27/1

APPLICATION NO:
F/2002/8218

LOCATION:
Whispers Davis Street, Hurst Wokingham.

APPLICANT:
Mr/Mrs Beasley C/O Martin Butler P/Ship

PROPOSAL:
Proposed single storey rear extension to dwelling and front dormer extension.

EARLIEST DATE FOR DECISION: **23/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2003

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Beasley
C/O Martin Butler Partnership
28 Broad Street
Wokingham
Berks
RG40 1AB

Application Number: F/2002/8218

Parish: **HURST**

Location: **Whispers, Davis Street, Hurst, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling and front dormer extension.**

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.

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.

Informative
1. If great crested newts or signs of great crested newts are discovered then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. 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 C2.
Loddon Area Local Plan Policies LBE1, LBE2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

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.

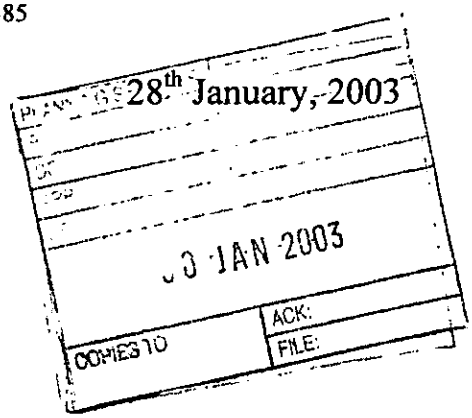
8218

filing.

ST. NICHOLAS HURST PARISH COUNCIL

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

28th January, 2003



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

For the attention of Louise Smith

Dear Miss Smith,

Application No. F/2002/8218

I refer to the above-mentioned Application by Mr. and Mrs. Beasley of Whispers, Davis Street, Hurst: proposed single storey rear extension to dwelling and front dormer extension.

My Council have no comment to make on the application.

Yours sincerely,

Clerk

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

7304 Refused.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8218 ~~7304~~	LS
BUILDING CONTROL NUMBER.	W 2002/3346	
~~APPLICANT~~/AGENT	Martin Butler Partnership	
ADDRESS OF SITE	"Whispers" Davis Street HURST.	
DESCRIPTION OF PROPOSED WORK	S/S rear conservatory ~~+ first floor rear ext.~~ + front dormer ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		2208 04 A
ELEVATIONS	2208 02 C	2208 02 B
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/5/03	

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

COMMENCED ON SITE	2/4/03.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8218

Applicant : Mr/Mrs Beasley C/O Martin Butler P/Ship.

Location : Whispers, Davis Street, Hurst, Wokingham.
Proposal : Proposed single storey rear extension to dwelling and front dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.2.03

Date of Neighbour Notifications : .....

Date of Site Visit : .....8/1/3.....

Date Registered : 18/12/2002

Earliest Date for Decision : 23/01/2003

Latest Consultation Date/Site Notice Expiry Date : 23/01/2003

This application will have expired on: 12/02/2003. 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 :
Ecologist - next mtg. scheme

Planning Issues :
Rural
& Neighs.
Highway Safety

Application Number: F/2002/8218

Appraisal :

The site is a detached bungalow with dormer window extensions, situated within a rural area of Hurst. The dwelling was previously extended by loft conversion and s/s side + rear extensions.
Planning permission (F/2002/7304) for first floor side extension, dormer window extension and two single storey rear extensions, was refused due to the cumulative impact of development on the open character of the rural area.
The application being considered now only proposes a s/s rear conservatory structure and front dormer window,

Impact on neighbouring dwellings:
Given the design, scale and siting of the proposed extensions, no adverse impacts are considered for neighbouring dwellings.

Impact on rural area:
As discussed, the dwelling has been previously extended. The original dwelling was relatively small (82.44m²) and therefore despite the extent of additions to the property the overall building mass is not significant in the rural area. A large percentage of floorspace increase is contained within the roof void, however dormer extensions were added in the roofline. When considering the cumulative increase of proposed and previous developments including loft conversion the percentage increase amounts to 115%. However, if we do not consider the additional floorspace created within the roofspace this figure is reduced to 52%. Therefore, given the original scale of the dwelling, the nature of previous extensions and the proposed conservatory style structure and dormer window it is not considered ~~was~~ sufficient to warrant a refusal on this basis. The proposed development would not detract significantly from the open character of this rural setting

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

Application Number F/2002/8218
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
	Informative:		If great crested newts or signs of great crested newts are ~~found~~ discovered then all works must stop immediately and local English Nature office + WDC must be informed

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ~~GP1~~ ~~LC5~~ C2
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Ardenwalla
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 6/2/03

RURAL

RECORD OF SITE VISIT

SITE ADDRESS: Whispers Davis Street Hurst Wokingham.

APPLICATION NUMBER: F/2002/8218

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

Rural area - sporadic dev't. houses. terrace, detached bungalows + 2/s

3. DESCRIPTION OF SITE/BUILDING

detached chalet bungalow. integral side gge (flat roof) 2 x front dormer windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set driveway width to Parkslane open fields + golf course to other boundaries

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3/4

LEVELS even.

BOUNDARY TREATMENT 2m cls fencing + hedgerow w/ Parkslane.

OTHERS

App 1787/72 - carport replaced by gse no significant f/s/massing increase ....

