SOUTHPORT U.K.
LONDON OFFICE
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APPLICATION NO:
F/2000/0445

LOCATION:
Yeomans Lodge Road, Whistley Green Reading.

APPLICANT:
Mr J Phillips

PROPOSAL:
Proposed single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **26/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Phillips
Yeomans
Lodge Road
Hurst
Berks
RG10 0EH

Application Number: F/2000/0445

Parish: **HURST**

Location: **Yeomans, Lodge Road, Whistley Green, Reading.**

Proposal: **Proposed single storey rear extensions 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 07 March 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.

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0445	BP
BUILDING CONTROL NUMBER	FP1999/0142	Andy
APPLICANT/AGENT	Mr M.J. Paul	
ADDRESS OF SITE	"Yeomans" Lodge Road HURST.	
DESCRIPTION OF PROPOSED WORK	S/S rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 20/12/99	Rec'd 24/1/00
ELEVATIONS	— "	— "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		7/3/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	4/1/00.	17/3/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	11/1/00.	24/1/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0445

Applicant : Mr J Phillips .

Location : Yeomans , Lodge Road, Whistley Green, Reading.

Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.00

Date Registered : 24/01/2000

Earliest Date for Decision : 26/02/2000

Latest Consultation Date/Site Notice Expiry Date : 26/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

Letters of representation: none received

Parish Council : no adverse comment

Planning Issues :

A/ Impact on streetscene WBE1 of WDLP; LBE1/2 of LALP

B/ Impact on amenities of adj. neighbours WBE1 of WDLP; LBE1/2 of LALP

PROPOSAL:

Demolition of existing s/s lean to at rear and erection of s/s rear extn and small infill to side.

Application Number: F/2000/0445

Appraisal :

Site located within settlement boundary of Hurst where general principle of development is acceptable.

A/ Impact on streetscene / visual amenity of area
LBE1/2 of LALP ; WBE1 of WDLP.

Existing property (3 bedroomed bungalow) is located between Lodge Rd and Twyford Rd immediately to the north of Elephant and Castle PH. car park. Property has 2 access points one to the front onto Lodge Rd (B3030) and one of the rear onto Twyford Rd (A321). Whilst there are views into the site from the rear where the proposed extensions would be visible due to the low key nature of the extensions being single storey and flat roofed (albeit the conservatory would have a shallow pitch), it is not considered that the visual amenity of the area / streetscene would be adversely affected.

B/ Impact on amenities of adjoining neighbours:
LBE1/2 of LALP and WBE1 of WDLP

Pub car park adjoins property to south and property to north fronts Twyford Rd and is 6.5m from proposed extn. Due to design and location of proposed extensions the amenities of adjoining occupiers would not be adversely affected.

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

Application Number F/2000/0445
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: Yeomans Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2000/0445

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 7.2.00

1 SITE/~~STATUTORY~~ NOTICE DISPLAYED ? ✓ x2 of each entrance front and rear

2. DESCRIPTION OF SURROUNDINGS

Extended detached bungalow on eastern side of Lodge Rd. Linear dev. - predominantly residential along Lodge Rd and Broadwater Rd - within settlement boundary. Countryside beyond.

3. DESCRIPTION OF SITE/BUILDING

Detached bungalow - extended in past. 2 access points front onto Lodge Rd B3030 and rear onto A321 Broadwater Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer site plan. Public House to south. Car park adjoins site. 2m CB fence with car park several entries on side of P.H. 1.8m fence along northern boundary.

5. SITE CONSTRAINTS

TREES	Yes
ACCESS/PARKING	as existing
LEVELS	no change
BOUNDARY TREATMENT	refer to above.
OTHERS	

Tel: 0118 974 6450

Date: 29.2.2000

My ref: F/2000/0445

WOKINGHAM DISTRICT COUNCIL

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/2000/0445
Yeomans , Lodge Road, Whistley Green, Reading.
Proposed single storey rear extensions to dwelling.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 9.3.2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: Mrs B Polnik Application Number: F/2000/0445
Yeomans , Lodge Road, Whistley Green, ~~Reading~~. Hurst
Proposed single storey rear extensions to dwelling.

Transfer: Yes ☐ No ☒
Reason for Transfer:

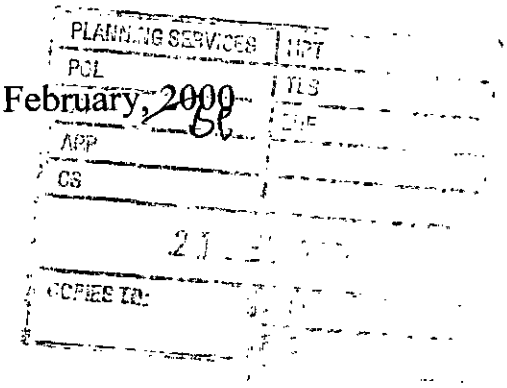
Signed: A Drake Date: 3.3.00

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.

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



18 February, 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 F/2000/0445

I refer to the above-mentioned Application by Mr. J. Phillips of Yeomans, Lodge Road, Hurst; proposed single storey rear extensions to dwellings.

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

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/0445

Proposal:
Proposed single storey rear extensions to dwelling.

