APPLICATION NO:
F/2001/4724

LOCATION:
15, Threeways Broad Common Road, Hurst Reading.

APPLICANT:
Mr & Mrs N Tuggey C/O Brian Claydon & Associates

PROPOSAL:
Proposed erection of detached double garage with log store and storage space over.

EARLIEST DATE FOR DECISION: **25/09/2001**
28 Day Exp: 28/9/01
APPLICATION WILL HAVE EXPIRED ON:
16/10/2001

CASE OFFICER: Natalie Brown

APPROVED

No obs 7/11/01

D2 1316

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Tuggey
C/O Brian Claydon & Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berks
RG10 0RD

Application Number: F/2001/4724

Parish: **HURST**

Location: **15 Threeways, Broad Common Road, Hurst, Reading.**

Proposal: **Proposed erection of detached double garage with log store and storage space over.**

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. 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
3. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
4. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. There shall be no raising of existing ground levels on the site.

Condition
7. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
8. All walls and fencing constructed within or around the site, including those to the building hereby approved, shall be designed to be permeable to flood water, and be permanently retained as such.

Condition
9. Any steps or ramps shall be of open construction.

Condition
10. The gap in the hedging currently used as the driveway access shall be infilled with hedging immediately following the implementation of the new access.

Condition
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled or lopped, nor shall any roots be removed without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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. In the interests of highway safety and convenience.

Reason
4. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
8. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
10. The hedging represents an important feature in the public visual amenity of the area.

Reason
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. This permission relates to the application as amended with revised plan, number 08.2001.01A submitted to the Local Planning Authority on 27th September 2001, showing dormer windows omitted from garage roof and does not approve the proposals as originally submitted.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. The applicant should be aware that culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

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

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

Berkshire Structure Plan Policies C2 and EN3.
Loddon Area Local Plan Policies LTV2, LBE1, LBE2, LC19 and LC15.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCI16, WCC4 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 01/11/2001

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.

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

Tel: (0118) 974 6492

Date: **31 August 2001**

My ref: F/2001/4724

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/2001/4724
15, Threeways, Broad Common Road, Hurst, Reading.
Proposed erection of detached double garage with log store and storage space over.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4724**
15, Threeways, Broad Common Road, Hurst, Reading.
Proposed erection of detached double garage with log store and storage space over.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

Received by Wokingham District Council

Application No: F/2001/4724

Proposal:
Proposed erection of detached double garage with log store and storage space over.

Location:
15, Threeways, Broad Common 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4724 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

31 August 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	4724 NB
BUILDING CONTROL NUMBER.	FP 2002/2939 Norvic
~~APPLICANT~~/AGENT	Brian Clayden + Assoc
ADDRESS OF SITE	15 Threeways, Broadcommon Road HURST.
DESCRIPTION OF PROPOSED WORK	detached double garage with storage space over + log store

DRAWING NUMBERS	BC	DC
BLOCK PLAN	08·2001·01A	08-2001-01A
ELEVATIONS	— —	— —
FLOOR PLANS	— —	— —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4724

Applicant : Mr & Mrs N Tuggey C/O Brian Claydon & Associates.

Location : 15, Threeways, Broad Common Road, Hurst, Reading.

Proposal : Proposed erection of detached double garage with log store and storage space over.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/9

Date of Neighbour Notifications : .....

Date of Site Visit : 10/9

Date Registered : 21/08/2001

Earliest Date for Decision : 25/09/2001

Latest Consultation Date/Site Notice Expiry Date : 25/09/2001

This application will have expired on: 16/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

26/10. no adverse comments to make to rev plans

Consultation Responses :

Hurst PC: object on grounds that huge garages with high roof line & unnecessary roof space do not fit rural scene, & would proposed access create a prob?

Trees: - concerns

Highways: conds C135/C140/N07 req stopping up of access, surfacing & new crossing. Also that adj verge may require trimming to ensure adequate visibility

Floodzone - Env Agency: concerns re culvert.
- four conds if we grant/ cfA.

Planning Issues : LP: Rural; area sporadic d'ment.

WDLP: floodzone, countryside.

REV PLANS OMITTING DORMERS RECD: 27/9/01

Application Number: F/2001/4724

Appraisal :

See attached sheet

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

Application Number F/2001/4724
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm – 5yrs.
(2)	C012	R012	Ex. materials to be agreed.
(3)	C135	R135	Stopping up of access
(4)	C140	R140	Surfacing of Access
			Ins.: 10 metres
	~~C062~~	~~R062~~	~~Ancillary~~
(5)	C049	R049	Garaging to be retained

(6) CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

(7) CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

(8) CONDITION: ~~Any~~ All walls ~~or~~ and fencing constructed within or around the site including those to the building hereby approved shall be designed to be permeable to flood water, and be permanently retained as such.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

(9) CONDITION: Any steps or ramps shall be of open constuction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2, LC19, LC15
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCI16, WRA4, WCC7
GREEN BELT LOCAL PLAN POLICIES: —
BERKSHIRE STRUCTURE PLAN POLICIES: C2, EN3
MINERALS LOCAL PLAN POLICIES: —

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

Date: 1.11.01

* P.T.O - further conds & informatives

⑩ - The gap in the hedging currently used as the driveway access shall be infilled with hedging immediately following the implementation of the new access

Reason: The hedging represents an important feature in the public visual amenity of the area -

⑪ C153/R153 - No trees etc to be felled/loped

Del: 'pruned'

INFORMATIVES

② ~~1~~ NO7 - Access construction

③ ~~2~~ However, please be informed that culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

④ ~~3~~ Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

① NO2 - Rev. Plans

INS: Plan (08.2001.01 A)

INS: 27 September 2001

INS: Dormer windows omitted from garage roof.

RECORD OF SITE VISIT

SITE ADDRESS: 15, Threeways Broad Common Road Hurst Reading.

APPLICATION NUMBER: F/2001/4724

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/9

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate fence post

2. DESCRIPTION OF SURROUNDINGS

Rural + floodzone.
Detached residential dwellings located around X-roads Broadcommon Rd, Islandstone Lane + Broadcommon Lane
farms + fields surrounding

comes out with Broadcommon Rd & Broadcommon Lane

3. DESCRIPTION OF SITE/BUILDING

existing S.S garage - just visible through boundary screening
set away from boundary
ivy, bramble, hawthorn (?)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see Plan -
Shrubs & hedging along dwelling opposite (BC Rd & BC Lane)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING access currently off of Broadcommon Rd.

LEVELS

BOUNDARY TREATMENT Shrubs & hedging along road boundaries

OTHERS

Ditch along BC Lane.

Application Number: F/2001/4724 - Threeways, Broadcommon Road

Appraisal:

Development

For a detached double garage and new driveway access.

It would be located to the rear of the site and occupy part of the position of the existing garage. It would be 5m to the ridge and have 2 velux windows in the rear elevation. (The plans were revised to exclude dormer windows).

The garage would be 5.7m in width and 5.8m in length. There would be a log store and open stairway (leading to the store above) to the side of the garage, this would be the same length as the garage and be 2.75m in width.

The site is a detached property, with a boundary treatment of hedging. It is located on a corner plot with Broadcommon Lane and Broadcommon Road. The site is designated as a flood zone within a rural area.

1. Impact upon neighbouring properties
   The proposed garage would be separated from neighbouring properties by the two roads and screened by the hedging. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the character of the area
   The proposed development whilst larger than the existing garage, is not considered to have any adverse effect upon the character of the area. Its height would be 5m, and the roof would be pitched. This would be consistent with other detached garages allowed in the Hurst area.

   It would be to the rear of the dwelling, and so from Broadcommon Road would be obscured by the existing house. Whilst it would be visible from Broadcommon Lane, it is not considered that the proposed structure would cause any harm to the open character of the area.

   The Landscape had some concerns of the loss of a tree and the proximity of the development to other trees and the hedging, however, as these are not covered by TPO's, they could be removed without permission. Provided that a condition be added to ensure that if any trees, hedging etc dies as a result of the development they are within 5 year period, they are replaced, they would have no objection.

3. Impact upon highway safety (parking provision)
   Provided that the existing access is stopped up and that the new access is surfaced, the highway department would have no objection to the proposed development.

raise no objections to the creation of a new access

4. Flood Issues
   Initially, the Environment Agency had an objection to the proposed development as it would be culverting a watercourse (letter dated 12/10/01). They undertook a site visit and raised further comments, but would subject conditions if the LPA were minded to grant approval. (Letter dated 23/10/01). Subsequently, having contacted the Environment Agency, a list of conditions were sent with regards to no raising of ground levels, no materials (spoil etc) being deposited on land liable to flooding, and ramps/steps being of open construction. (Letter dated 25/10/01)

Approval: ✓ ~~**Refusal:**~~

Pre App N° 1584

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date 21 AUG 2001

Officer: NAB | Application No. F 2001 4724

Map No. 43 Site 0012

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

21.AUG.2001 * 4724

Description:

(F) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE WITH LOG STORE & STORAGE SPACE OVER

Location: THREE WAYS, BRAD COMMON ROAD

Parish: HURST Ward: Hurst

30/8/01 T.W

Applicant: MR + MRS N. TUGGEY

Fee (2) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red ✓			
2	1:500 block plan showing existing & proposed dev. + adj. Properties ✓			
3	Forms unsigned			
4	Correct S 66 certificate ✓			
5	Elevation plans ✓			
6	Floor plans ✓	1st Floor Plan?		
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 30.8.01 T.W

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 Flood Zone

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

HERITAGE BODIES

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

OTHERS: Rural Area

Pre App Attached

NEIGHBOURS: Site notice & see map for neighbour notices

Our Ref : SP/2001/004445-1/2
Your Ref : F/2001/4724

Date : 25 October 2001

PLANNING SERVICES 4923
PPL
CC NB
APP
CS
29 OCT 2001
COPIES TO: ACK:
FILE:

ENVIRONMENT AGENCY

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

FAO: Natalie Brown

Dear Madam

PROPOSALS: ERECTION DOUBLE GARAGE & STORAGE SPACE OVER
LOCATION: THREEWAYS, BROAD COMMON RD, HURST, READING

Further to my letter of 12th October 2001, concerning the above proposals, the Environment Agency now has the following comments to make;

Land Drainage/Flood Risk Issues

This site is partially within the modelled 1 in 100 year (1% annual probability), floodplain of the River Lodden.

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

If, notwithstanding the above objection, or following modification to the proposals to overcome it, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

PLANNING CONDITIONS

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying

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

within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open constuction.
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PLANNING INFORMATIVES

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

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

ADVICE TO APPLICANT

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding three metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454349, quoting the reference cited at the beginning of this

letter.

Yours faithfully



MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Brian Clayden & Associates

0118 9757090 PLANNING SURVEY HPT 49143
POL TLS
DC
25 OCT 2001
COPIES TO: ACK

ENVIRONMENT AGENCY

Our Ref : SP/2001/004445-1/2
Your Ref : F/2001/4724

Date : 25 October 2001

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

0118 974 6464
To: N. Brown niceday fax notes
Company: WDC Fax No: 01276 454352
From: M. Rose
Company: M. Rose Tel No: 01276 454569
No. of pages: 2 Date: 25/10 No.122498

FAO: Natalie Brown

Dear Madam

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LOCATION: THREEWAYS, BROAD COMMON RD, HURST, READING

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letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Brian Clayden & Associates

ENVIRONMENT AGENCY

Our Ref: SP/2001/04445-1/2
LPA Ref: F/2001/4724
Date: Tuesday, 23 October 2001

PLANNING SERVICES HPT 49122
25 OCT 2001
COPIES TO: FILE:

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

FAO: Natalie Brown

Dear Madam

REGARDING: THE ENVIRONMENT AGENCY'S OBJECTION WITH REGARDS TO THE CULVERTING OF ACCESS AT THREEWAYS, BROADCOMMON ROAD, HURST.

Further to recent correspondence received from the applicant and a site visit by ourselves, the Environment Agency now has further comments to make with regards to the above;

The Agency would have no objection to the creation of a new access to the site provided that;

- The old access culvert is reinstated to its natural form
- Bridging the stream with a slab with its soffit situated at bank top to bank top level is considered, as this method is preferential to creating a new stretch of culvert.
- If culverting is the preferred option, then a larger diameter pipe, with a lower invert than the existing ditch bed should be established. (A lower invert is requested, as it allows scope in the future regrading of the ditch bed, as well as providing a useful habitat for aquatic invertebrates)

However, please be informed that culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

If, following modifications to the proposals to overcome the objection, your council were minded to grant planning permission, the Agency will forward conditions to be imposed on any planning permission granted in order to mitigate the damaging effect on the environment. It is therefore imperative that you inform the Environment Agency of your recommendation before your planning committee meeting.

If you have any further queries please do not hesitate to contact me on 01276 454349, quoting the reference at the beginning of this letter.

Yours Faithfully

M. ROSE

Matthew Rose
Development Planning Officer

CC: Brian Clayden, Brian Clayden Associates, 4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks. RG10 0RD

PLANNING APP. No. H9062
BCI TLS
DC NB ENV
DC
24 OCT 2001
COPIES

ENVIRONMENT AGENCY

Our Ref: SP/2001/04445-1/2
LPA Ref: F/2001/4724
Date: Tuesday, 23 October 2001

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

0118 974 6484
niceday fax notes
To: N. Brown
Company: WDC - Planning Fax No: 01276 454752
From: M. Rose
Company: EA Tel No: 01276 454349
No. of pages: 1 Date: 23/10
No.122498

FAO: Natalie Brown

Dear Madam

REGARDING: THE ENVIRONMENT AGENCY'S OBJECTION WITH REGARDS TO THE CULVERTING OF ACCESS AT THREEWAYS, BROADCOMMON ROAD, HURST.

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However, please be informed that culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

If, following modifications to the proposals to overcome the objection, your council were minded to grant planning permission, the Agency will forward conditions to be imposed on any planning permission granted in order to mitigate the damaging effect on the environment. It is therefore imperative that you inform the Environment Agency of your recommendation before your planning committee meeting. – I phoned 24/10 16.12 to say I would be recommending approval if they had no objections, ∴ could he find me relevant conditions they wish to be added on by this fri.

If you have any further queries please do not hesitate to contact me on 01276 454349, quoting the reference at the beginning of this letter.

NAB.

Yours Faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: Brian Clayden, Brian Clayden Associates, 4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks. RG10 0RD

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

25th October, 2001

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
26 OCT 2001	
COPIES TO:	[illegible]

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

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2001/4724

I refer to the above-mentioned Application by Mr. and Mrs. N. Tuggey of 15 Threeways, Broadcommon Road, Hurst; proposed erection of detached double garage with log store and storage space over (Revised Plans).

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

Yours sincerely,

Wardle

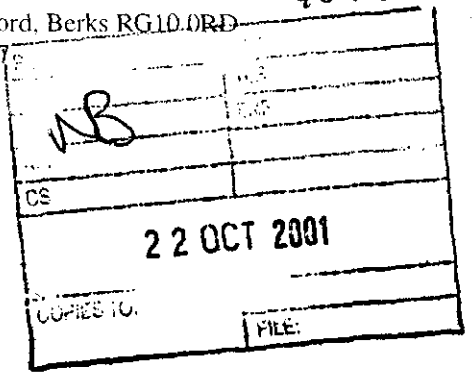
Clerk

Brian Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

48988



With Compliments

Brian Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

Matthew Rose,,
Development Planning Officer,
Environment Agency,
Swift House,
Frimley Business Park,
Frimley,
Camberley,
Surrey.
GU16 7SQ.

19th. October 2001.

Your Ref : **SP/2001/004445-1/1**

4724

Dear Sir,

Ref : Erection of detached double garage with log store and storage space over at Threeways, Broadcommon Road, Hurst, Berkshire.

