STEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
**F/2000/1525**

LOCATION:
**2 Aylesford Villas , Hurst Reading.**

APPLICANT:
**M Anderson C/O G Tavener**

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

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Natalie Brown**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**M Anderson**
**C/O G Tavener**
**Carrington**
**Wokingham Road**
**Hurst**
**Berkshire**
**RG10 ORU**

**Application Number: F/2000/1525**

**Parish:** **HURST**

**Location:** **2 Aylesford Villas, 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. 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. To ensure a satisfactory external appearance.

**Informative**
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

**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.**

# Environmental Services

For office use only.
Application number: 16.MAY2000* 1525

## 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<br>Address and postcode<br><br>Phone number | M. ANDERSON<br>2, AYLESFORD VILLAS,<br>HURST,<br>BERKS. RG10 0DT<br>/ |
| | Agent's Name<br>Address and postcode<br><br>Phone number | G. TAVENER<br>'CARRINGTON',<br>WOKINGHAM ROAD,<br>HURST,<br>BERKS. RG10 0RU<br>04020 54128 |
| 3 | Site<br>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. | 2, AYLESFORD VILLAS,<br>HURST,<br>BERKS. RG10 0DT |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | REAR CONSERVATORY. |
| 5 | Are there any trees on the site?<br>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 TO MATCH EXISTING<br>CONSERVATORY COLOUR TO<br>BE ADVISED |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: [signature]

on behalf of M. ANDERSON

Date 10.5.00

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

**Received by Wokingham District Council**

# Application No: F/2000/1525

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

**Location:**
2 Aylesford Villas, , 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 18/06/2000. 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**

**25 May 2000**

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

Tel: (0118) 974 6492

Date: **25 May 2000**

My ref: F/2000/1525

**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/2000/1525**
**2 Aylesford Villas, , 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/2000/1525**
**2 Aylesford Villas, , 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**********

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2000/1525

**Applicant :** M Anderson C/O G Tavener.

**Location :** 2 Aylesford Villas, , Hurst, Reading.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 19/6.

**Date Registered : 16/05/2000**

**Earliest Date for Decision : 18/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 18/06/2000**

**Application Expiry Date: 11/07/2000**

**Consultation Responses :**

Hurst PC: 15/6 - no adverse comments.

Neighbours/SN: none received

**Planning Issues :** (Area traditional local character, I'd say)

1) Impact upon neighbouring properties } NBE1 LBE1/2.
2) Impact upon the character of the area }

**Application Number: F/2000/1525**

**Appraisal :**

· Development – is for a single storey rear extension forming a conservatory. It will be the width of the dwelling (5.1m) & protrude beyond the existing rear wall (existing conservatory) by ≈5m. It will have a pitched roof 2.5m to eaves & 4.3m to decorative ridge. It will be along the neighbouring conservatory but will not extend beyond it. There is 1.8m fencing with N° 1 & 1.8m fence + shrubs with Green Leas. N° 2 is set 2m from the boundary with Green Leas & has a long rear garden.

1) Impact upon ~~the character of~~ neighbouring properties
Due to the fact that N° 1 has an existing conservatory & the proposed at N° 2 will not extend beyond it & that it will be set away from Green Leas there will be no detrimental impact upon neighbouring dwelling through its being overbearing or through overlooking/overshadowing.

2) Impact upon the character of the area
The conservatory is to be located at the rear of the dwelling ∴ not visible from the main road at the front of the properties.
The conservatory is a lightweight structure so not considered to have any adverse negative impact upon the streetscene.

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

**Application Number F/2000/1525**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | SC01 | SR02 | |
| | SC53 | SR12 | |
| | | | |
| | INC6 | | |
| | | | |
| | | | |
| |

# RECORD OF SITE VISIT

**SITE ADDRESS:** 2 Aylesford Villas Hurst Reading.

**APPLICATION NUMBER:** F/2000/1525

**OFFICER:** Natalie Brown

**DATE OF SITE VISIT:** 19/6.

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

area traditional local character.

**2. DESCRIPTION OF SURROUNDINGS**

Rural character.
dwellings set back from main road by car length driveway.

**3. DESCRIPTION OF SITE/BUILDING**

Long rear garden.
flat roof dorm forming full height wall along boundary app 5-6m from b'line
side b'line app 2m from Greenlea boundary.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

semi-D with No 1. (see plan)

**5. SITE CONSTRAINTS**

**TREES** n/a

**ACCESS/PARKING** n/a

**LEVELS** /

**BOUNDARY TREATMENT** ~~dorm~~ & 1.8m fence with No 1.
1.8m fencing/shrubs with Greenlea.

**OTHERS** /

WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 16 MAY 2000 |
| Officer: NAB | Application No. F/2000/1525 |

Map No. 38 Site ...Q:04...
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: 2 AYLESFORD VILLAS WARDS CROSS

Parish: HURST Ward: Hurst. 25.5.2000.

