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SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WITHDRAWN
19-4-95

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APPLICATION NO:
F/2001/4308

LOCATION:
31 Martineau Lane, Hurst Reading.

APPLICANT:
Mr & Mrs Higginbotham C/O Michael Wiseman Architectural

PROPOSAL:
Proposed conversion of garage to playroom.

EARLIEST DATE FOR DECISION: **27/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/08/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Higginbotham
C/O Michael Wiseman Architectural
Lavender Cottage
Butchers Lane
White Waltham
Berkshire
SL6 3SO

Application Number: F/2001/4308

Parish: **HURST**

Location: **31, Martineau Lane, Hurst, Reading.**

Proposal: **Proposed conversion of garage to playroom.**

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

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

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

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 16/08/2001

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.

Application Number F/2001/4308
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C057	R057	
2	C014	R014	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 31 Martineau Lane
Hurst Reading.

APPLICATION NUMBER: F/2001/4308

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/8/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 4 driveway.

LEVELS N/A

BOUNDARY TREATMENT open plan to front.

OTHERS

- No impact.

1.8m enclosure to rear.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4308

Applicant : Mr & Mrs Higginbotham C/O Michael Wiseman Architectural.

Location : 31, Martineau Lane, Hurst, Reading.
Proposal : Proposed conversion of garage to playroom.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/06

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/06/2001

Earliest Date for Decision : 27/07/2001

Latest Consultation Date/Site Notice Expiry Date : 27/07/2001

This application will have expired on: 21/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Hurst P.C: No comment
Highways : C/A.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon highway safety

Application Number: F/2001/4308

Appraisal:

The proposed development is for the conversion of the garage to a playroom and store area.

The property is detached with an integral garage and has an open plan frontage.

1. Impact upon neighbouring properties

The only visible alteration resulting from the proposed conversion is the replacement of a rear door with a window. It is therefore considered that there are no adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed development will involve no alterations to the front elevation of the property. It is therefore considered that this proposal will have no effect upon the character of the street scene.

3. Impact upon highway safety – Parking provision

31 Martineau Lane is a four bed roomed property and as such is required to provide three vehicle parking spaces, this standard has been meet and providing the parking is permanently maintained there will be no impact upon highway safety.

Approval: ✓ **~~Refusal:~~**

Received by Wokingham District Council

Application No: F/2001/4308

Proposal:
Proposed conversion of garage to playroom.

Location:
31, Martineau Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/07/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

04 July 2001

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

Tel: 0118 974 6480

Date: **04 July 2001**

My ref: F/2001/4308

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/4308
31, Martineau Lane, Hurst, Reading.
Proposed conversion of garage to playroom.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4308**
31, Martineau Lane, Hurst, Reading.
Proposed conversion of garage to playroom.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

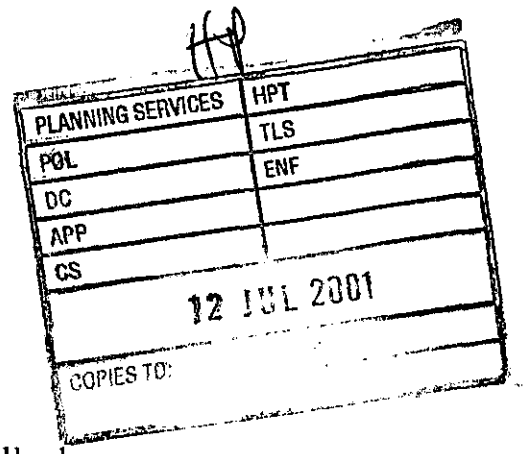
**********FILE COPY**********

ST. NICHOLAS HURST PARISH COUNCIL

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

11th July, 2001

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/2001/4308

I refer to the above-mentioned Application by Mr. and Mrs. Higginbotham of 31 Martineau Lane, Hurst: proposed conversion of garage to playroom

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

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 July 2001

Application Number: F/2001/4308

Proposal: Proposed conversion of garage to playroom.