24696 - s/s side ext $8.8 \times 3.6 = 31.68\ m^2$

27419 - s/s porch + dormers. = porch $0.9 \times 0.9 = 0.81\ m^2$

→ = loft conversions + 3 dormers. $= 52.7\ m^2$

Proposed: dormer : $2.7 \times 1.8 = 1.26$

conservatory : $3 \times 3 = 9\ m^2$

$10.26\ m^2$.

Original f/s = $3.4 \times 1.6 = 5.44$

$7 \times 11 = 77$

$82.44\ m^2$ see dwelling.

cumulative increase (including loft conversion) = (prev) 85.19 + (proposed) 10.26 = $\frac{95.45}{82.44} \times 100 = 115\%$

" " (excluding " ") = prev. 32.69 + prop 10.26 = $\frac{42.75}{82.44} = 52\%$

Louise Smith

From: Andy Glencross
Sent: 03 January 2003 16:11
To: Louise Smith
Subject: PA F/2002/8218 Whispers Davis Street Hurst Wokingham

Hi Louise

The site lies within 500metres of a great crested newt breeding pond.

Consequently we must take the following approach :-

(1) The applicant needs to submit an appropriate assessment of the site and if great crested newts are present a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: F/2002/8218

Case Officer : LS

Valid Date : 18-12-02

Map No : 54

Site Area :

Received Date: 18/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and front dormer extension.

Location : Whispers, Davis Street, Hurst, Wokingham.

Parish : SA Ward : HUR 30-12-02 B.

Applicant : Mr/Mrs Beasley C/O Martin Butler P/Ship.

Fee Required: £0 Fee Received: £0 resubmission 7304 refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
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

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer FP n° 16.

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dunton Pastures News

Open Space Society PRO Way FP. n°16.

NEIGHBOURS

..SIN. & map:.....

.....

.....

No pre-app.
See post-app.
(in 2002/7304)

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

OTHERS

..Rural Area / Countryside.....

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	PARKSTONE	PARKSTONEDAVIS STREETREADING	RG10 0TH
	WHISPERS	WHISPERSDAVIS STREETREADING	RG10 0TH
	MEADOW COTTAGE	MEADOW COTTAGEDAVIS STREETREADING	RG10 0TJ

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

Tel: (0118) 974 6463

Date: 30 December 2002

My ref: F/2002/8218

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8218
Whispers, Davis Street, Hurst, Wokingham.
Proposed single storey rear extension to dwelling and front dormer extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8218**
Whispers, Davis Street, Hurst, Wokingham.
Proposed single storey rear extension to dwelling and front dormer extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Drake

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

Received by Wokingham District Council

Application No: F/2002/8218

Proposal:
Proposed single storey rear extension to dwelling and front dormer extension.

Location:
Whispers, Davis Street, Hurst, Wokingham.

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/2002/8218 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2003. 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.

Trevor Watson
Development Control Manager

30 December 2002

8218

MBP

Martin Butler Partnership Limited
Architectural Design & Planning Consultants
28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel/Fax: 0118 989 0990

12th December 2002

Planning Department
Wokingham District Council
P.O. Box No. 155
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WW

18 DEC 2002
8218

For the attention of Louise Smith.

Dear Sirs

Re: Proposed Single Storey Rear Extension/Dormer Window. Re-submission of previously refused application F/2002/7304. 'Whispers', Davis Street, Hurst.

We hereby resubmit an application under the relevant Town and Country Planning Acts together with the following:-

1. Six copies of application forms.

2. Six copies of drawing Nos. 2208/
   - 01A Existing Plans and Elevations.
   - 02B Proposed Plans and Elevations.
   - 03B Section C-C and Notes.
   - 04A Location and Site Plans.

3. We understand this application will be exempt of any fee.

For your information we have reduced the scheme, very much in line with your recommendations. Hopefully, you will now be in a position to support the scheme.

Please contact the undersigned with any queries.

Yours faithfully

Martin Butler

cc. Mr and Mrs Beasley.

Environmental Services

For office use only.
Application number:

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.

WOKINGHAM DISTRICT COUNCIL

18 DEC 2002

1	Your name	MR & MRS BEASLEY
	Address and postcode	WHISPERS DAVIS STREET HURST WOKINGHAM BERKSHIRE RG10 0ZH
	Phone number	/
2	Agent's Name	MARTIN BUTLER PARTNERSHIP LTD.
	Address and postcode	28 BROAD STREET WOKINGHAM BERKSHIRE RG40 1AB
	Phone number	0118 9890990
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 FOR APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION / NEW DORMER TO EXISTING BEDROOM.
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.	BRICKWORK / RENDER & ROOF TILES TO MATCH EXISTING. WINDOWS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	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: Martin Burton MRP

on behalf of MR & MRS BEABLEY

Date 13.12.02

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

"WHISPERS," 09 130 017

ADDRESS DAVIS STREET PARISH HURST

PLOT No. Old Property GRD. SHEET No. SU. 54 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1787/72	Mr. A.E. Shacklefford	Dem of ex car port new garage	26.10.72	- App
6R 25635	MR. R. BRADLEY	S/S EXTENSION	25-11-85	APP N/A
24696	"	"	23-12-85	CeA
BRA 2291	"	ROOF CONVERSION	2-3-87	App
27449	"	"	15-5-87	CIA
F/2002/7304	Mr + Mrs Beasley	1st Floor side ext	27/9/02	Ref
~~F/2002/8218~~	~~Mr + Mrs~~	Fr. dorm wind, S/St R. ext conserv + Summer room		
F2002/8218	Mr + Mrs Beasley	S/S rear ext (con) Fr. dorm wind		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE