18/5 Phone to arrange SV - no
~~[illegible]~~ to leave card - phoned
19/5 & left a message.
~~22/5 After 12pm~~

APPLICATION NO:
F/2000/1270

LOCATION:
Ravenspring Davis Street, Hurst Reading.

APPLICANT:
Mrs Swaden C/O Brackenwood Windows Ltd

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **28/05/2000**
28 Day Members Exp: 01/06/2000
APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Swaden
C/O Brackenwood Windows Ltd
Unit 2, Onslow Close,
Kingsland Business Park
Basingstoke
Hants
RG24 8QL

Application Number: F/2000/1270

Parish: **HURST**

Location: **Ravenspring, Davis Street, Hurst, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory**

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 work 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. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/1270

Proposal:
Proposed single storey side extension to dwelling to form conservatory

Location:
Ravenspring, Davis Street, 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 letter for delivery of plans.

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 28/05/2000. 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

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

Tel: (0118) 974 6492

Date: **04 May 2000**

My ref: F/2000/1270

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/2000/1270
Ravenspring, Davis Street, Hurst, Reading.
Proposed single storey side extension to dwelling to form conservatory

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1270**
Ravenspring, Davis Street, Hurst, Reading.
Proposed single storey side extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1270

Applicant : Mrs Swaden C/O Brackenwood Windows Ltd.

Location : Ravenspring, Davis Street, Hurst, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		18/5

Date of Neighbour Notifications : .....

Date of Site Visit : 24/5

Date Registered : 17/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

Hurst PC: 17/5 - no adverse comments to make

Env. Agency: none received

Neighbours/PN: none received.

Planning Issues : (Rural | countryside - adj Dinton Pastures).

1) Impact upon neighbouring props

2) Impact upon the ~~streetscene~~ character of the area.

Application Number: F/2000/1270

Appraisal :

- Development : Single storey side ext forming a conservatory - floor area = 6m² & inset 1.4m from the rear d'line. Dwelling is within a rural/countryside area. There is a small area by entrance for to property for horses & a stable. Access to the site is off of Davis Street on the edge of Dinton Pastures country Park.

1) Impact upon neighbouring properties
The dwelling is set away from other properties & the d'ment itself would be away from all boundaries. The site is well screened by trees & shrubs ∴ no detrimental impact to neighbouring properties

2) Impact upon the character of the area.
Materials will match existing.
There is existing brickwork remaining from a previous ext (proposed will cover this).
The conservatory will be a brick/glass structure & as the site is well screened, it is considered that the proposed d'ment would have no adverse impacts to the open character of the rural area.

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

Application Number F/2000/1270
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	~~SC01~~	~~SR~~	
	~~SR02~~		
	SC01	SR02	
	SC53	SR12	WORIC.

RECORD OF SITE VISIT

SITE ADDRESS: Ravenspring Davis Street Hurst Reading.

APPLICATION NUMBER: F/2000/1270

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/5/2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on trellis above wall.

2. DESCRIPTION OF SURROUNDINGS

- Paddock area/horses also (in front of property) Away for [illegible]

NB Extn will be slightly higher than existing eave height & set in from side kitchen wall.

- set by Dinton County Pastures.

A329(M) close by.

3. DESCRIPTION OF SITE/BUILDING

Wall with Dinton County Pastures - well screened with trees & shrubs.

slightly -

existing trickwork from a previous extn (only walls remaining)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

NB Dark brown wood effect (grain) frames to windows + doors.

5. SITE CONSTRAINTS

TREES around site

ACCESS/PARKING n/a

LEVELS /

BOUNDARY TREATMENT as above

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 APR 2
Officer: NAB	Application No. F/2000/1270

Map No. 48. Site ...0.05.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: RAVENSPRING DAVIS STREET

Parish: HURST Ward: Hurst. 4.5.2000

Applicant: MRS SWADEN

Fee Received 95-00 Required ..... Additional ..... Refund .....
(18)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.5.2000 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 flood zone	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:

No pre-apps.

