APPLICATION NO:
F/2000/1498

LOCATION:
3 Hogmoor Lane, Hurst Reading.

APPLICANT:
Mr Mrs Spiller C/O Andesign

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Spiller
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1498

Parish: **HURST**

Location: **3, Hogmoor Lane, Hurst, Reading.**

Proposal: **Proposed first floor rear extension to dwelling**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 06/07/2000

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

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1498	SL
BUILDING CONTROL NUMBER	FP2000/0643	Andy
APPLICANT/AGENT	Andrew	
ADDRESS OF SITE	3 Hogmoor Lane HURST.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2974	AH/E/2974
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/7/00	

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	

Received by Wokingham District Council

Application No: F/2000/1498

Proposal:
Proposed first floor rear extension to dwelling

Location:
3, Hogmoor 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. 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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 May 2000

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1498

Applicant : Mr Mrs Spiller C/O Andesign.

Location : 3, Hogmoor Lane, Hurst, Reading.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		4/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 29/6

Date Registered : 12/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses : Parish Council - no objection.
Highways Authority - - " -

Planning Issues : Impact upon amenities of neighbours.
Impact upon character of the area.

Application Number: F/2000/1498

Appraisal :

Planning permission is sought for the erection of first floor rear extension above the existing single storey kitchen extension.

No.3 Hogmoor Lane is a semi-detached property. The proposed extension would only project 1.4metres beyond the existing rear elevation and would be set well away from number 4 Hogmoor Lane (the other half of the semi) and April Cottage lying some distance to the west. It would not impact upon the amenities of either of these properties.

The extension would not be seen from the streetscene and would not have any adverse impact upon the character of the area.

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

Application Number F/2000/1498
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR09.	~~B~~ External work

John Sutton
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 3 Hogmoor Lane
Hurst Reading.

APPLICATION NUMBER: F/2000/1498

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Semi-rural.
Edge of built-up Street frontage.

3. DESCRIPTION OF SITE/BUILDING existing Semi - small.

4. RELATIONSHIP TO ADJOINING PROPERTIES Extensive set well
away no impact

5. SITE CONSTRAINTS —

TREES /

ACCESS/PARKING —

LEVELS

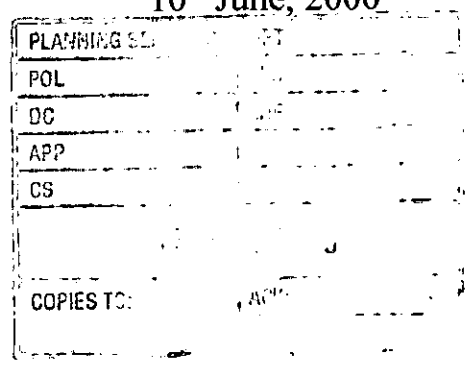
BOUNDARY TREATMENT

OTHERS

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

10th June, 2000



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

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/1498

I refer to the above-mentioned Application by Mr. and Mrs. spiller of 3 Hogmoor Lane, Hurst; proposed first floor extension to dwelling.

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

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAY
Officer: SL	Application No. F/2000/1498

Map No. 58. Site ...2.03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 3 HOGMOOR LANE

Parish: HURST Ward: HURST
26.5.2000

Applicant: MR/MRS SPILLER

Fee (3) 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			
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 : 26:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

..... (Area of Traditional local Character)

.....

..... NO pre-apps .....

NEIGHBOURS:

..... 4 Hogmoor Lane .....

..... April Cottage & Hogmoor Lane ✓ .....

..... Kestrels .....

..... + Property labelled ⊗ on map (no address on GIS) .....

.....

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.....

.....

Environmental Services

For office use only.
Application number: 12.MAY2000* 1498

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 B. SPILLER
	Address and postcode	3 HOGMOOR LANE HURST BERKS RG10 0DH
	Phone number	9342438
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	FIRST FLOOR REAR EXTENSION

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.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS B. SPILLER

Date 11/5/2000

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

ADDRESS 3 HOGMOOR LANE PARISH HURST

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/180/63	Mr. A. Godsal	Alterations	16.5.63	App. N/A
R/317/64	Mr. H.G. Robinson	Alt, Addit. & Garage	26.11.64	App. App.
*01373	MR. A.A.C. GODSAL	O/APP. DEMOLISH INV COTTAGE & ERECT DWELLING BETWEEN 2 & 3	3.10.74	N/A C/A
35422		S/ST. EXT	20.4.90	C/A
BRA 8577	MR & MRS G. SPILLER	FR. & REAR EXTS.	1.3.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * C/A - SUBJECT TO S.16 AGREEMENT

DRAINAGE

12.MAY2000* 1498