1618

Phone applicant when can issue decision

APPLICATION NO:
F/2000/1640

LOCATION:
East Lodge Church Hill, Hurst Reading. ✓

APPLICANT:
Mr Jeffery

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

EARLIEST DATE FOR DECISION: **06/07/2000**
28 day exp: 11/07/2000
APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Jeffery
East Lodge
Church Hill
Hurst
READING
Berkshire RG100SH

Application Number: F/2000/1640

Parish: **HURST**

Location: **East Lodge, Church Hill, Hurst, Reading**

Proposal: **Proposed single storey rear 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. 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.

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: 18/08/2000

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 4 October 2000
My ref: NB/JM/F/2000/1640

Mr Jeffery
East Lodge, Hurst House
Church Hill
Hurst
Berks
RG10 0SH

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 Mr Jeffery,

APPLICATION: F/2000/1640
SITE: EAST LODGE, CHURCH HILL, HURST

I refer to your letter and brick sample received on the 28 September 2000 with reference to the above.

A site visit was undertaken on 2 October 2000, and I can confirm that the Whertherly multi-mix brick submitted to us and sample of the frame seen on site are acceptable. Condition 02 of planning consent F/2000/1640 has now been discharged. Please note that the remainder of the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie Brown

Date 28/9/00 Time 11.15 am

WHILE YOU WERE OUT

Name Mr Jeffery

Of Eaor Ledge Church Hill Hurst

Phone No. 0118 9345141 Ext.

Phoned		Please call back	
Called to see you	✓	Will call back	
Wants to see you		Urgent	

MESSAGE has left brick sample

& photographs for planning

approval F/2000/1640

(condition 2)

Hes matched as closely to property as

possible. Is this sufficient info?

Hoping to commence about 10/10/00 &

if any problem can you advise before

Signed Eileen. hand

2/10 Did SV & confirmed brick sample. Submitted to office & sample of frame viewed on site were acceptable

3/10: (6.10pm) Phoned Mr Jeffery & asked for brick sample name.
- He said he'd phone up builder this evening & find out.

9.10am 4/10.
Whetherly Multi-mix brick

PLANNING SERVICES		34775
PCL		
DC		1327
APP		
CS	NB	
2[illegible]		
COPIES TO:	ACK:	
	FILE:	

WOKINGHAM DISTRICT COUNCIL

To Natalie Brown

Date 28/9/00. Time 11.15.am

WHILE YOU WERE OUT

Name Mr Jeffery

Of East Ledge Church Hill Hurst

Phone No. 0118 9345141 Ext.

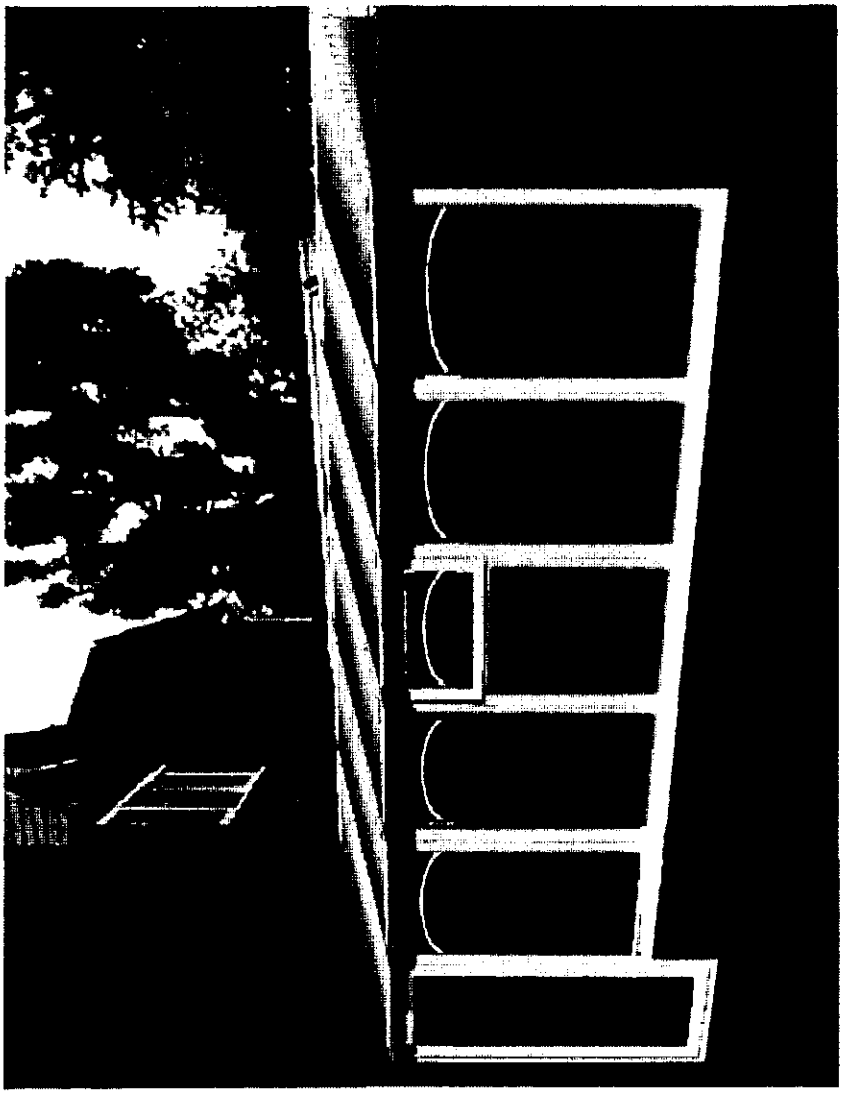
Phoned		Please call back	
Called to see you	✓	Will call back	
Wants to see you		Urgent	