NEIGHBOURS: S/N + 8+9 Coronation Cottages, Davis Way
High Chimneys, Davis Street.

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

16 May, 2000

29467

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 F/2000/1270

I refer to the above-mentioned Application by Mrs. Swaden of Ravenspring, Davis Street, Hurst, for proposed single storey side extension to dwelling to form conservatory.

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

Yours sincerely,

Clerk

Environmental Services

For office use only. Application number: 17.APR.2000* 1270

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	MRS. SWADEN
	Address and postcode	RAVENSPRING DAVIS STREET DINTON PASTURES, HURST BERKSHIRE, RG10 0TN
●	Phone number	(01189) 345335
2	Agent's Name	BRACKENWOOD WINDOWS LTD
	Address and postcode	UNIT 2, ONSLOW CLOSE, KINGSLAND BUSINESS PARK BASINGSTOKE HANTS, RG24 8QL
	Phone number	(01256) 843988
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.	RAVENSPRING DAVIS STREET DINTON PASTURES HURST, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO SIDE ELEVATION
●		

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.	WOODGRAIN UPVC FRAMES GLAZED IN CLEAR D/G UNITS. ULTRALITE 500 ROOF SYSTEM WITH BROWN TRIM TO MATCH FRAMES.
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: 0
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: P. Freeman. on behalf of MRS. SWADEN

Date 5/4/00.

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

"~~THE BUNGALOW~~", RAVENSPRING 09 130 044

ADDRESS DAVIS STREET PARISH HURST E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/347/68	Mr. J. J. Lane	Additions - Bedroom, Bath Room & Laundry Room	3.10.68	App App.
1134/71	Mr. D. P. Collier	Double Garage	28.10.71	App. C/A.
BR 1599	" "	Proposed Extension	4 11 74	App N/A
01700	" "	ALTERATIONS & EXTENSIONS	25.11.74	N/A C/A
BR 5976	"	LOOSE BOXES	28.11.80	APP N/A
14697	"	" & HAY STORE	15.1.81	N/A C/A
28312	MR. K. RAVENSKILDE	DET. HOUSE & G. ON SITE OF STABLES	2.9.87	R.L.

DATE OF COMPLETION

MINISTRY DECISION 28312 - APPEAL DISMISSED - 5.5.88

SPECIAL ORDERS

DRAINAGE

17. APR. 2000* 12X0

"~~THE BUNGALOW~~" RAVENSPRING 09 130 044

ADDRESS DAVIS STREET PARISH HURST E

PLOT No. Old Property ORD. SHEET No. SU.78 54 71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/347/68	Mr. J. J. Lane	Additions - Bedroom, Bath Room & Laundry Room	3.10.68	App App.
1134/71	Mr. D. P. Collier	Double Garage	28.10.71	App. C/A
BR 1599	" "	Proposed Extension	4 11 74	App N/A
01700	" "	ALTERATIONS & EXTENSIONS	28.11.74	N/A C/A
BR 15976	"	LOOSE BOXES	28.11.60	APP N/A
14697	"	" & HAY STORE	15.1.81	N/A C/A
28312	MR. K. RAWLINKILOE	DET. HOUSE & G. ON SITE OF STABLES	2.987	R.L.