Further to your letter to the Wokingham District Council in regard to the above dated the 12th October 2001. I would ask you to confirm that the information in your letter is correct. I believe that you have mistakenly taken the shallow drainage ditch that runs between Threeways and Broadcommon Lane to be a main watercourse. The watercourse in question does run along the south side of the lane, but changes direction and runs northwards under the lane approximately a 1/4 of a mile from the property.

Can I also point out that the drainage ditch is rarely full of water and is never maintained by the Environment Agency. The grass is only occasionally cut by the council.

I would appreciate an early answer to this matter as your comments will possibly jeopardise the outcome of the planning application. If a site visit would help to clarify the matter, I would be only to happy to meet you at a convenient time.

Yours faithfully

Brian Clayden
Copy to Natalie Brown Wokingham District Council

Site.
Spoke to Neil Etherington.
As not prepared to TPO trees
& as hedging + trees could
be removed ~~without~~ without
building a garage - can
refuse, even though garage closer
than existing garage.
Standard cond re/ 5yrs
that if hedging etc dies it
should be replaced.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 16th October 2001

Location:	15, Threeways, Broad Common Road, Hurst, Reading
Proposal:	Proposed erection of detached double garage with log store and storage space over
Application Number:	F/2001/4724

In response to your consultation dated 31st August 2001 for the above application, the tree and landscape comments are as follows:

The above proposal would require the removal of 1No existing Beech and the removal of a section of existing hedgerow to gain vehicular access to the proposed garage. None of which are protected by a Tree Preservation Order. The new building is also sited close to an existing rural hedgerow which accompanies the sites northern boundary.

The proposed garage would be located within 2m to an existing Ash Tree which is shown to be retained and within 3.5m to an existing Birch Tree which is also shown to be retained. All the trees are visible from the adjacent highway and contribute to the visual amenity of the area.

British Standard 5837 : 1991 - Trees in Relation to Construction advises that construction works should take place no closer than 4.5m to such trees if they are to be successfully retained. The requirement to dig foundations and resultant loss in tree roots and the covering of part of the rooting area with an imporous surface will seriously reduce the trees ability to take up water and ultimately will result in the trees early death. There will also be ongoing problems with leaf letter blocking gutters which will put pressure on the trees future removal. The existing hedgerow could also be adversely affected by physical damage during construction.

If the applicant wishes to pursue the proposal consideration should be given to locating the garage elsewhere, the site is fairly large and the garage could be accommodated within it without causing the damage listed above.

ROBERT PETROW
Consultant Landscape Architect

F/2001/4724. Threeways. BC Road.

- Phoned agent to say no dormer
- Applicant phoned & said what about one dormer only
- 21/9 - spoke to Basia
  don't want any dormers.
  Remove to reduce bulk & massing

- 21/9. 3.40 pm
  left msg on agents answer phone re/ the above.

- 25/9. 9.35am.
  Agent phoned - he will omit dormers & submit revised plans.

Env Agency. 01276 454 323
Sarah Paxman

25/9. 11.35am - Chased up comments

Nick Tuggey chased on 11.15 12/10 - I said I was awaiting Env Ag + trees & gave him Env. Ag's No.

NAB

PLANNING SERVICES | HPT 487264 FAX
PCK | TLS
OP | SHP
DPC
15 OCT 2001
ACK:
FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2001/004445-1/1
Your Ref : F/2001/4724

Date : 12 October 2001

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

FAO: Natalie Brown

Dear Madam

PROPOSAL: ERECTION OF DETACHED DOUBLE GARAGE WITH LOG STORE AND STORAGE SPACE OVER
LOCATION: 15 THREEWAYS, BROAD COMMON ROAD, HURST, READING

Thank you for your letter dated 31st August 2001, which was received on 05th September 2001. You are asked to quote the following reference in any correspondence: **SU87SW/16/11**. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposals include culverting of a watercourse: this will adversely affect the character and capacity of the watercourse and its value as a habitat, and will make maintenance difficult.

(Note to Local Planning Authority : Under the Water Resources Act 1991/ Land Drainage Act 1991, the prior written consent of the Environment Agency is required for culverting of main rivers and ordinary watercourses, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case).

