APPLICATION NO:
F/2001/5466

LOCATION:
Elder Cottage Broadwater Lane, Hurst Reading.

APPLICANT:
Mr N Wolff

PROPOSAL:
Proposed conversion of garage to utility /shower room.

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Helen Pollock**

APPROVED

DO 580

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Wolff
Elder Cottage
Broadwater Lane
Hurst
Berks
RG10 0DS

Application Number: F/2001/5466

Parish: **HURST**

Location: **Elder Cottage, Broadwater Lane, Hurst, Reading.**

Proposal: **Proposed conversion of garage to utility / shower room.**

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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
4. Notwithstanding the plans submitted 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. In order to safeguard the special architectural or historic interest of the building.

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Reason
4. 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 Policies EN1 and EN5.
Loddon Area Local Plan Policies LBE1, LBE2, LBE16 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WHE13 and WHE8.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

Notice checked by: _____

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5466

Applicant : Mr N Wolff .

Location : Elder Cottage, Broadwater Lane, Hurst, Reading.

Proposal : Proposed conversion of garage to utility /shower room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

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

Urban Design: Principle acceptable : C/A

Highways : C/A

Hurst P.C : No objection

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon Streetscene + Character of Area

3) Impact upon highway safety.

Application Number: F/2001/5466
Appraisal:

This proposed development is for the conversion of the existing garage to a shower room and utility area. The property is a detached listed building with an integral garage and driveway parking to the front of the property, located within an area of traditional local character.

1. Impact upon neighbouring properties

The proposed development would require the removal of the existing wooden garage doors and there replacement with a window to the front elevation; it is considered that this would have no adverse effects upon neighbouring properties.

2. Impact upon the street scene and character of area

The proposed development would result in the removal of the existing wooden garage doors, and there replacement with a window. The materials used would match existing and this proposal would be in keeping with the traditional character of the area and of the listed building. As such there would be no adverse effects upon the street scene or character of the area.

3. Impact upon highway safety

Elder Cottage is a four bed roomed property, as such three off road vehicle parking spaces are required to meet highway parking standards, this has been meet and provided that these spaces are permanently maintained the proposed conversion would have no impact upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5466
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C190	R190	
3	C191	R191	
~~4~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
4	C122	R122	'Notwithstanding the plans submitted'
5.	[illegible]	[illegible]	

RECORD OF SITE VISIT

SITE ADDRESS: Elder Cottage
Broadwater Lane Hurst Reading.

APPLICATION NUMBER: F/2001/5466

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

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

2. DESCRIPTION OF SURROUNDINGS

R.e.s. along main Rd.

3. DESCRIPTION OF SITE/BUILDING

2 storey old detached hse, with integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2/3 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.5→2m wall enclosure of front garden

OTHERS

Impact on Surrounding Area.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 19 December 2001 20 DEC 2001

Application Number: F/2001/5466

Proposal: Proposed conversion of garage to utility /shower room..

Site Address:
Elder Cottage, Broadwater Lane, Hurst, Reading.

Applicant:
Mr N Wolff .

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

PRINCIPLE ACCEPTABLE TO ME, FOLLOWING PRE-APP SITE MEETING.

TIMBER FRAME DETAILS + CONSTRUCTION OF FRONT WALL + INTERNAL PARTITIONS TO SHOWER ROOM TO BE PROVIDED TO SUPPORT LISTED BUILDING APPLICATION.

Harold Sanders

07.01.02.

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

PLANNING SERVICES, TLHT
POL | TLS
DC HP | ENF
APP | 19th January, 2002
CS |
22 JAN 2002
COPIES TO: | ACK:
FILE:

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/2001/5466

I refer to the above-mentioned Application by Mr. N. Wolff of Elder Cotage, Broadwater Lane, Hurst; proposed conversion of garage to utility/shower room. New plan showing off road parking for three vehicles.

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

Yours sincerely,

Clerk

Date: 09 January 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5466

Location: Elder Cottage, Broadwater Lane, Hurst, Reading.

Proposal: Proposed conversion of garage to utility /shower room.

Applicant: Mr N Wolff.

Case Officer: Helen Pollock

The new plans show the following: Parking plan showing off road parking for 3 vehicles.

Comments are required by 19/01/2002.

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

Comment.

Parking plan does not comply with our standards, however 3 spaces (4.8m by 2.4m) are required which can be accommodated within the existing driveway

Therefore:

Notwithstanding the plans submitted; C12, R12.