DATE OF COMPLETION

MINISTRY DECISION 28312 - APPEAL DISMISSED - 5.3.88

SPECIAL ORDERS

DRAINAGE

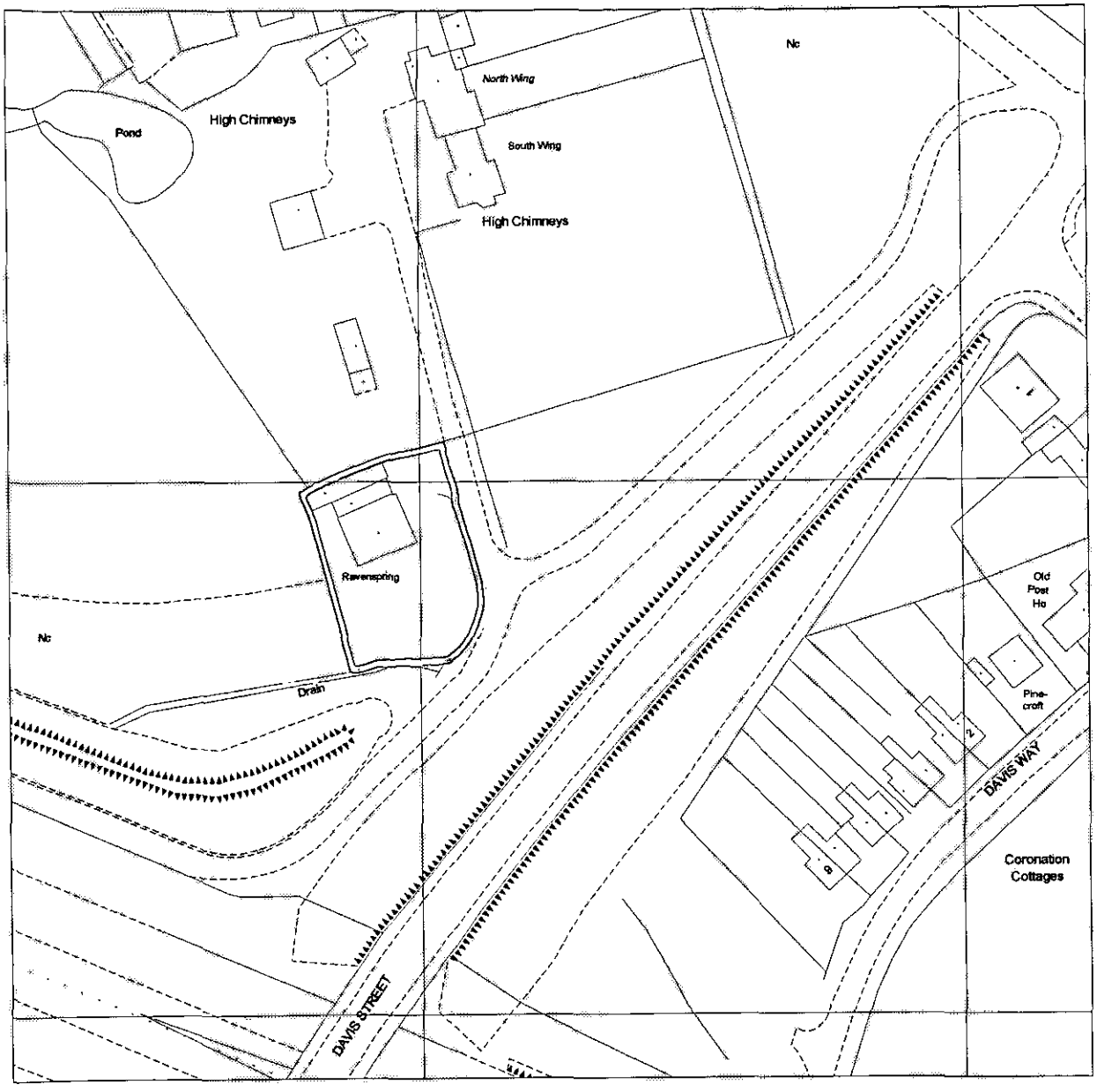
17. APR. 2000* 12X0

Ordnance Survey

17.APR.2000* 1270

Siteplan

1:1250 Scale



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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

RAVENSPRING, DAVIS STREET, HURST
READING
RG10 0TH

Centre coordinates : 478523mE 171688mN

National Grid sheet reference at centre of this Siteplan: SU7871NE.

Supplied by : Dome, Guildford
Serial Number : 3338

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy / Euro Const Bdy....Constituency (County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TKH....Track of Hedge
RH....Root of Hedge

Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Meml....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....Tank or Track
(um)....Unmade
W....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/