Parish: HURST PARISH

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

Applicant:
Mr & Mrs Higginbotham C/O Michael Wiseman Architectural.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 11/07/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 JUN 2001
Officer: HP	Application No. F/2001/4308

Map No. 43 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO PLAYROOM

Location: 31 MARTINEAU LANE

Parish: HURST Ward: Hurst
14.7.01

Applicant: MR / MRS HIGGINBOTHAM

restrictive condition

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 : 4.01.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....No pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

26. JUN. 2001 * 4308

Michael Wiseman Architectural

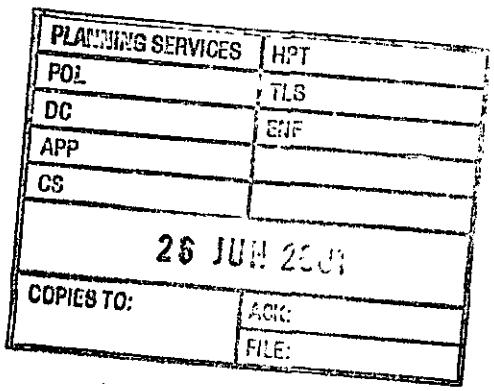
Lavender Cottage
Butchers Lane
White Waltham
Berkshire
SL6 3SD

Tel. 01628 828383
Fax. 01628 829853
Mobile. 07831 289420
e-mail. mwamail@aol.com

18th June 2001

Wokingham District Council
Shute End
Wokingham
Berks.
RG40 1WR

Planning Department



Dear Sirs

31 MARTINEAU LANE, HURST

Further to our planning enquiry dated 15th May 2001, we now enclose our application for planning consent to convert part of the existing garage at the above into a playroom comprising six copies of our drawings 590-SK01 to 03 inc.

We would refer to our recent conversation with Principle Planning Officer Mr M. L. Thorp who advised that no fee is payable with this application as it involves the discharging of a condition.

We were nevertheless disappointed that it took almost four weeks to receive a response from your department and my client is clearly frustrated that this application is necessary particularly in view that neighbours have carried out similar works without the need for a consent.

To that end I would confirm Mr Thorps view that a planning consent for this work would be forthcoming provided that at least three car parking spaces are retained on site. You will note from our drawings and your site visit. that four parking spaces will be retained on completion.

As a consequence, we would appreciate your early approval of this scheme in order that we can progress the building works.

Yours faithfully

Michael J. Wiseman

cc Mr & Mrs Higginbotham
C&C Construction

1933

ADDRESS 31 MARTINEAU LANE PARISH HURST

PLOT No. 22 ORD. SHEET No. SU 7973 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41322	WDC	O/L.	2.8.93	K
41813	BRYANT	DET. HOUSE & GARAGE	15.12.93	C
FP94/2251	"	"	31.2.94	C/APP

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Garage con. - Wiseman - 29/5/01

Environmental Services

For office use only.
Application number:
26. JUN. 2001 * 4308

Householder planning application form

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

1	Your name	MR + MRS S. HIGGINBOTHAM
	Address and postcode	31 MARTINEAU LANE
		HURST
		BERKS
		RG10 0SF
	Phone number	
2	Agent's Name	MICHAEL WISEMAN ARCHITECTURAL
	Address and postcode	LAVENDER COTTAGE
		BUTCHERS LANE
		WHITE WALTHAM
		BERKS . SL6 3SD
	Phone number	01628 - 828383
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.	31 MARTINEAU LANE HURST RG10 0SF
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE TO FORM NEW PLAYROOM
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.	SEE PLANS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	NO FEE DAMAGE - DISCHARGE OF EXISTING CONDITION (SEE LETTER)		
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