ADM 18/01/02

Date: 09 January 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: LB/2001/5467

Location: Elder Cottage, Broadwater Lane, Hurst.

Proposal: Proposed internal alteration to listed building and change garage doors to window.

Applicant: Mr N Wolff.

Case Officer: Helen Pollock

The new plans show the following: Parking plan showing off road parking for 3 vehicles.

Comments are required by 19/01/2002.

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

Date: 09 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5466

Location: Elder Cottage, Broadwater Lane, Hurst, Reading.

Proposal: Proposed conversion of garage to utility /shower room.

Applicant: Mr N Wolff.

Case Officer: Helen Pollock

The new plans show the following: Parking plan showing off road parking for 3 vehicles.

Comments are required by 19/01/2002.

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

(RING ONE)

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

App No. 05/2007/5466 (Planaps) / 05/2007/2467 (Ludhouse) Date Rec. 28/12/07.

Location: Elder Cottage, Broadwater lane

Parish Hurst

Applicant: MR Wolff

Description of attached plans Parking plan showing ~~which~~ off road parking for 3 vehicles.

Drawing No's:

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: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 09.01.08

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 December 2001

Application Number: LB/2001/5467

Proposal: Proposed internal alteration to listed building and change garage doors to window.

Parish: HURST PARISH

Site Address:
Elder Cottage, Broadwater Lane, Hurst, .

Applicant:
Mr N Wolff .

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.

1/ How many bedrooms does the dwelling have?

2/

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 1 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

to comply with our standards

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** AC 21/12/01

Already requested by admin + plan received 08/01/02.

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

Tel: 0118 974 6480

Date: **19 December 2001**

My ref: F/2001/5466

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/2001/5466
Elder Cottage, Broadwater Lane, Hurst, Reading.
Proposed conversion of garage to utility /shower room.

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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5466**
Elder Cottage, Broadwater Lane, Hurst, Reading.
Proposed conversion of garage to utility /shower room.
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/2001/5466

Proposal:
Proposed conversion of garage to utility /shower room.

Location:
Elder Cottage, Broadwater 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 please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5466 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 December 2001

F

Application Number : ~~NEW~~/2001/5466	Map No : 38
Case Officer : HP.	Site Area : 0.14
Valid Date : 10.12.01	Received Date: 10/12/2001

Level : Delegated Application

(F) Description : Proposed conversion of garage to utility /shower room.

Location : Elder Cottage, Broadwater Lane, Hurst, Reading.

Parish : SA Ward : HUR 19.12.01 -B.

Applicant : Mr N Wolff .

Fee Required: £0 Fee Received: £95 - PD?

Additional: ..... or Refund: £95-00

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show parking layout, 3 vehicles	19.12.01	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB application

---

INTERNAL CONSULTATIONS 19.12.01 -TB.

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + See map

No pre-apps

OTHERS

(Area of Traditional Local Char.)

[redacted]

"ELDER COTTAGE"

ADDRESS HURST PARISH HURST

PLOT No. Old Property Listed Building ORD. SHEET No. SU. 38 797

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/346/58	Mr. B. Kimberley	Alterations & Addits.	9.9.58	App. N
PD/189/69	Mr. R. Daltry	Extension to Lounge	15.5.69	App. N
R/231/69	"	Addit of bedroom & convert garage to study & Toilet	10.7.69	App. C
141/71	"	Car Port	18 2 71	N/A Re
PD/138/71	"	Car Port	15 4 71	App N
1322/73	Mr J. Woolf	addit of living room & bathroom. (listed bldg consent)	22-11-73	C
13235	" "	2/s extn. & new garage	5-6-80	N/A C
BR15279	"	"	22-10-80	Rec. & App.
39178 LBC	"	INT. KITCHEN ALT	29.4.92	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

[redacted]

5466

Environmental Services

For office use only.
Application number:

10.DEC.2001* 5466

Householder planning application form

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

1	Your name Address and postcode Phone number	NONIE WOLFF ELDER COTTAGE BROADWATER LANE HURST BERKSHIRE RG10 0DS 0118 9345 17
2	Agent's Name Address and postcode Phone number	N/A
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE/CONVERT GARAGE AREA TO A UTILITY/TOILET/SHOWER ROOM CONVERT DOORS TO WINDOW MAKE NEW INTERNAL DOOR 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.	RENDERED BRICK TO MATCH WINDOW FRAME TO MATCH
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.		
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: N Wms

