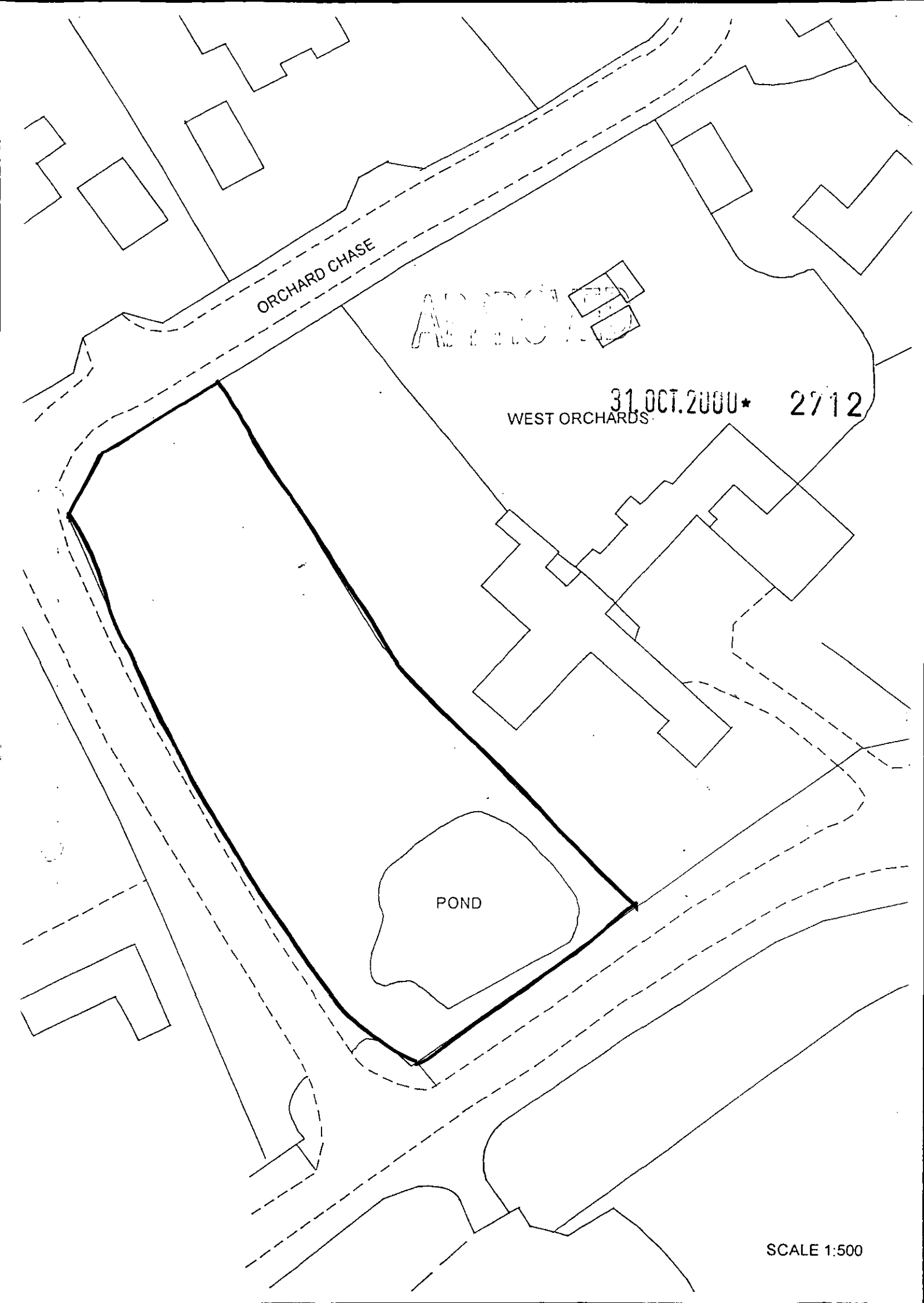
Date: December 2000
Plotted 1:2500

D



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Development Control Section, Environmental Services, Wokingham District Council.
7 November 2000
Scale: 1 : 1250


ORCHARD CHASE
WEST ORCHARDS
31.OCT.2000*
2712
POND
SCALE 1:500