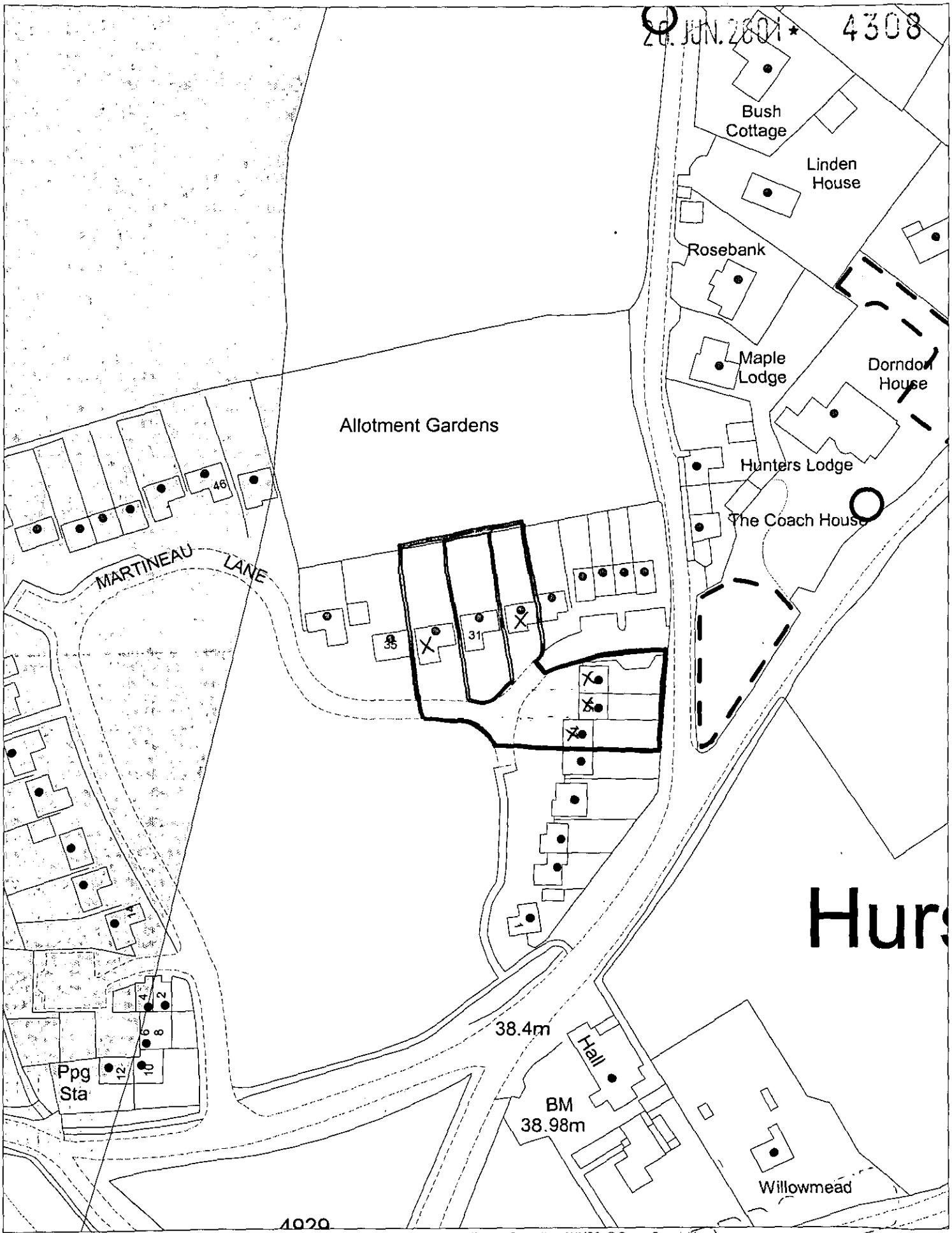
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr S. Higginbottom