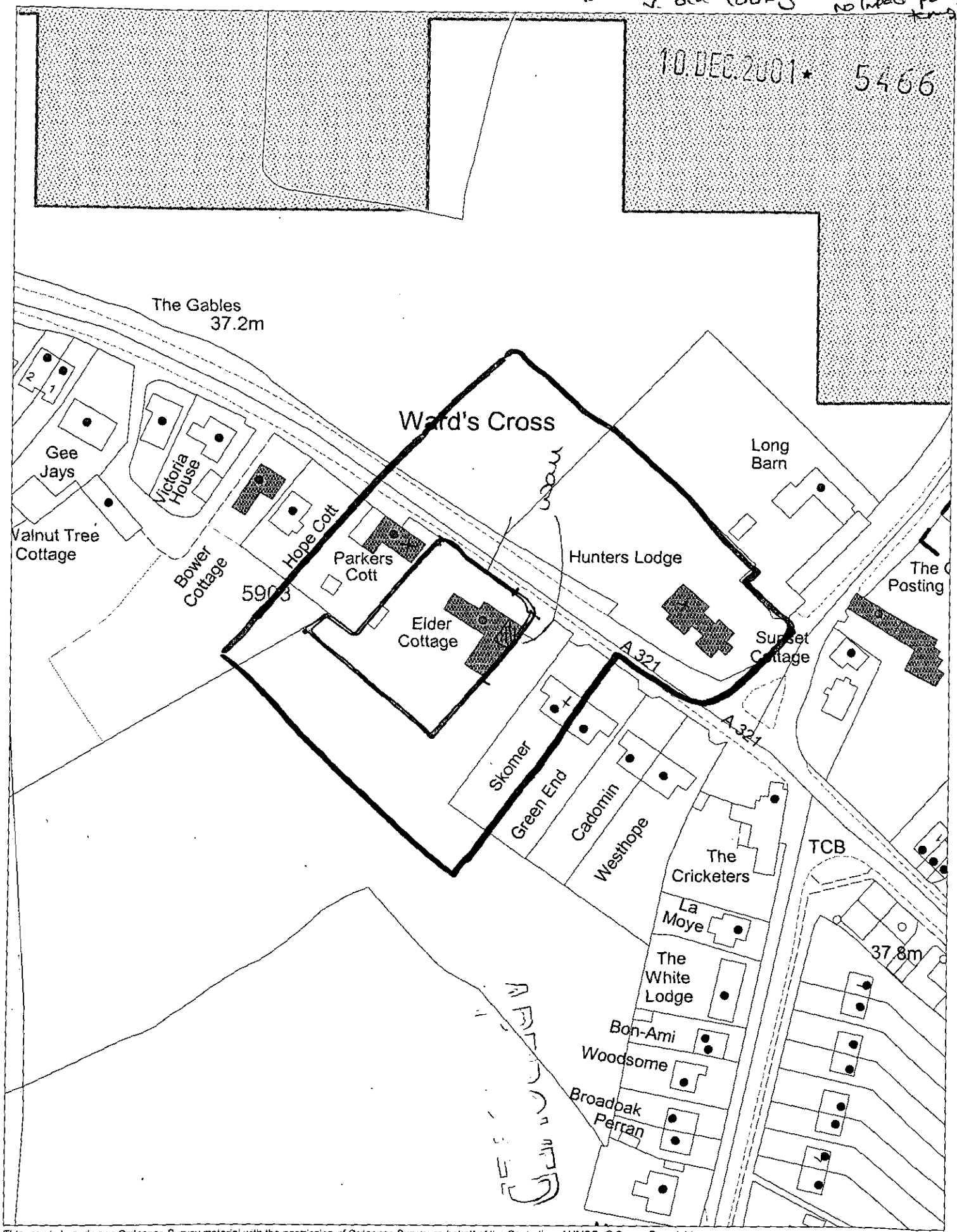
on behalf of

Date 10-12-01

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

Wall enclosure ≈ 1·5–2m
wooden door
v. old looking Integral garage.
NO IMPACT planning