Location:
Yeomans , Lodge Road, Whistley Green, 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)

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 26/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. ..... Site ...0.08....
Officer: BP / Application No. F/2000/0445	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: YEOMANS LODGE ROAD

Parish: HURST Ward: ~~Hurst~~ ✓ 2/2/00

Applicant: MR J PHILLIPS

Fee Received 95-00 (S) 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 : 21.2.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

(Area / Site of Archaeological Potential)

.....

No pre-apps.

NEIGHBOURS:

2 x S/N (Broadwater Lane & Lodge Road)

"YEOMANS"

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. ORD. SHEET No. 38 SU.7974

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/179/59	Mr. J. Phillips	Outline	13.10.59	N/A Cl
210/59	"	Detached Bungalow	12.1.60	App. Cl
BR 12313	"	Porch	5.12.49	App. N/A
BR 12452	"	Conversion of garage to Study New access New double gar.	20.12.79	App N/A
12292			17.2.60	N/A Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - S/SE/R - Mr. Paul - 11/1/00

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

24. JAN. 2000 * 0445

WOKINGHAM DISTRICT COUNCIL

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. PHILLIPS "YEOMANS" LODGE ROAD WHISTLEY GREEN HURST RG10 0EH 9341421
2	Agent's Name Address and postcode Phone number	
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.	"YEOMANS" LODGE ROAD WHISTLEY GREEN HURST.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSIONS & CONSERVATORY.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKS TO MATCH EXISTING BRICKWORK.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

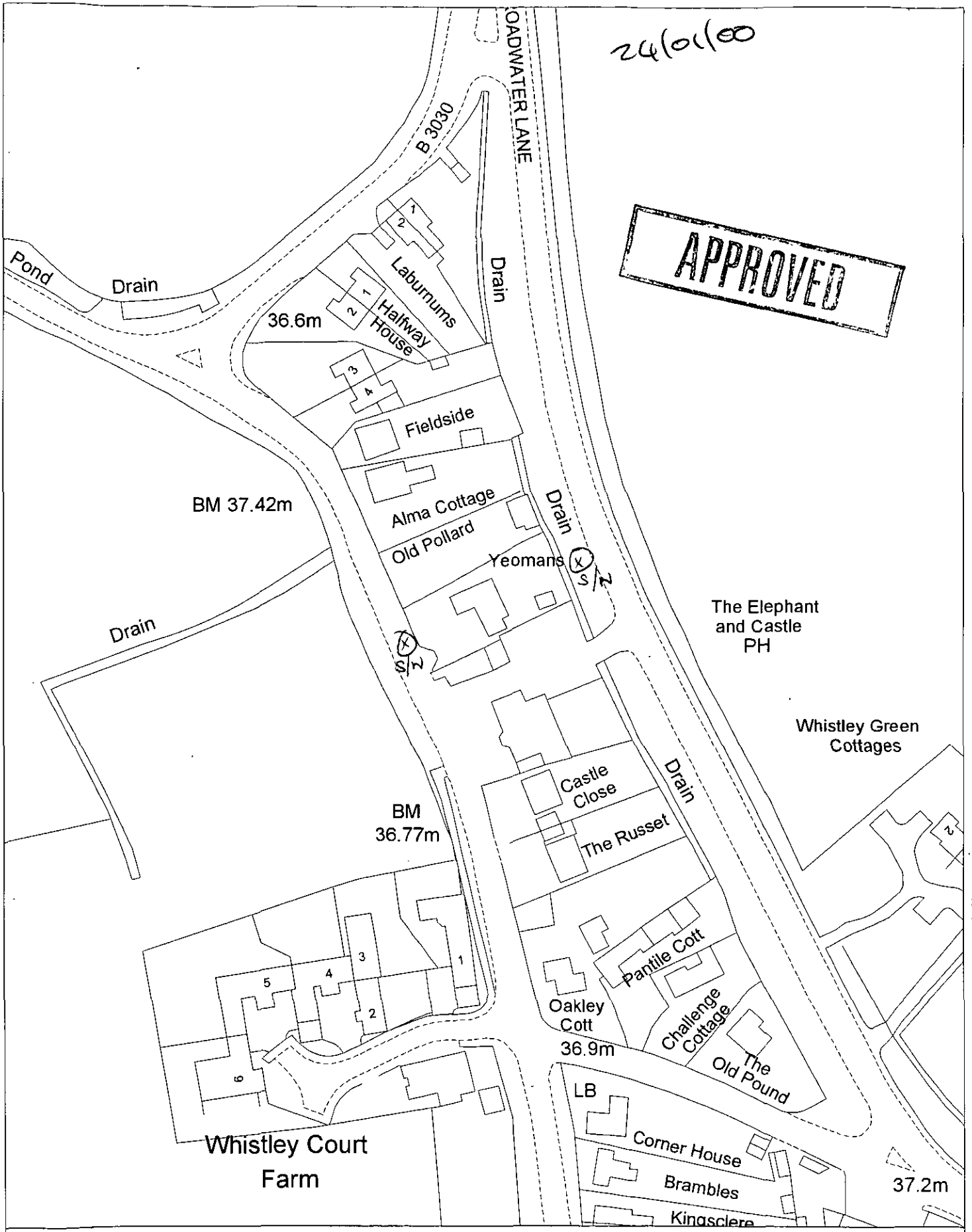
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 19/6/00

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



Site Plan, Scale: 1 to 1250

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Date: 27 January 2000