If you are minded to grant permission for the proposals despite the above, it is essential that you contact Sarah Paxman before a determination is made.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

17/10 (am) Brian Claydon phoned re the env. Ag comments & said that the 'watercourse' finishes further down the road. He had contacted Env. Ag re this. I said he should wait to hear back from Env. Ag. He said Sarah Paxman was on holiday.

Yours faithfully

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

MATTHEW ROSE
Development Planning Officer
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

Please ask for : SARAH PAXMAN

CC: Brian Clayden & Associates

0118 9757090 SERVICES
NAB
HPT 48726 A ORIG.
TLS
15 OCT 2001

ENVIRONMENT AGENCY

Our Ref : SP/2001/004445-1/1
Your Ref : F/2001/4724

Date : 12 October 2001

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

0118 974 6484
To: N. BROWN
niceday fax notes
Company: WDC Fax No: 01276454352
From: M. ROSE
Company: E.A. Tel No: 01276 454349
No. of pages: 2 Date: 12/10/2
No.122498

FAO: Natalie Brown

Dear Madam

PROPOSAL: ERECTION OF DETACHED DOUBLE GARAGE WITH LOG STORE AND STORAGE SPACE OVER
LOCATION: 15 THREEWAYS, BROAD COMMON ROAD, HURST, READING

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Yours faithfully

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

MATTHEW ROSE
Development Planning Officer
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

Please ask for : SARAH PAXMAN

CC: Brian Clayden & Associates

Date: 01 October 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4724

Location: 15, Threeways, Broad Common Road, Hurst, Reading.

Proposal: Proposed erection of detached double garage with log store and storage space over.

Applicant: Mr & Mrs N Tuggey C/O Brian Claydon & Associates.

Case Officer: Natalie Brown

The new plans show the following: Dormer windows omitted from garage and replaced with 2 velux windows in the rear elevation and one window in the side (north west) elevation. Drawing no 08-2001-01A.

Comments are required by 11/10/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. 4724 (Planaps) / (Ludhouse) Date Rec. 27.9.01

Location: Threeways, Broadcommon Road

Parish Hurst

Applicant:

Description of attached plans Dormer windows omitted from garage and replaced with 2 velux windows in the rear elevation & one window in the side (north west) elevation

Drawing No's: 08-2001-01A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Drawing No's

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

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

NEIGHBOURS: As consulted on original application.

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 01.10.01

Yellow - Part One Copy
Green - Officer's Copy

Brian Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

NB

48207

27 SEP 2001

ACK:
FILE:

REVISED PLAN

4724

Ms. N. Brown,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

27th. September 2001.

Dear Ms. Brown,

Application No. F/2001/4724
Proposed erection of detached double garage with log store and storage space over.

Further to our recent telephone conversation. I hereby enclose 4 copies of the revised drawing No. 08-2001-01A showing the dormer windows deleted as requested and the addition of roof windows in the roof of the north east elevation and a small window in the north west gable to provide light to the storage space.

I trust with these alterations, this application can now be approved.

Yours sincerely

Brian Clayden.

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 September, 2001

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

12 SEP 2001

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2001/4724

I refer to the above-mentioned Application by Mr. and Mrs. Tuggey of 15 Threeways, Broadcommon Road, Hurst: proposed erection of detached double garage with log store and storage space over.

My Council object to the proposal on the grounds that huge garages with a high roof line and upper storey windows do not fit the rural scene. In addition, there is a question whether the proposed access would create problems near a blind corner.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 31 August 2001

Application Number: F/2001/4724

Proposal: Proposed erection of detached double garage with log store and storage space over.

Parish: HURST PARISH

Site Address:
15, Threeways, Broad Common Road, Hurst, Reading.

Applicant:
Mr & Mrs N Tuggey C/O Brian Claydon & Associates.

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

✓ below as applicable;

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

1, C135, R135.
2, C140 (INSERT: 10 metres), R140.

NOT.

NOTE TO PO: Some trimming of the adjacent verge may be required to ensure adequate visibility.