10 DEC 2001 * 5466



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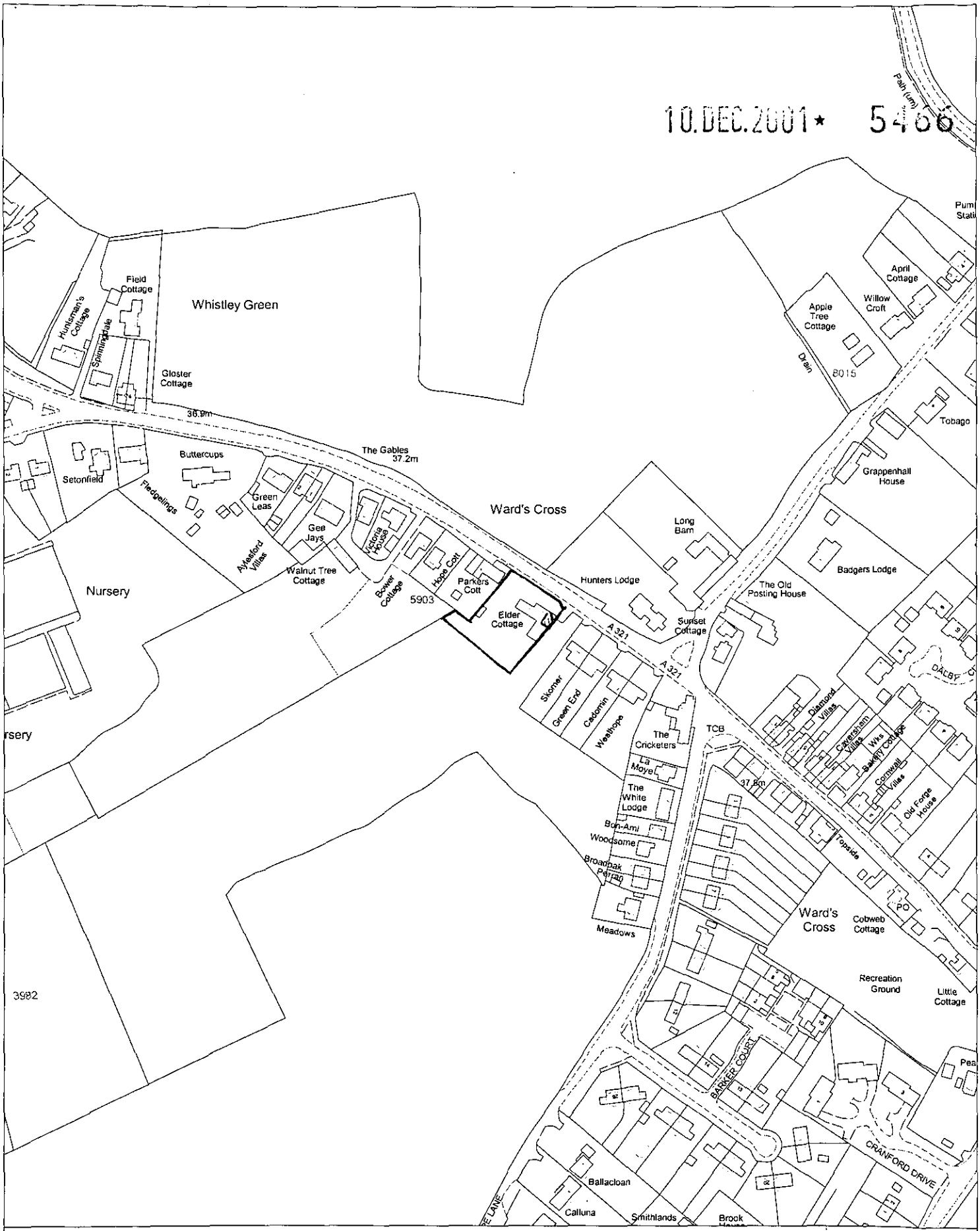
Development Control Section, Environmental Services, Wokingham District Council.
14 December 2001 Scale: 1 : 1250