Date 18 June 2001

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



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2001

Scale: 1 : 1250

26. JUN. 2001 * 4308

CONVERSION OF EXISTING GARAGE TO FORM ENLARGED PLAYROOM

SCHEME PROPOSALS

31 Martineau Lane

Hurst

RG10 0SF

for

Mr & Mrs S. Higginbotham

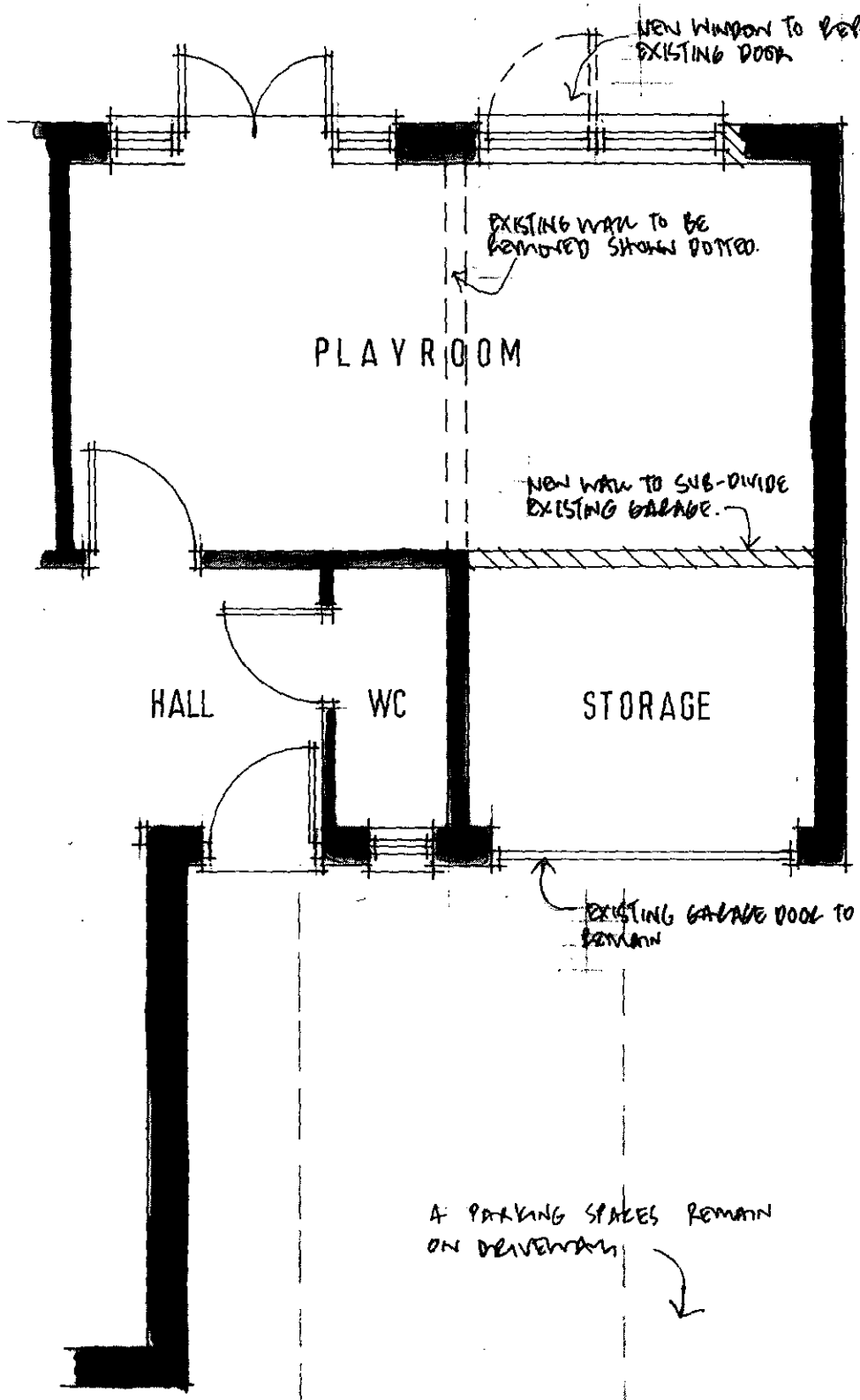
Job: 590

APPROVED