MESSAGE has left brick sample & photographs for planning approval F/2000/1640 (condition 2)

Has matched as closely to property as possible. Is this sufficient info? Hoping to commence about 10/10/00 & if any problem can you advise before hand.

Signed Eileen.





WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1640

Applicant : Mr Jeffery .

Location : East Lodge, Church Hill, Hurst, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/6 -

Date of Neighbour Notifications : .....

Date of Site Visit : 26/6 .

Date Registered : 30/05/2000

Earliest Date for Decision : 06/07/2000

Latest Consultation Date/Site Notice Expiry Date : 06/07/2000

This application will have expired on: 25/07/2000. 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 :

HURST PC: 5/7 - no adverse comments

CORS Architect: 27/6 - no objection in principle but concerned over design/materials.

Neighbours/SN. 23/6 - Old School House - no objections.
23/6, Redcar Investment Co, Hurst House - no objects

Planning Issues : (LP: Rural area, setting of settlement
WDRP: Countryside, setting of settlement, area special character

1) Impact upon neighbouring dwellings.

2) Impact upon the character of the area.

WDLP: WC1, WC7, WL6, WHE8
SDLP: EN2, LT19, LC2

Application Number: F/2000/1640

Appraisal :

• Development : a single storey rear extn to form a conservatory. It would be a 5.5m length (the length of the garage) & be 2.6m depth. It would have a mono-pitched roof 2.1m to eaves & 2.6m to ridge (ridge to be along the garage/conservatory boundary). And would replace an existing greenhouse currently at the rear of the garage.

• Boundaries. 1.8m fence with Church Hill with shrubs & trees along the boundary towards Sawpit Rd. 1.8m wall hedging with driveway to Hurst House open fencing (▭) at rear with field of Hurst House.

1) Impact upon neighbouring properties

The development would be within the existing building lines of the dwelling & it is not considered that there would be any overbearing/overshadowing/overbearing impacts to neighbouring dwellings. Two neighbour letter were received from the Old School House & Red Car Investments Company Ltd (Hurst House) supporting the application, Hurst PC had no adverse comments to make.

2) Impact upon the character of the area.

Policies EC2 + WC6 (setting of settlement) state that d'ment would not normally be permitted if detracting from the open character of the area. The proposed extn would be within the existing building lines & no projection beyond existing rear side building lines so would therefore not be detracting from the open nature of the area. Likewise - it is considered that there would be no adverse impacts visually, ecologically nor upon the scale of development on site so is not contrary to policies WCC1, WCC7 nor EC9.

The Cons Architect had no objection in principle but considered the ~~use~~ materials/shallow pitch a questionable enhancement to the dwelling. It is not felt that this is enough to warrant a refusal as the dwelling is not listed nor located within a conservation area.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

~~It is~~

Therefore - it is considered that there would be no detrimental impacts to the character of the area

Application Number F/2000/1640
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: East Lodge Church Hill Hurst Reading. APPLICATION NUMBER: F/2000/1640	OFFICER: Natalie Brown DATE OF SITE VISIT: 26/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence post by gate entrance to dwelling (at junction with orchard rd

2. DESCRIPTION OF SURROUNDINGS
Rural/countryside in nature.

3. DESCRIPTION OF SITE/BUILDING
Dwelling located off of a cross junction & is slightly set back.
Existing flat roof garage with greenhouse infront of.
↳ conservatory to be infront of garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached – see plan.

5. SITE CONSTRAINTS

TREES none TPO'd.

ACCESS/PARKING N/a

LEVELS —

BOUNDARY TREATMENT · 1.8m fence with church Hill shrubs & other trees on boundary as go towards Sawpitt road..
· 1.8m wall & hedging with driveway to hurst house.

OTHERS



/ fencing at rear with lawn area/field facing Hurst House

Applicationo	Name & Address
F/2000/1640	P E Sanderson The Old School House Hurst RG10 OSD
F/2000/1640	Lieutenant R J Watt Redcar Investment Company Hurst House Hurst Berkshire RG10 9RD
App approved, Letter sent 24/08/00	

Received by Wokingham District Council

Application No: F/2000/1640

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

Location:
East Lodge, Church Hill, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/07/2000. 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

12 June 2000

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

Tel: (0118) 974 6492

Date: **12 June 2000**

My ref: F/2000/1640

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/2000/1640
East Lodge, Church Hill, Hurst, Reading.
Proposed single storey rear 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1640**
East Lodge, Church Hill, Hurst, Reading.
Proposed single storey rear 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 2000	Map No. 43 Site 023
Officer: NAB. | Application No. F|2000|1640	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: EAST LODGE, HURST HOUSE, CHURCH HILL

Parish: HURST Ward: .....