Applicant: M. ANDERSON

Fee (1) 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 | adjoining next door Cert B & leave notice | ? | |
| 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 : 25.5.2000 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:** S/N + 1 Aylesford Villas, Green Leas, Buttercups } words cross

# 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

14th June, 2000

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 16 JUN 2000 | |
| 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 Natalie Brown

Dear Miss Brown,

Application No. F/2000/1525

I refer to the above-mentioned Application by Mr. Anderson of 2 Aylesford Villas, Wokingham Road, 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

# 2 AYLESFORD VILLAS

ADDRESS HURST PARISH HURST

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

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| PD/368/64 | Mr. W. Heath | Extension | 9.7.64 | App. NH |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

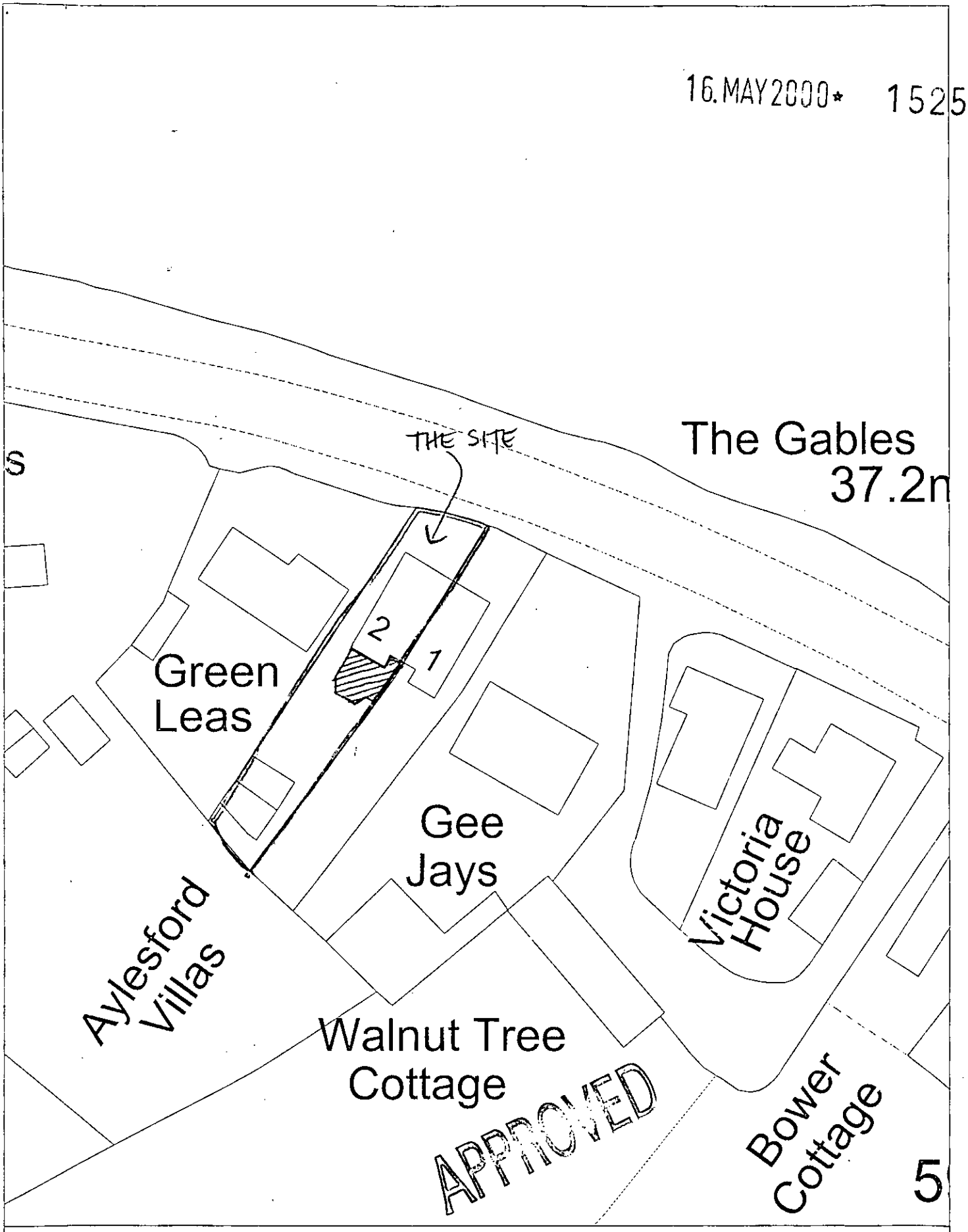
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

16.MAY2000* 1525



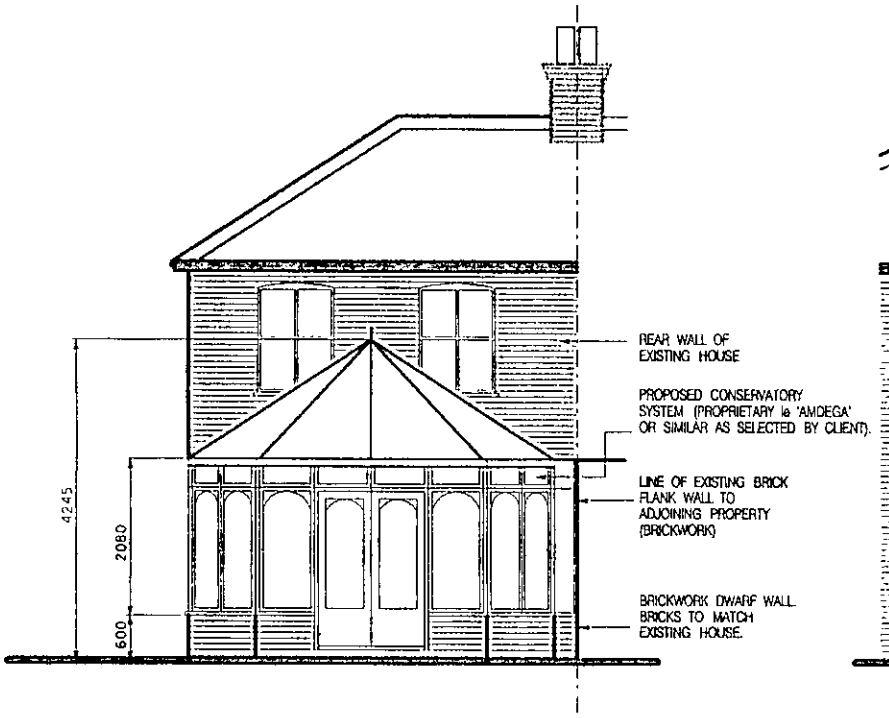

Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

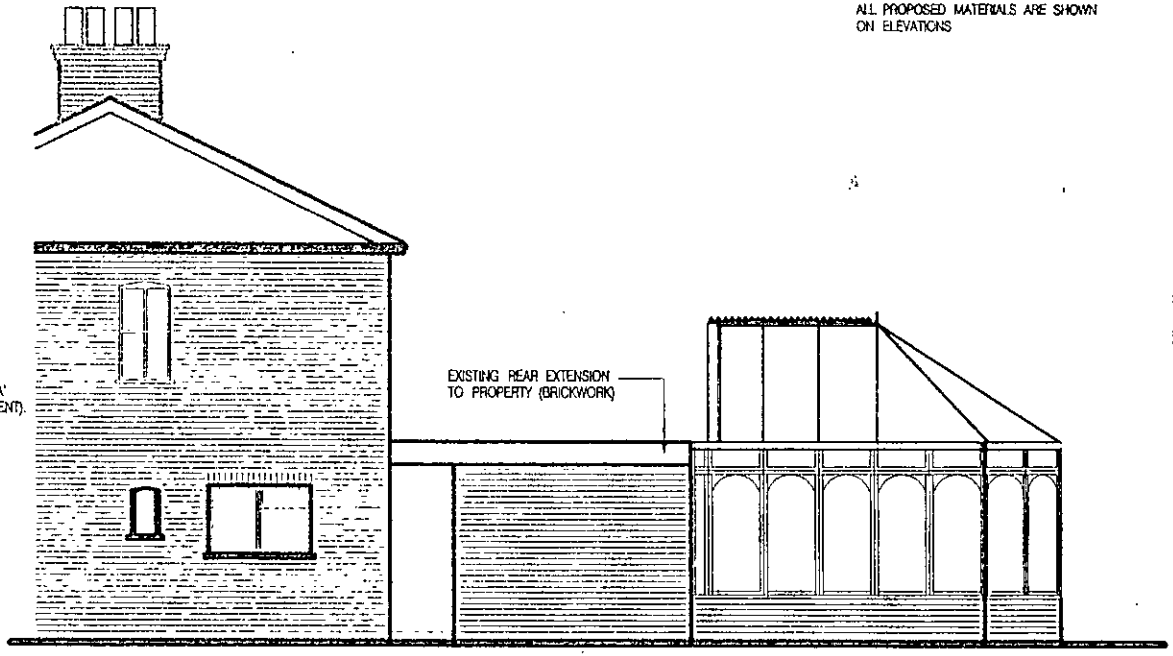
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 5 May 2000

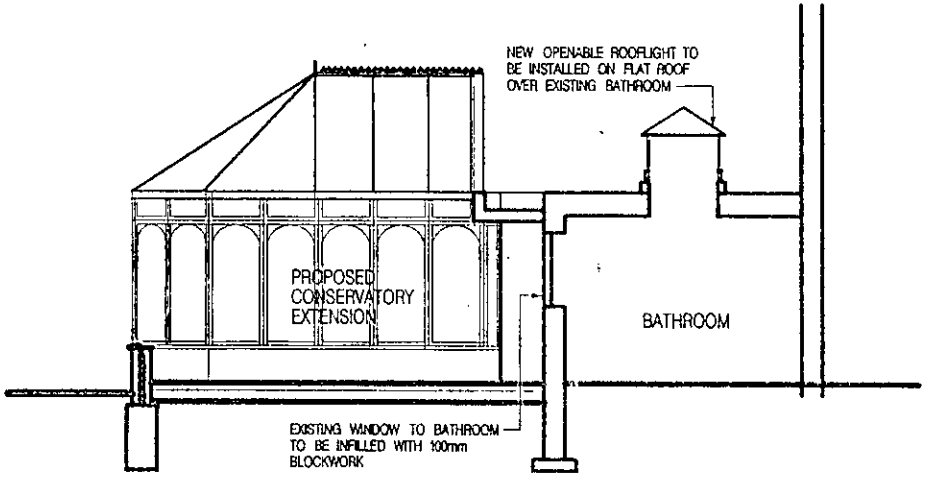
THIS DRAWING IS TO BE USED FOR PLANNING APPLICATION PURPOSES ONLY.
ALL PROPOSED MATERIALS ARE SHOWN ON ELEVATIONS




PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION




TYPICAL SECTION

APPROVED

16.MAY2000*

Client: G&M ANDERSON, 2, AYLESFORD VILLAS, HURST, RG10 0DT

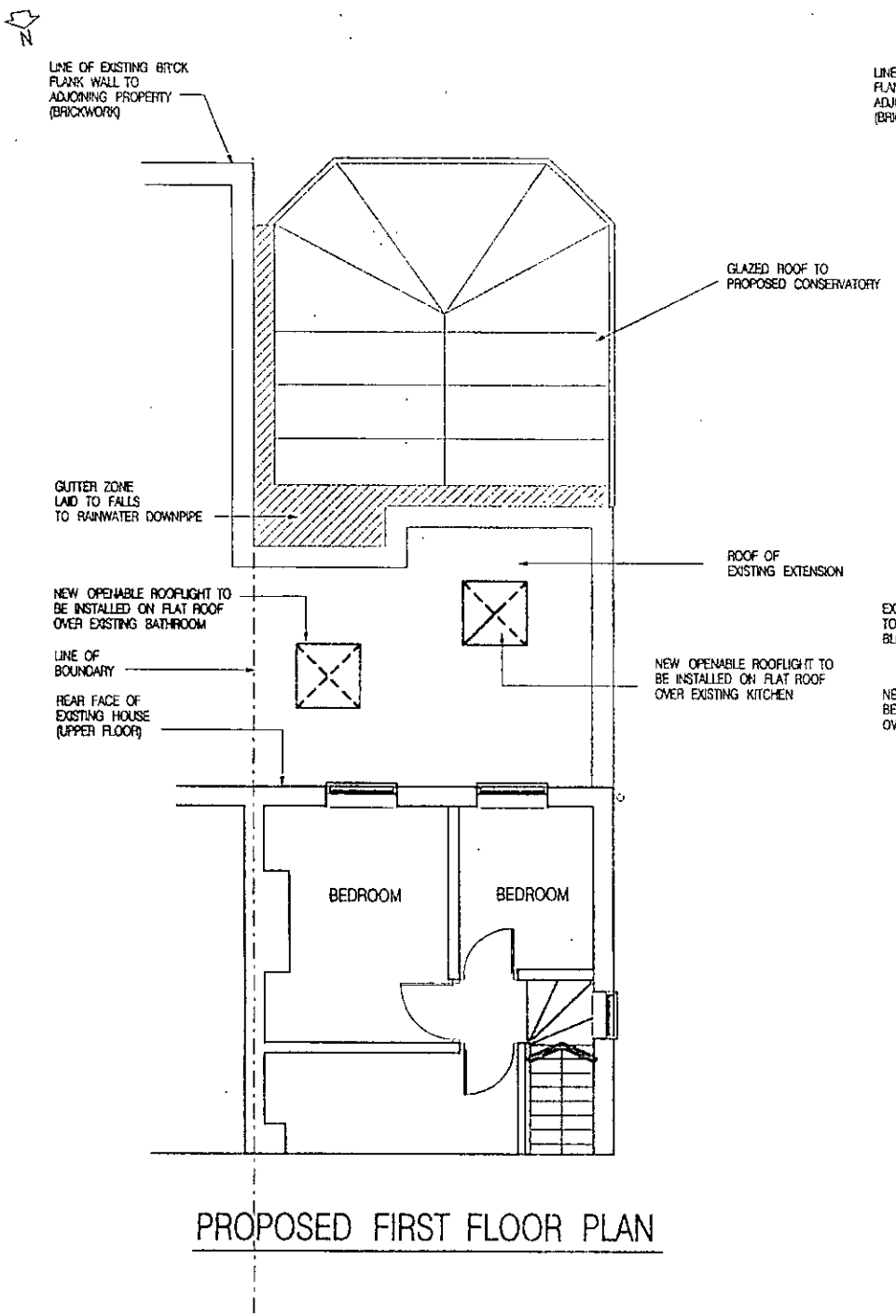
PROPOSED REAR EXTENSION

scale : 1 : 100 date : APRIL 2000

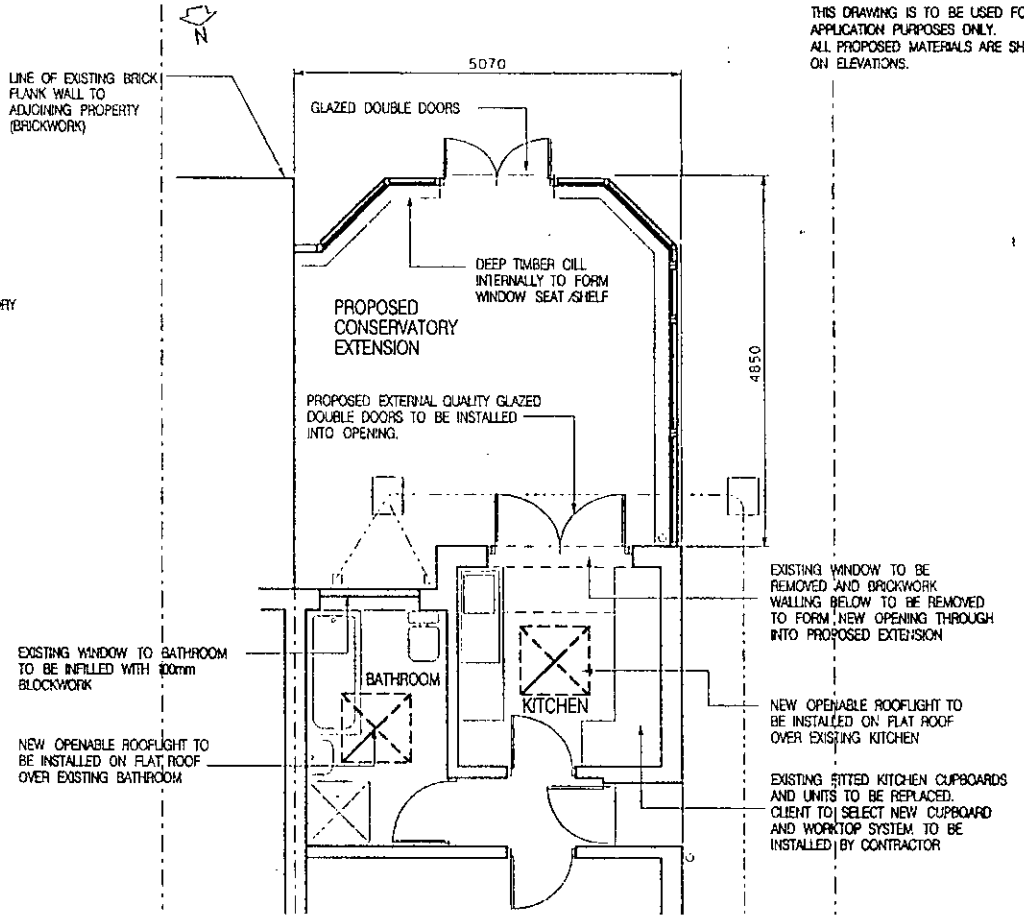
BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343213

DRAWING NUMBER

00 /012 : ANDS: 004




PROPOSED FIRST FLOOR PLAN




PROPOSED GROUND FLOOR PLAN

THIS DRAWING IS TO BE USED FOR PLANNING APPLICATION PURPOSES ONLY.
ALL PROPOSED MATERIALS ARE SHOWN ON ELEVATIONS.

APPROVED

16 MAY 2000 *

Client: G&M ANDERSON, 2, AYLESFORD VILLAS, HURST, RG10 0DT

PROPOSED REAR EXTENSION

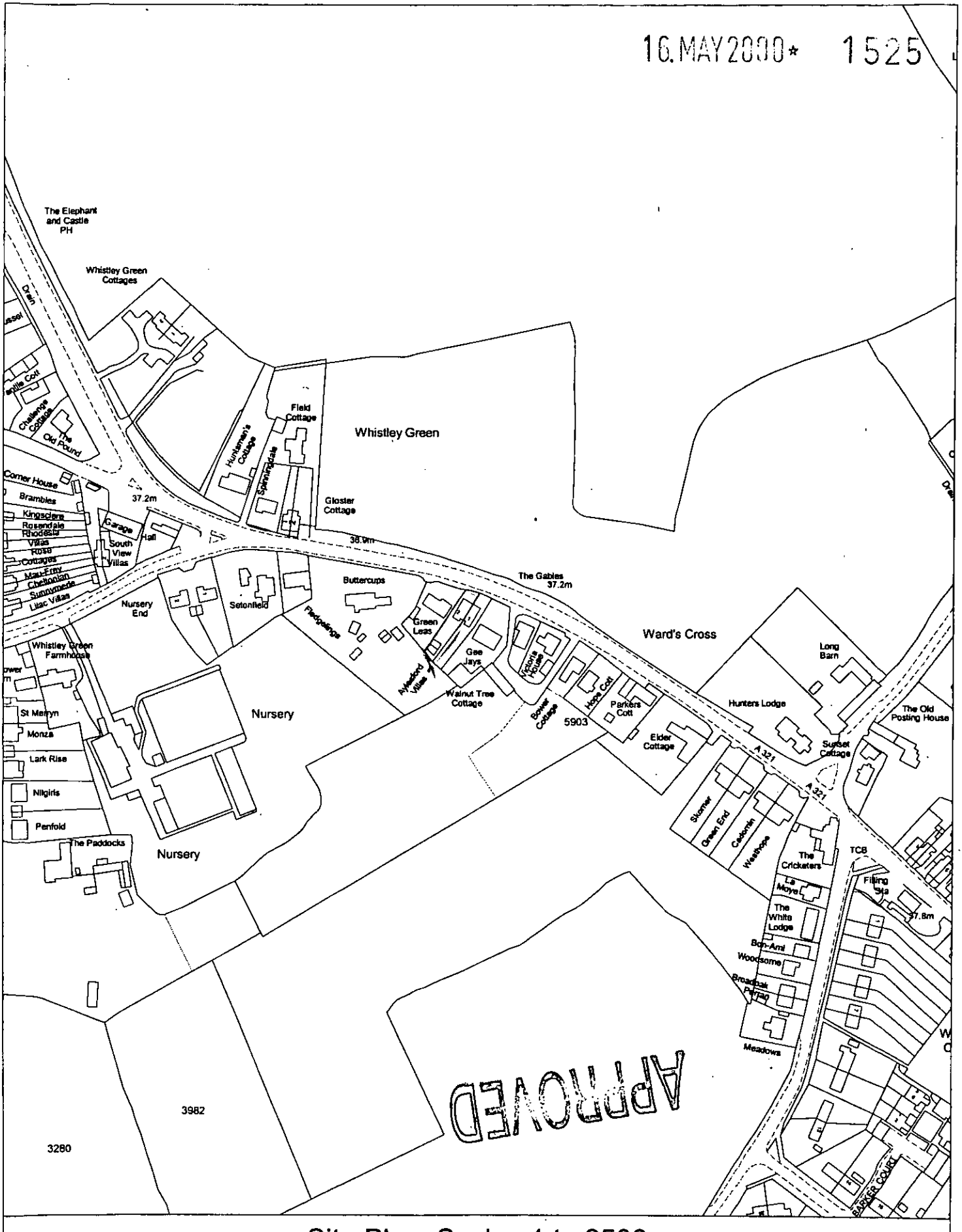
scale : 1 : 100 date : APRIL 2000

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER

00 /012 : ANDS: 002

16.MAY2000* 1525



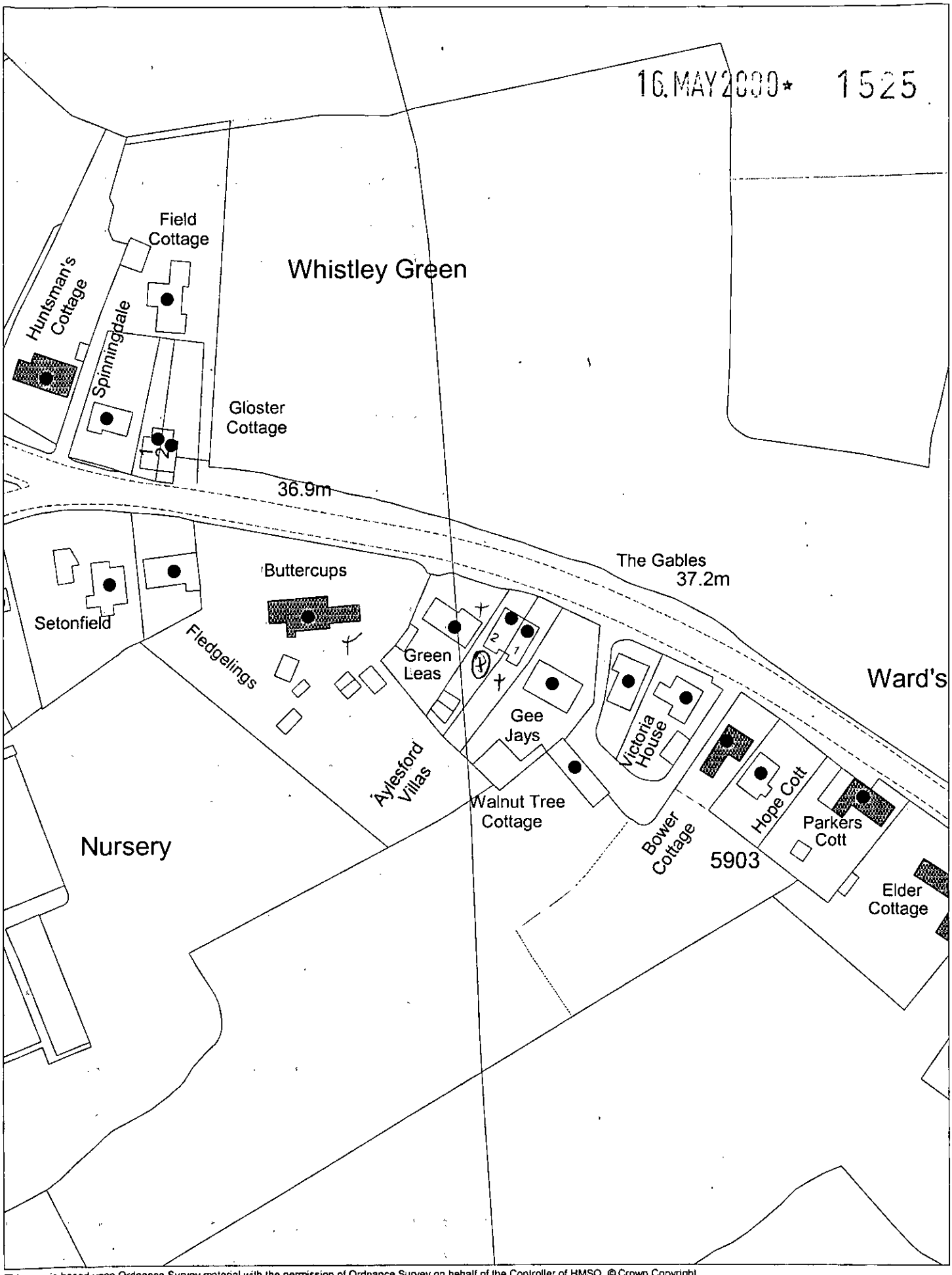

## Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 5 May 2000

N W E S




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

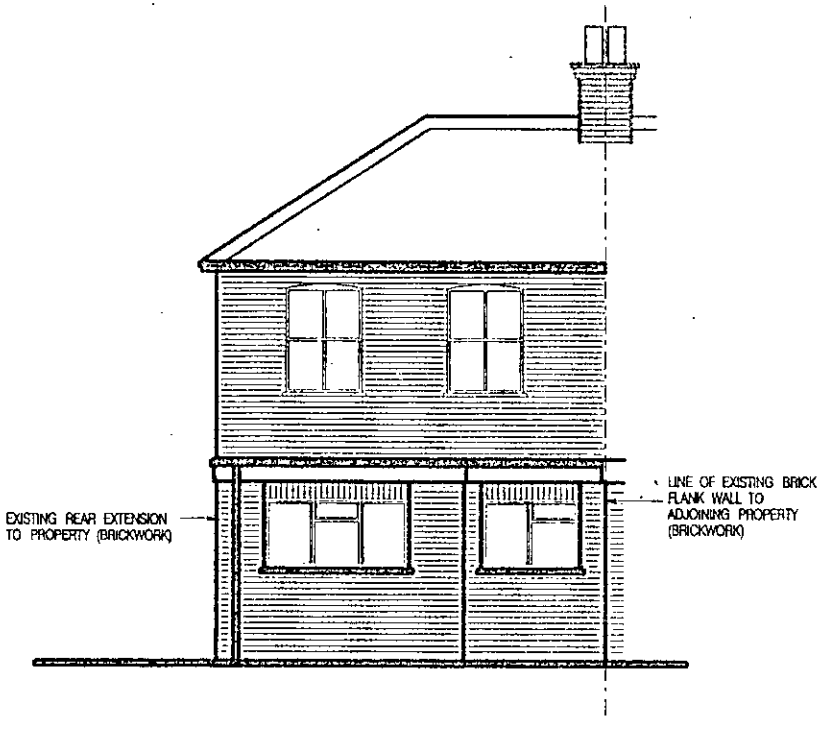
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

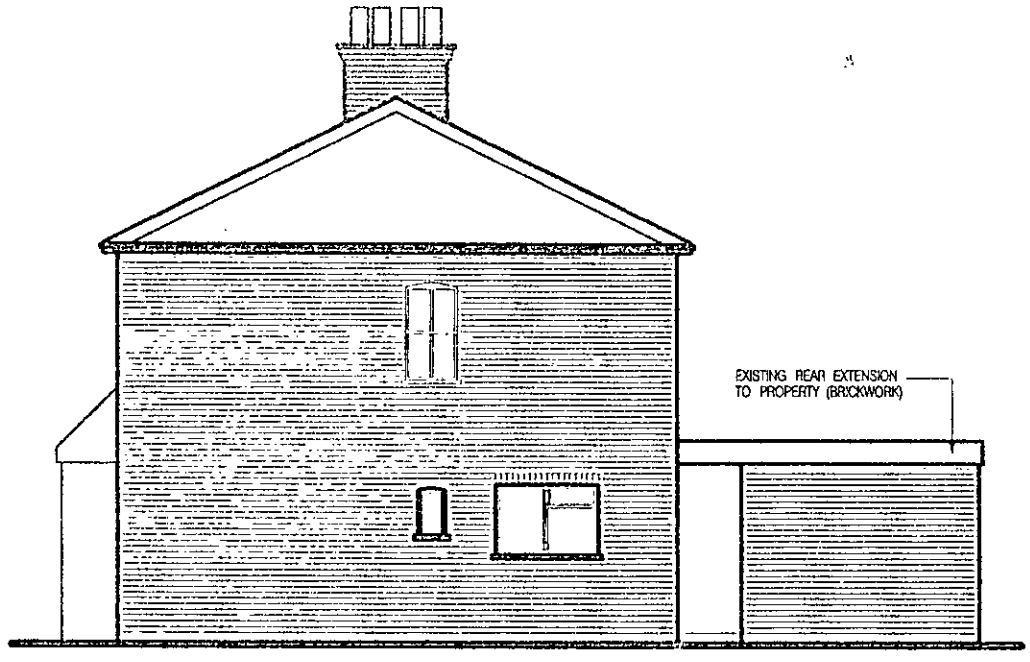
Scale: 1 : 1250

N
W E
S

THIS DRAWING IS TO BE USED FOR PLANNING APPLICATION PURPOSES ONLY.
ALL PROPOSED MATERIALS ARE SHOWN ON ELEVATIONS.




EXISTING REAR ELEVATION




EXISTING SIDE ELEVATION

APPROVED

16 MAY 2000

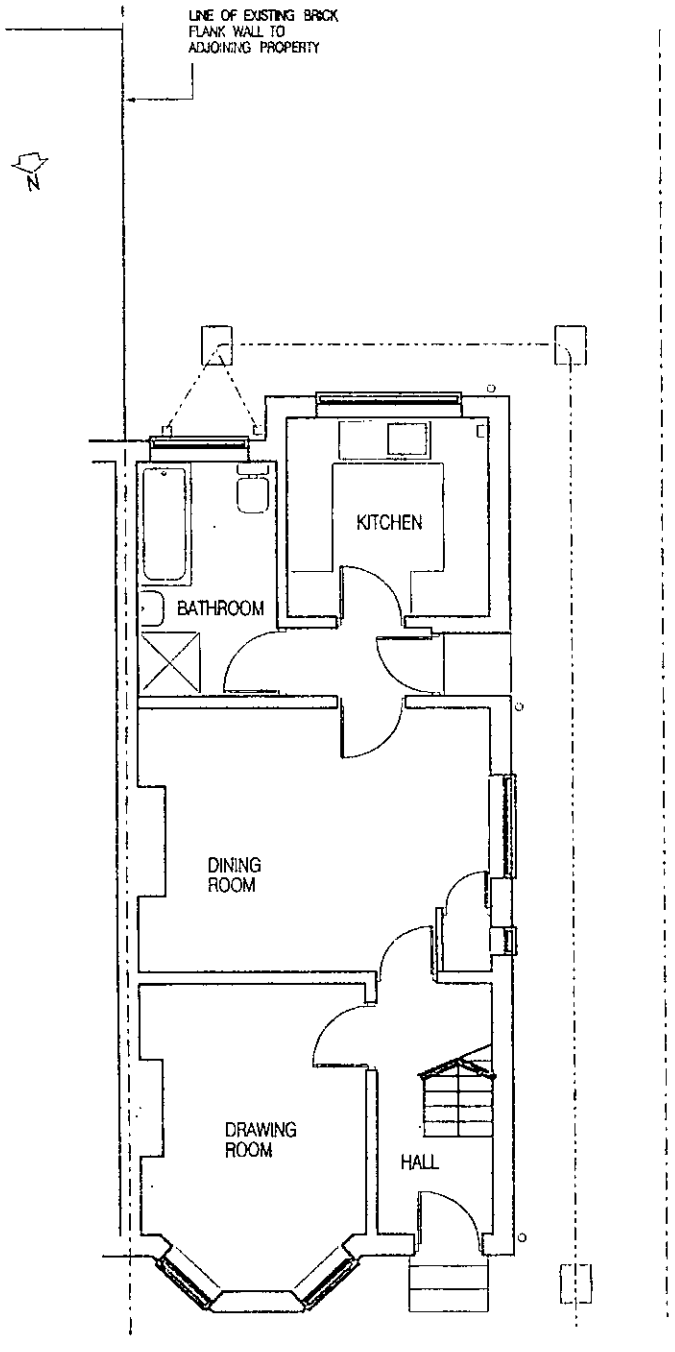
Client: G&M ANDERSON, 2, AYLESFORD VILLAS, HURST, RG10 0DT

PROPOSED REAR EXTENSION

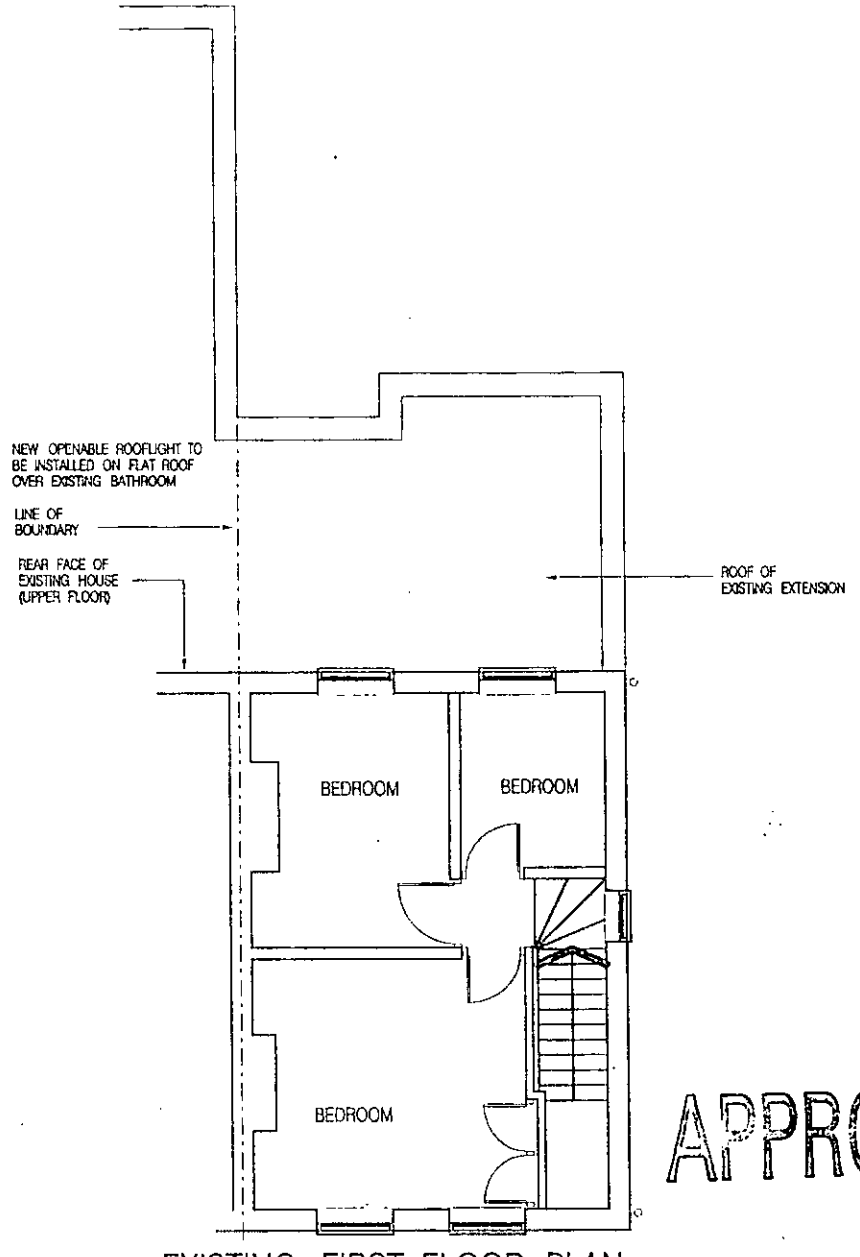
scale : 1 : 100 date : APRIL 2000

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER
00 /012 : ANDS: 003




EXISTING GROUND FLOOR PLAN




EXISTING FIRST FLOOR PLAN

APPROVED

16.MAY2000 * 15525

Client: G&M ANDERSON, 2, AYLESFORD VILLAS, HURST, RG10 0DT

PROPOSED REAR EXTENSION

scale : 1 : 100 date : APRIL 2000

BRAY DESIGNS
architects, planning and design consultants
Hurst, Berks. tel. 01189 343210

DRAWING NUMBER

00 /012 : ANDS: 001