Michael Wiseman Architectural

Lavender Cottage, Butchers Lane, White Waltham, Berkshire. SL6 3SD

Tel. 01628 828383 Fax. 01628 829853 Mobile. 07831 289420



PLAN AS PROPOSED - SCALE 1:50

590 . SK 1

APPROVED

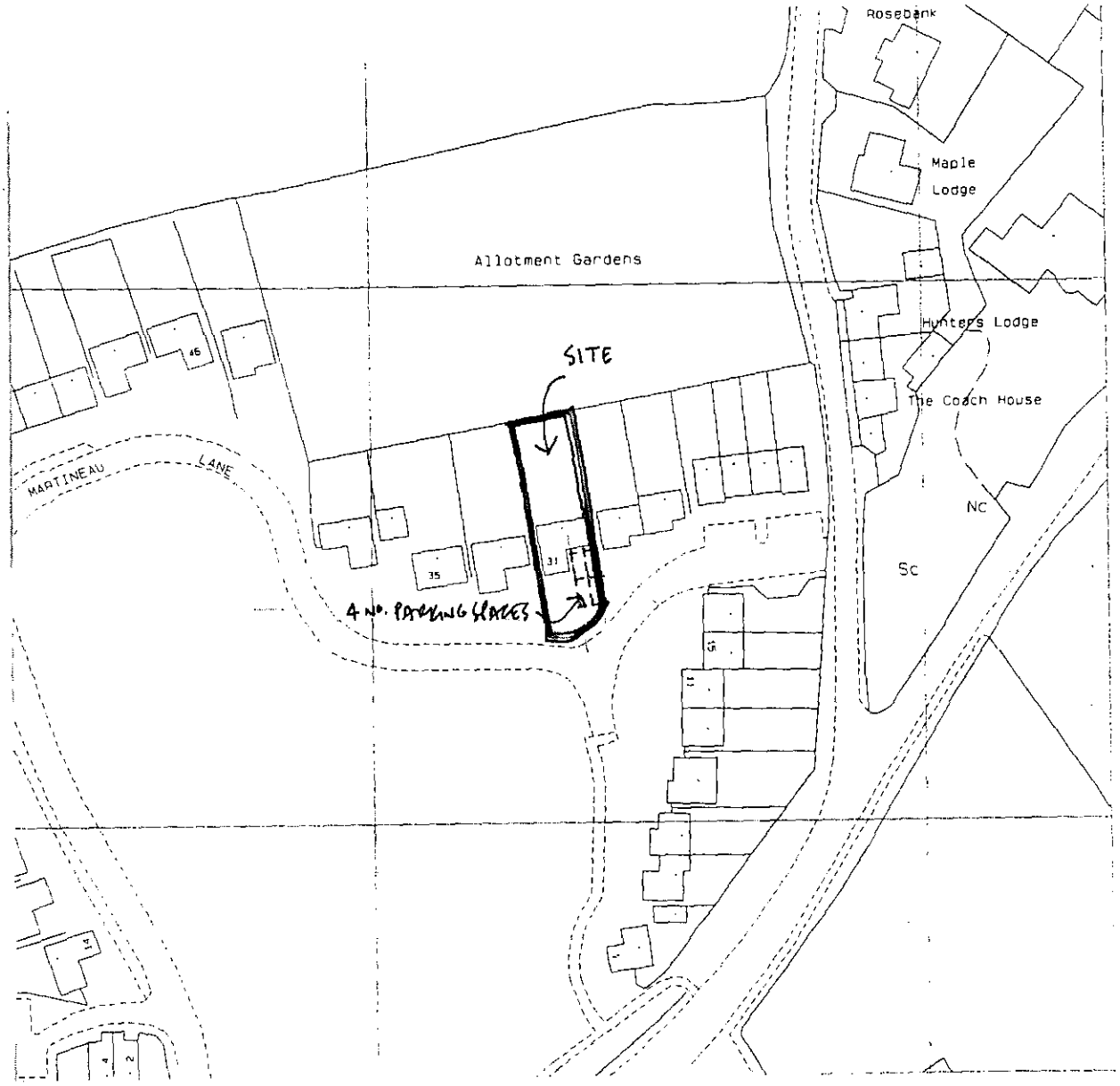


REAR ELEVATION AS PROPOSED

SCALE 1:100

590 · SK 02

APPROVED



LOCATION PLAN - SCALE 1:1250

590 · SK 03

APPROVED