Applicant: MR JEFFERY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	NO HISTORY CARD.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	New conservatory door not shown on elevations. Are these elevations detailed enough?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Curtilage of Listed Building 1 (2) 2* (within Curtilage of Hurst House)

Advertisement Required .....Affecting setting of listed building

---

Date Site Notice Sent : ..... 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 (BABTIE) .....
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 .....

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)

.....
.....
.....No pre-apps.....

NEIGHBOURS: S/N - Hurst House, Church Hill
.....The old School House, " "
.....
.....
.....
.....
.....
.....
.....

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

4th July, 2000

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/2000/1640

I refer to the above-mentioned Application by Mr. Jeffery of East Lodge, Church Hill, Hurst; proposed single storey rear extension to dwelling to form conservatory.

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

Yours sincerely,

Clerk

14 JUN 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 12 June 2000

Application Number: F/2000/1640

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address:
East Lodge, Church Hill, Hurst, Reading.

Applicant:
Mr Jeffery .

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

EAST LODGE WAS PART OF THE ESTATE OF WHICH HURST HOUSE IS THE PRINCIPAL BUILDING WITH ITS ADJOINING COTTAGES, 4 OF WHICH, ARE ALL LISTED.. EAST LODGE IS NOT A LISTED BUILDING.

THERE MAY NOT BE ANY PLANNING REASONS FOR REJECTING THE PROPOSED CONSERVATORY, BUT UPVC GLAZING, WITH A VERY SHALLOW PITCH IS A QUESTIONABLE ENHANCEMENT

I HAVE NO OBJECTION TO THE PRINCIPLE OF REPLACING THE PRESENT STRUCTURE WITH A WELL DETAILED CONSERVATORY.
COLOUR + MATERIALS TO BE AGREED

Harold Sanders
CONSERVATION + DESIGN
26.06.00.

The Old School House, Hurst, RG10 0SD
Tel 0118 934 1259 Fax 0118 932 0830

Your ref
Natalie Braun
F/2000/1640

20th June 2000

Wokingham District Council,
Shute End,
Wokingham RG40 1WR

Dear Sirs,

East Lodge, Church Hill, Hurst

Thank you for your letter dated 12th June.

The proposed conservatory at East Lodge appears to me to be wholly appropriate to the enjoyment of the premises.

I therefore urge the Council to approve the application without further ado.

Yours truly

PE Sanderson

SDS

PLANNING SERVICES	RECEIVED
PDL	
DC	
APP	
CS	
23 JUN 2000	
COPIES TO:	JC ✓
	FILE:

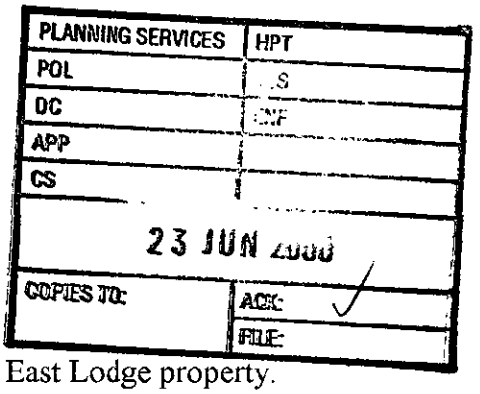
REDCAR INVESTMENT COMPANY LTD

Hurst House, Hurst, Berkshire RG10 9RD
Telephone 0118 9345410

20 June 2000

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

805



Your Ref: Natalie Brown F/2000/1640

Dear Mr Mitchell

With reference to your letter of 12th June relating to East Lodge property.

We have no objection whatsoever to this small extension to East Lodge. We are, I believe, the only house from which this extension could be seen. We also believe this would be an improvement to the house.

Yours sincerely

pp Lieutenant Colonel R J Watt

Attn
Environmental Services
Wokingham District Council

30.MAY2000* 1640

East Hodge
Hurst House
Church Hill
Hurst
Berks.
RG10 0SH
(phone 0118 9345141)

26th May 2000.

Dear Sirs

Planning Application for lean-to Conservatory.

Please find enclosed completed forms, drawings & maps seeking planning permission to build a lean-to conservatory at the above property. Also enclosed are photographs which may be of assistance.

I have not given detailed floor plans of the house or garage as there will be no alterations to those existing.

The conservatory will be of a lean-to type abutting the flat roofed garage wall, it will not exceed the height of the garage.

I hope the elevation drawings I have submitted are acceptable, as you can see they have not been drawn up by an architect!

Please let me know if you require more details

Yours faithfully

B.B.G. JEFFERY

Enclosed is my cheque covering the application fee of £95-00.

