check designations ✓.

APPLICATION NO:
F/2000/1094

LOCATION:
2 Grange Cottages Broad Common Road, Hurst Reading. (Rural area)

APPLICANT:
Mrs C Gee C/O Brian Clayden And Associates

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

EARLIEST DATE FOR DECISION: **05/05/2000**
28 Day expiry: 08/05/2000
APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Natalie Brown**

(29585 - ~~Proposed~~ detached garage - approved
33977 - Proposed detached garage -
~~F~~23193 - S.S rear extn.)

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs C Gee
C/O Brian Clayden And Associates
4 Grange Cottages
Broad Common Road
Hurst
Berkshire
RG10 ORD

Application Number: F/2000/1094

Parish: **HURST**

Location: **2 Grange Cottages, Broad Common Road, 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The boundary wall between 1 and 2 Grange Cottages should be increased in height to 2 metres using materials which match the existing between the points marked 'X' and 'Y' on the approved plans, prior to the completion of the conservatory hereby 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.

Reason
3. In the interests of residential amenity.

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

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.

ADDRESS 2 GRANGE COTTAGES, BROADCOMMON ROAD. PARISH HURST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23193	MR. C. V. James	S/ST. Rear extn	24.7.86	APP N/A
29585			19.2.88	CLA
BRA 4129	M.A. FRANKS	GARAGE	15.12.87	APP
33977		"	26.10.89	CLA
BRA 7610	"	"	17.7.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1094

Applicant : Mrs C Gee C/O Brian Clayden And Associates.

Location : 2 Grange Cottages, Broad Common Road, Hurst, Reading.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/5

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 18/5 .....

Date Registered : 29/03/2000

Earliest Date for Decision : 05/05/2000

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

Application Expiry Date: 24/05/2000

Consultation Responses :

Hurst PC: 25/4 - no adverse comments to make

Neighbours/SN. 1 Grange cottages – 4/5 } objections.
3 Grange cottages – 5/5 }
1 Grange cottages - 24/5

Planning Issues : Rural, area LNV2 sporadic d'met, countryside,

2) Impact upon neighbouring properties

1 4) Impact upon the character of the area.

Application Number: F/2000/1094

Appraisal :

1) Impact upon the character of the area.
The area in designated has a rural/countryside setting in an area of sporadic development.
Grange cottages are made up of 4 cottages forming (terraced) - all of which have had previous extns - some have detached garages at the rear of the garden - four are more than 5m away from the dwelling (as is the case with Nº 2).
- floor area of dwelling (not inc extns): 2(7.3 x 6.3) = 91.98m².
- floor area (previous extn) = 7.3 x 3.3 = 24.09m²
- floor area (proposed conservatory) = 4.8 x 3.6 = 17.28m².
- Previous & proposed extns represent a 45% increase over the original dwelling which falls with WDC ideal of no more than 50% in a rural area.
Materials will match existing ∴ no detrimental impact to the character of the area.

2) Impact upon neighbouring properties.
3x letters of objection received from Nos 1 & 3 Grange cottages (see manifile).
The proposed development is for a single storey rear extn forming a conservatory. It will be approx 4.8 x 3.6m, have a pitched roof hipped at the sides & will be 2.3m to eaves + 3.3m to the ridge.
It will be set away from all boundaries - 0.2m from Nº 3 & 1.9m from Nº 1.
- Boundary with Nº 1: 1.8m wall extending approx 3.3-3.5m beyond rear b'line.
Nº 3: 1.8m wall extending approx 3m beyond rear b'line with tall hedging thereafter.
- Nº 1 made objections re: structure would be higher than existing extensions & beyond it - wants the structure to be no higher than existing & the wall separating the properties inc'd in height
- Nº 3 objected that proposed wall of conservatory (2.3m) will be an increase over the existing 1.8m wall which will affect the patio area - likewise with the roof.
- It is not considered that a clear roof will affect the lighting to either properties nor will the development be overbearing / overshadowing - likewise an increase from 1.8 → 2.3m is not considered to cause any overshadowing.
- The side of the conservatory facing Nº 3 will have no windows ∴ no overlooking.