N W E S

10.DEC.2001★ 5466



Site Plan, Scale: 1 to 2500

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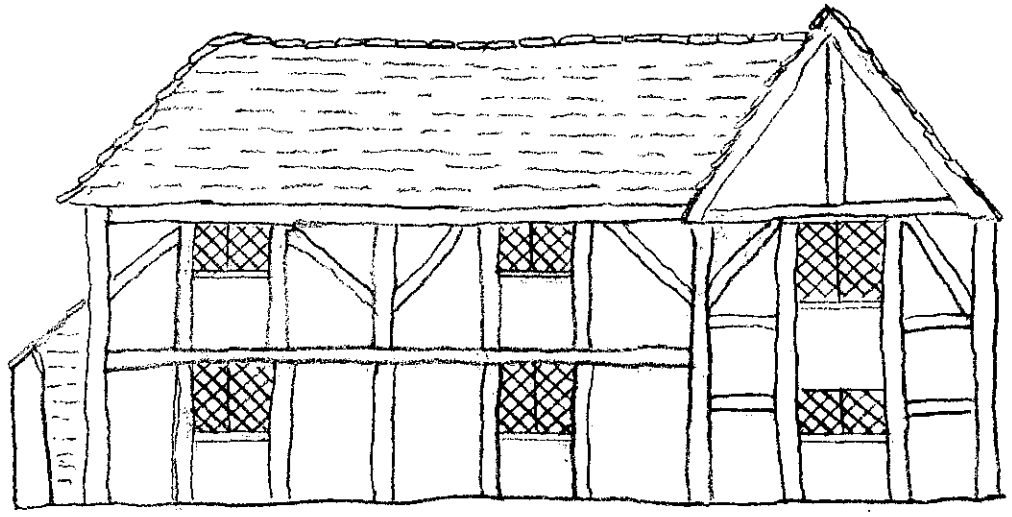
Date: 23 November 2001

N W E S

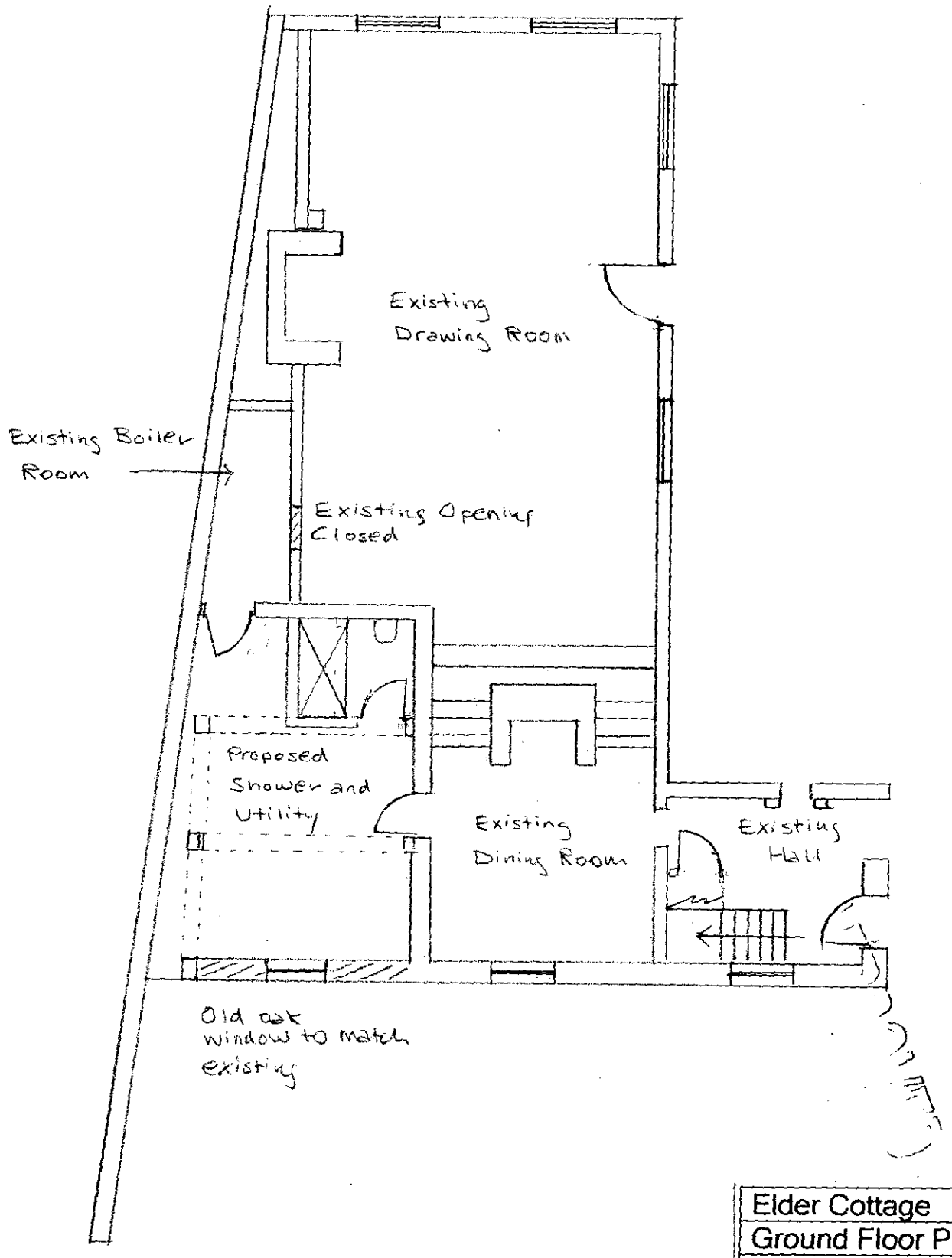
APPROVED



10.DEC.2001 * 5466

Elder Cottage
Northeast Elevation
1:100 02
26th November, 2001

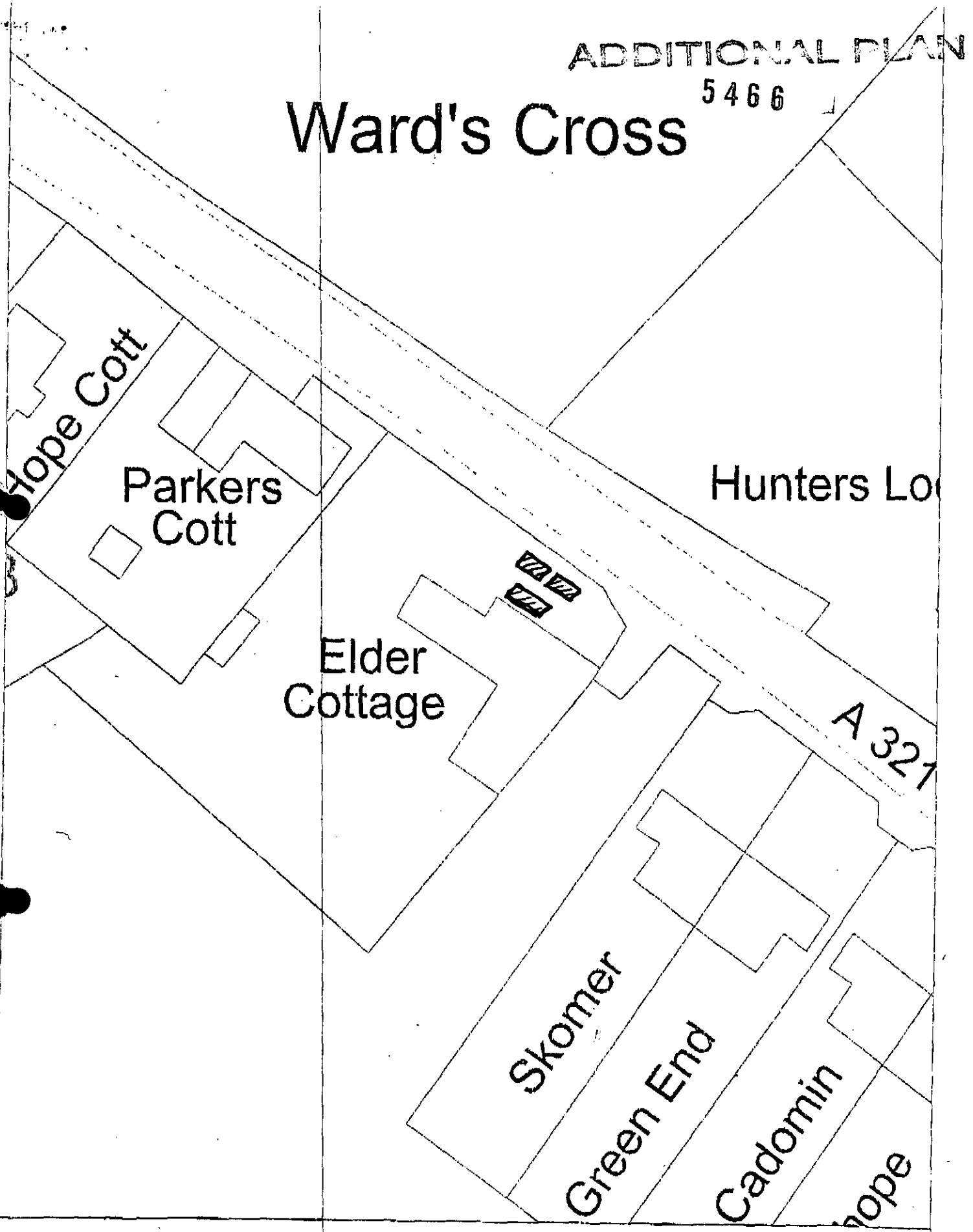
10.DEC.2001 * 5466



Elder Cottage
Ground Floor Plan
1:100
26th November, 2001

ADDITIONAL PLAN
5466

Ward's Cross



Site Plan, Scale: 1 to 500

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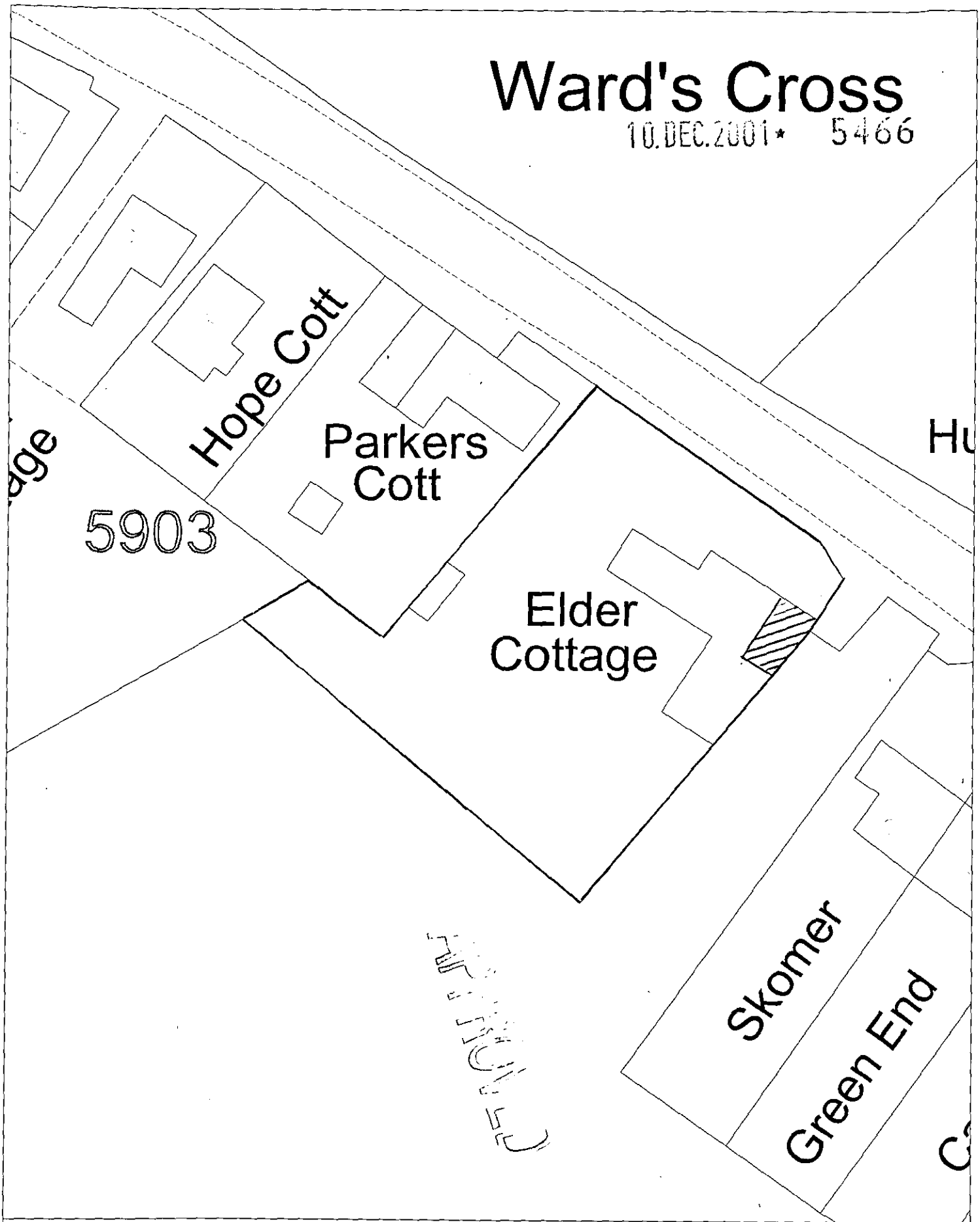
Date: 27 December 2001

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 23 November 2001