Environmental Services

For office use only
Application number 10 MAY 2000 * 1640

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	B.B.G. JEFFERY
	Address and postcode	EAST LODGE, HURST HOUSE, CHURCH HILL, HURST, BERKS RG10 0SH
	Phone number	0118 9345141
	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	EAST LODGE, HURST HOUSE, CHURCH HILL, HURST BERKS RG10 0SH
4	Give brief details of the proposal for example, two storey side extension. About the application	LEAN-TO CONSERVATORY ADJOINING HOUSE & GARAGE
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.	OLD RED BRICKS, TO MATCH HOUSE, FOR LOW BASE WALL OF MAX 0.75 METRES. REST OF CONSERVATORY (EXCEPT END WALL TO BE CONSTRUCTED IN BRICK) WHITE PVC DOUBLE GLAZED UNITS
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: 5
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

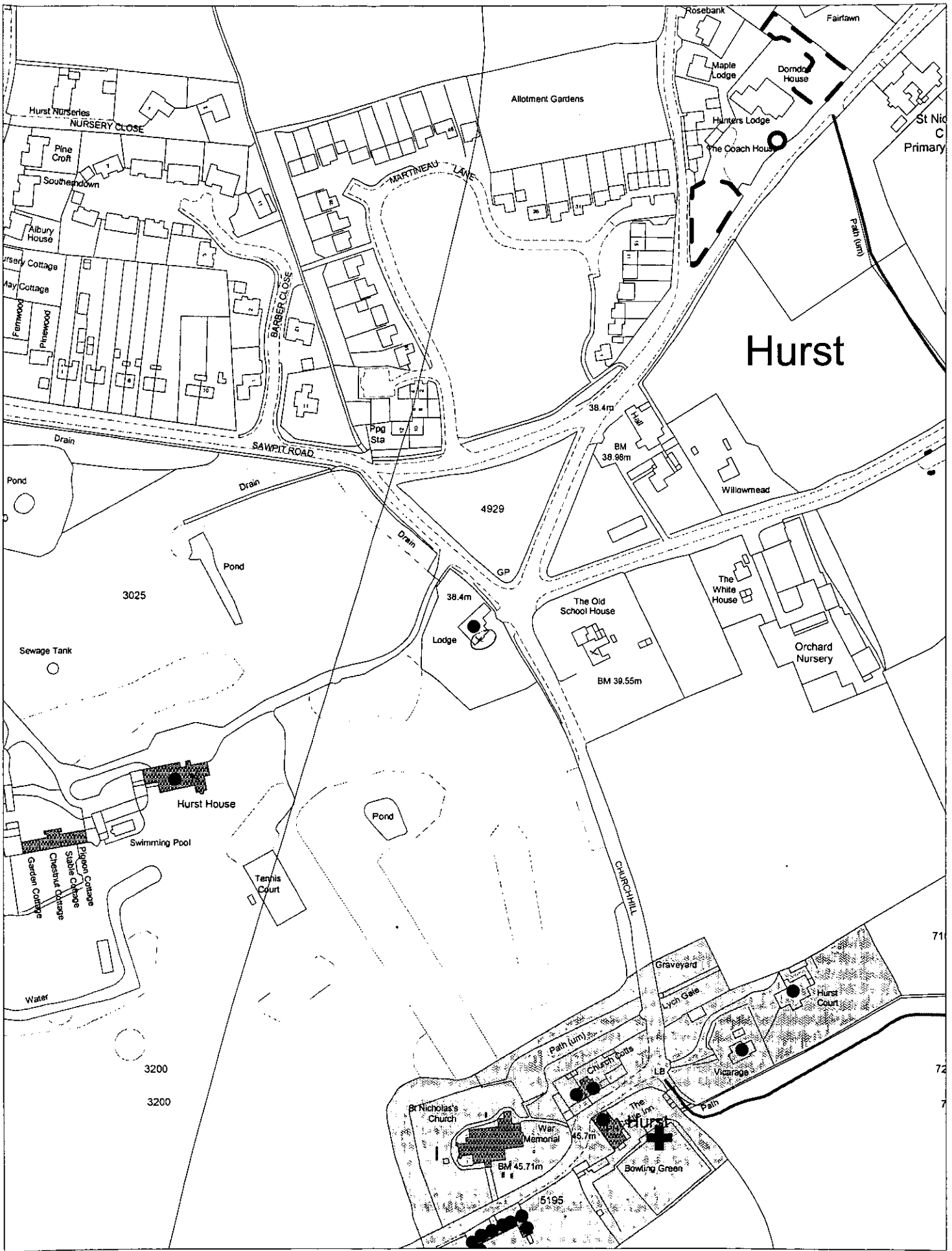
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of N/A.

Date 26/5/2000

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



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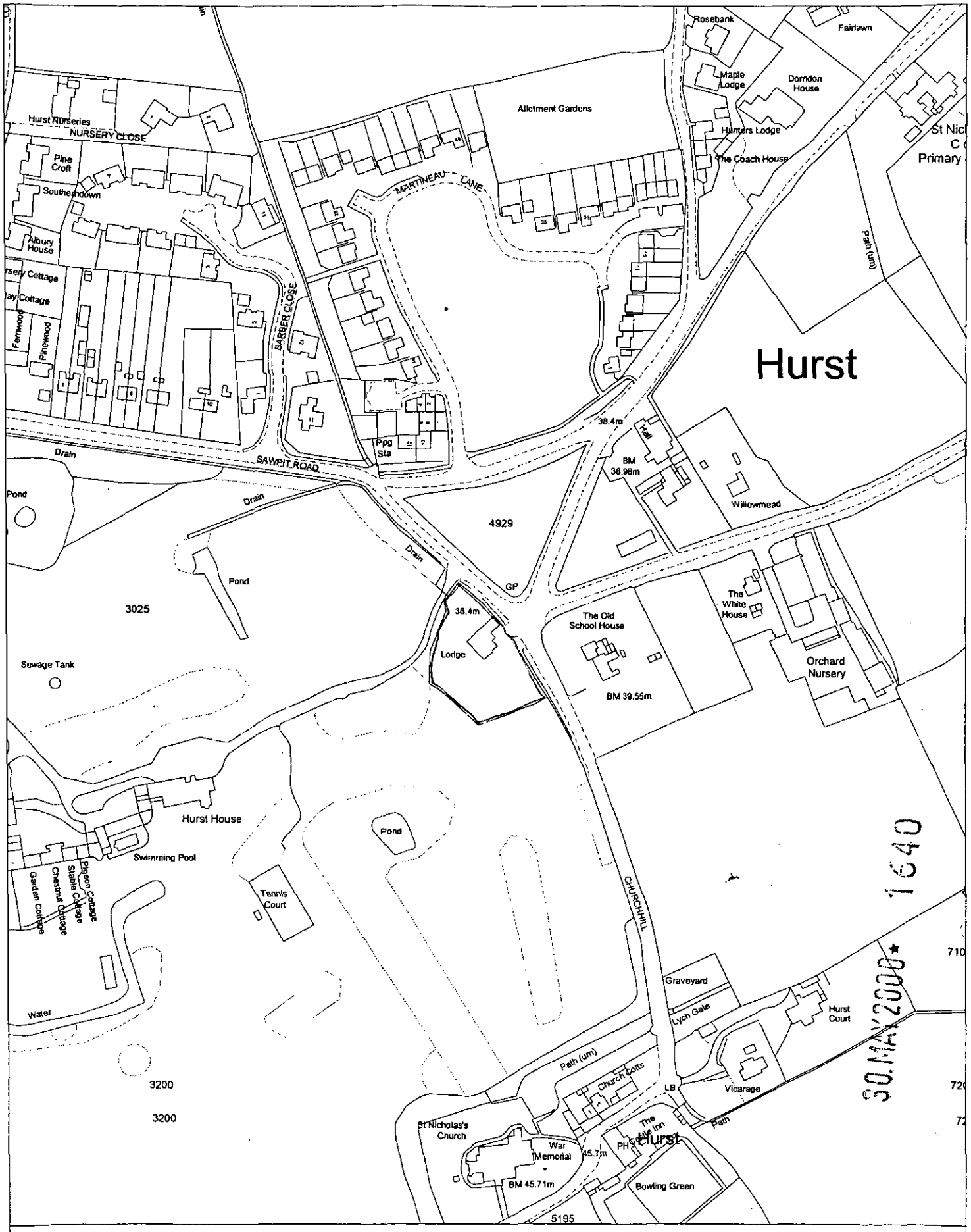
Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

Scale: 1 : 2500

N W E S

30.MAY2000* 1640



Site Plan, Scale: 1 to 2500

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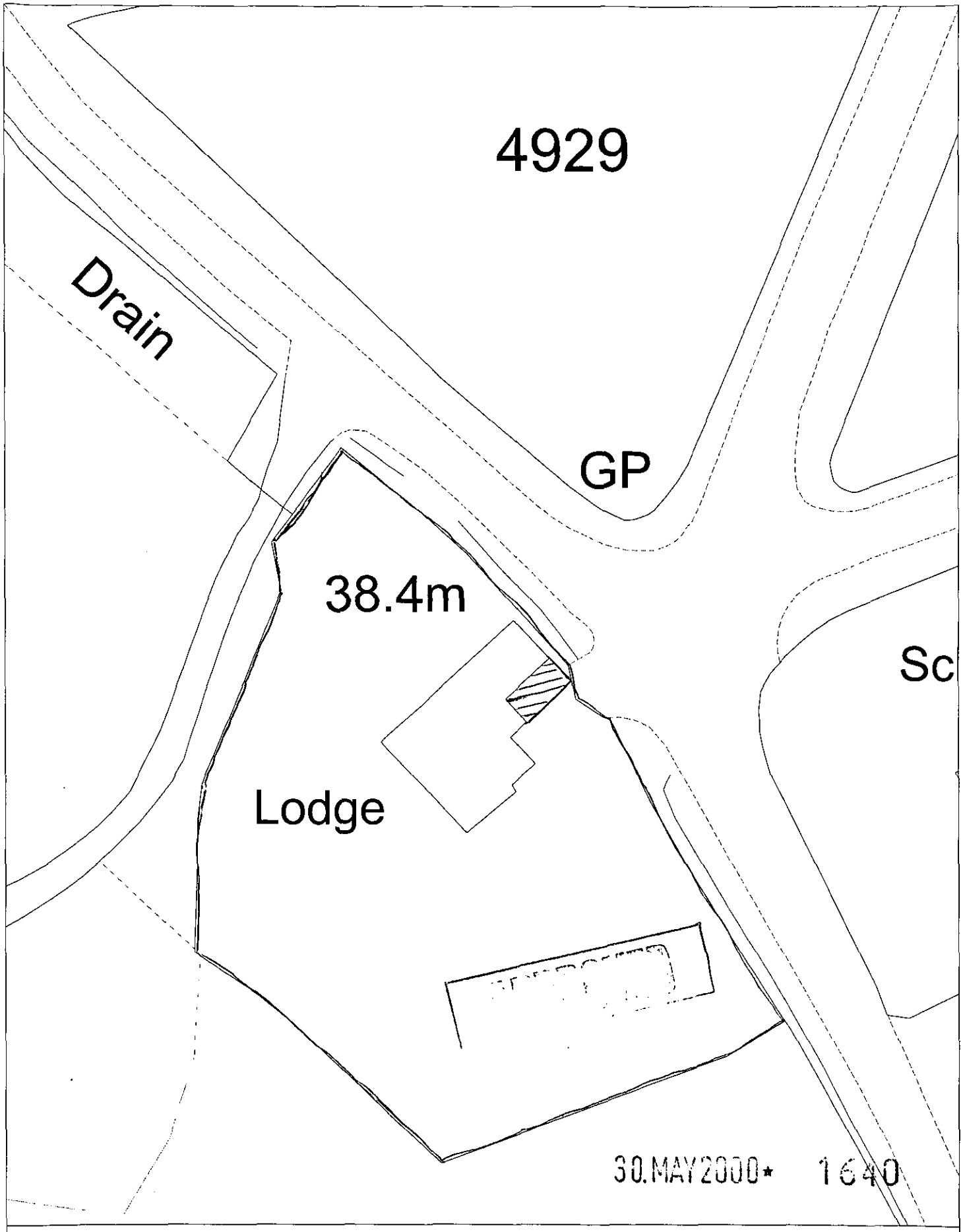
Date: 5 May 2000

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 5 May 2000

N
W E
S

Scale 1cm = 50cms (1:50)

ELEVATION 2

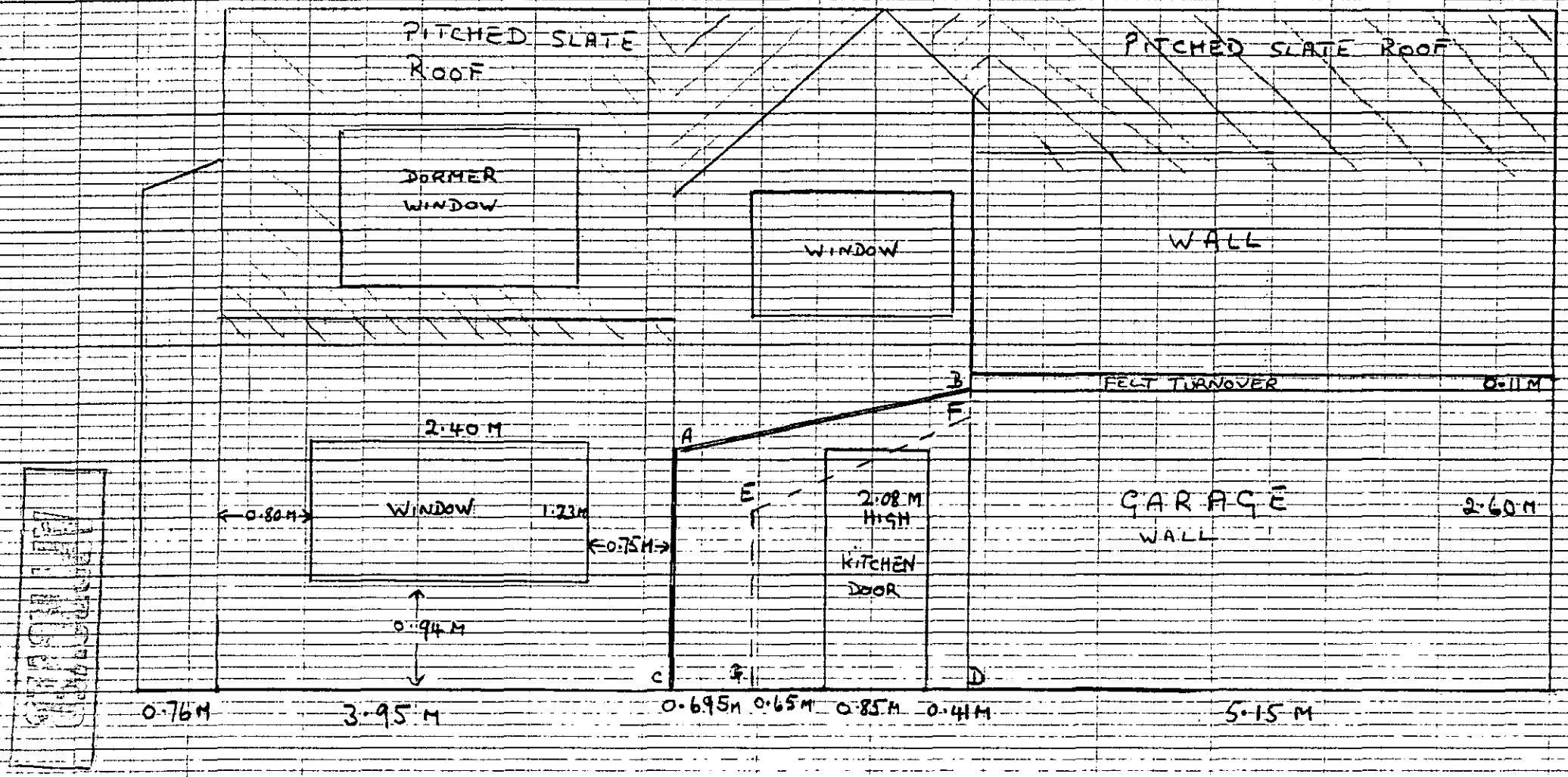
NORTH

ADDITIONAL DIMENTIONS			
Greenhouse (Demolish)	G-D	width	1·91 M
	F-D	height	2·35 M (MAX)
	E-G	height	1·54M (MIN)
Conservatory (BUILD)	C-D	width	2·605M
	B-D	height	2·60 M (MAX)
	A-C	height	2·09 M (MIN)

- - - - - Existing lean-to greenhouse

——— lean-to conservatory

all dimensions in METRES.



30.MAY2000* 1640

ELEVATION I

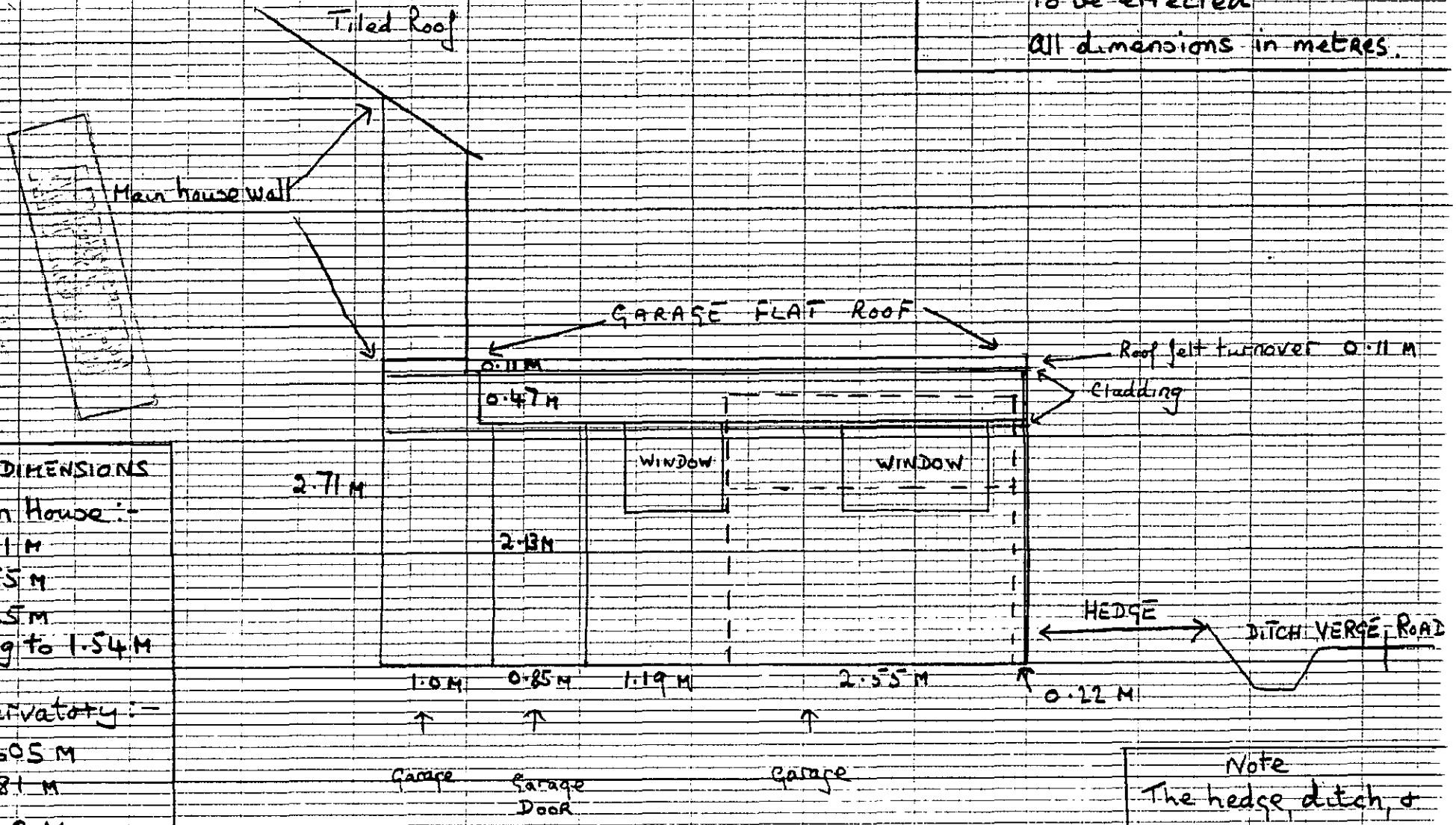
Scale 1 cm = 50 cms
(1:50)

NORTH

---- Existing lean-to green house which will be taken down.