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

Tel: 0118 974 6428 or 6429

Date: 21 August 2001

Your Ref:

My Ref:

MR AND MRS N TUGGEY
C/O BRIAN CLAYDEN AND ASSOCIATES
4 GRANGE COTTAGES
BROADCOMMON ROAD
HURST
BERKS
RG10 0RD

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

21.AUG.2001* 4724

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam

Site Address: THREEWAYS, BROADCOMMON ROAD, HURST
Proposal: PROPOSED ERECTION OF DETACHED DOUBLE GARAGE WITH LOG-STORE AND STORAGE SPACE OVER

Thank you for the above application, which has been received along with the sum of £ 95.00 in fees.

If, for any reason your application cannot be registered as valid we will contact you again as soon as possible to request any additional information we require.

If you have any queries concerning your application please contact Ian Jordan on (0118) 974 6428.

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Mr I Jordan
Principal Planning Support Officer

Brian Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

The District Planning Officer,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

21 AUG 2001

20th. August 2001.

Dear Sir, 21.AUG.2001* 4724

Proposed double garage with roof storage space over, log store and new vehicular access at Threeways, Broadcommon Road, Hurst, Berkshire.

Please find enclosed planning application for the above along with the planning fee cheque of £ 95.00.

Whilst applying for planning consent to erect a new double garage, Mr and Mrs Tuggey would like to change the position of the existing vehicular access from its present position in Broadcommon Road to a new location in Broadcommon Lane.

With the existing access in its present position, they can only reverse their cars out onto the lane. This was fine when the traffic on the road was slight, but it is now proving to be increasingly dangerous with the increase in traffic on Broadcommon Road due to the escalation of development in the immediate vicinity.

Although we can only comply with the requirement for 160 metre x 2 metre visibility splay in one direction only, the new position proposed will be much safer as cars will be able to leave the access forwards. This surely outweighs the need for splays in both directions on the grounds of safety for both my clients and their children. I would therefore ask the Council to approve this alteration with the above safety aspects in mind..

If you require any further information regarding the application please do not hesitate to contact me.

Yours faithfully



Brian Clayden.

Environmental Services

For office use only.
Application number: 21.AUG.2001* 4724

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. AND MRS. N.J. TUGGEY,
	Address and postcode	THREEWAYS, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 0RP
	Phone number	0118 9320 603 WORK: 0208 885 5588
2	Agent's Name	BRIAN CLAYDEN & ASSOCIATES,
	Address and postcode	4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 0RD
	Phone number	0118 9343157
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.	THREEWAYS, BROADCOMMON ROAD, HURST, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DOUBLE GARAGE WITH ROOF STORAGE SPACE OVER, LOG STORE AND NEW VEHICULAR ACCESS.
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.	DARK BROWN STAINED TIMBER BOARDED WALLS AND RED/BROWN PLAIN ROOF TILES
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: 5	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

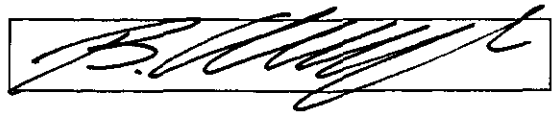
Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR. AND MRS. N.J. TUGGEY