Lean-to conservatory to be erected

all dimensions in metres.



ADDITIONAL DIMENSIONS

Current Green House :-

Width 1.91 M
Length 2.55 M
Height 2.35 M falling to 1.54 M

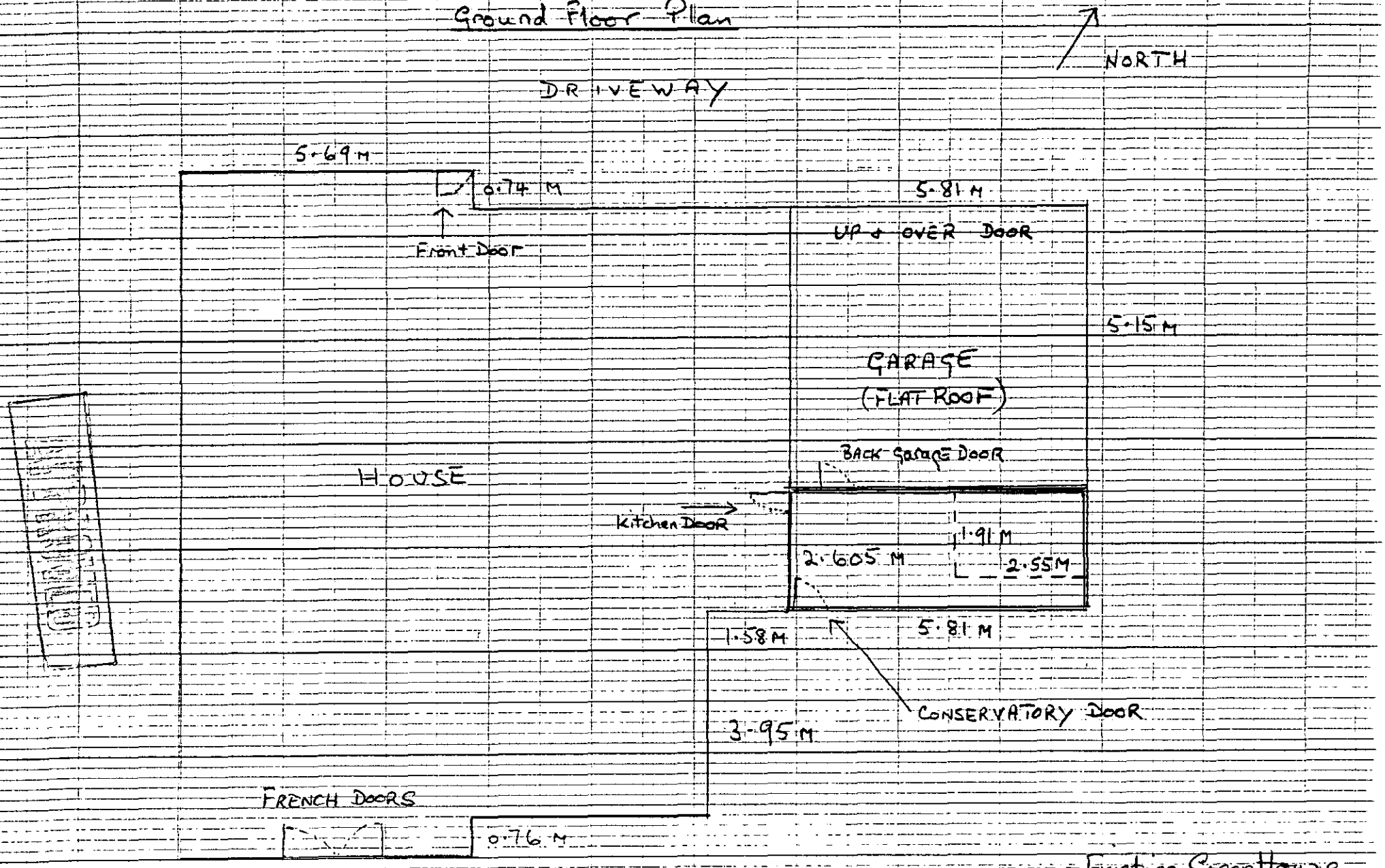
Planned conservatory :-

Width 2.605 M
Length 5.81 M
Height 2.60 M falling to 2.09 M

Note
The hedge, ditch, & verge make approx 5.0 M.
The hedge is approx 3.10 M high.

30 MAY 2000 ★ 1640

Ground Floor Plan



---- Existing Greenhouse

——— Conservatory

Scale 1 cm = 1 M
(1:100)

30.MAY2000* 1640