Date 20th. AUG. 2001

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

21. AUG. 2001 * 4724

ADDRESS THREE WAYS' BROADCOMMON ROAD PARISH HURST

PLOT No. ORD. SHEET No. 44-49

BUILDER

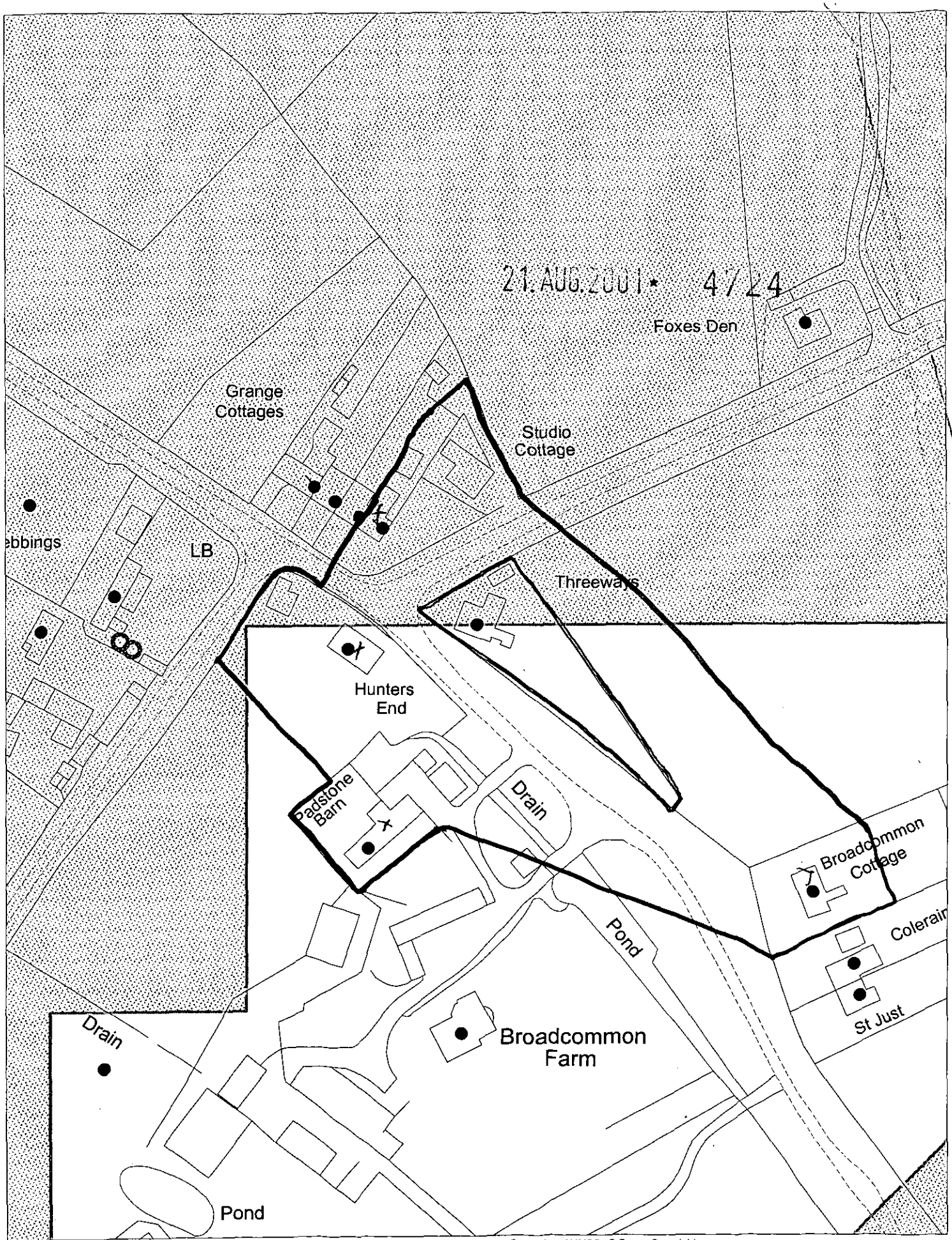
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/317/71	Mr. P G Mathews	Garage	17.6.71	App N/A
07113	MR. D. CROOK	ALTS. & ADDITIONS	27.10.77	N/A C/A
BR. 7657	Mr. D.E. Crook	Alt. and Additions	20.12.77	App N/A
36576	MR N. TUGGEY	1st Floor Ext.	29.10.90	C/A
BRA 9883	"	"	11.1.91	App
38668	"	1st Ext. (Enlarge Utility)	7.1.92	C/A
4/92/0296	"	" "		App
43420	Mr. & Mrs. "	" (Conservatory, Study, Store, Garage)	16.12.94	Ref
96/64/76/F	"	2/St. Extension	25.9.96	C/A
FP96/6011	"	"	7.01.97	App

DATE OF COMPLETION

MINISTRY DECISION 43420 - APPEAL DISMISSED - 2.11.95

SPECIAL ORDERS PD Enq - Det. Garage - Mr. Tuggey - 7/3/01

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

24 August 2001

Scale: 1 : 1250

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