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

- Although the roof would be visible above the boundary walls would be visible - it is not considered that there would be any detrimental impact to the character of the cottages given its lightweight structure - NB - all the cottages have flat roof rear extns.

(- If the wall between Nos 1 & 2 is increase to 2m to try & reduce the view of part of the conservatory)

Application Number F/2000/1094
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK.
③		SR10	The boundary wall between 1 and 2 Grange Cottages should be increased in height to 2 metres using materials which match the existing, between the points marked 'X' and 'Y' on the approved plans, prior to the completion of the conservatory hereby approved.

John Murchen
6/6/00

18/5/2000

Nº 3. (Mrs Evans).

Brick wall between Nos 2+3
app 1.5 - 1.8m high -
extends app 3m beyond b'line
tall hedging thereafter
Dining room door of Nº 2 is just above
visible over wall when standing in Nº 3 garden.

Back Porch - set back from all boundaries
flat roof app 1m beyond rear b'line.

Nº 4 - rear extn - full height brick wall
Extends app 3m into rear garden along boundary.

Nº 1

Back door entrance is raised above gl level of backgarden
∴ 1.8m wall appears lower - top part of conservatory would
be visible above wall & kitchen backdoor/window.
Quite a bit of existing extn of Nº 2 is visible
above fence line.
(Even Nº 4 conservatory (roof) is visible).

upstairs - can view existing flat roof extns -
conservatory would be approx 3.6m beyond &
higher than existing extns.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Grange Cottages
Broad Common Road Hurst Reading.

APPLICATION NUMBER: F/2000/1094

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/5.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – on front wall. fence.

2. DESCRIPTION OF SURROUNDINGS Nos 1-3 have rear access.
4 cottages (terraced) – all with S.S. rear extns.
long rear garden plots. More or less even-

3. DESCRIPTION OF SITE/BUILDING
~~long~~
existing flat roof extn slightly higher roof line than No 3.
Green house at bottom of garden.

lower 1.5 wall (1.8m) with No 1. & No 3. for app 3m. beyond d'line hedging with No 3 & 1.8m fence with No 1.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Mid-terrace. Nos 1 & 3 either side.
Doors/windows of extns either side are visible from terrace
garden of No 2.
Hedge along boundary with No 3 & set back from No 1.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Double garage at rear

LEVELS

BOUNDARY TREATMENT See above and

OTHERS

See additional notes made from Nos 1 & 3 also.

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1094

Ms E Wishart
1 Grange Cottages
Broadcommon Road
Hurst
RG10 0RD

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam

Application No: F/2000/1094

Location: 2 Grange Cottages, Broad Common Road, Hurst

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1094

M Evans
3 Grange Cottages
Broadcommon Road
Hurdt
RG10 0RD

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) 977 8909
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Dear Sir/Madam

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Yours faithfully

Central Support

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 MAR 2000
Officer: NAB	Application No. F/2000/1094

Map No. ..... Site ....0.04..
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 GRANGE COTTAGES, BROADCOMMON ROAD

Parish: HURST Ward: Hurst 11.4.2000

Applicant: MRS GEE

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

Enforcement Section (4) 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 : 11.4.2000 ✓ 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:

No Pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 1, 3, Hunters End, + STEBBINGS, Broadcommen Rd.

Received by Wokingham District Council

Application No: F/2000/1094

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

Location:
2 Grange Cottages, Broad Common Road, 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 05/05/2000. 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: **11 April 2000**

My ref: F/2000/1094

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/2000/1094
2 Grange Cottages, Broad Common Road, 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1094**
2 Grange Cottages, Broad Common Road, 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**********

1 Grange Cottages
Broadcommon Road
Hurst, Berkshire
RG10 0RD

OBS WB

LOCK FILE

Natalie Brown
Po Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

22 May 2000

Dear Ms Brown
ref: Planning Application F/2000/1094
Many thanks for taking the time to visit the site of the proposed planning application.
I write to reconfirm my position on the proposals to extend 2 Grange Cottages to which we strenuously object for the following reasons:

1. the extension of the property is beyond the building line making it visible and obtrusive from the gardens and all floors of neighbouring cottages.
2. the proposals are not in keeping with these attractive Edwardian Cottages.

I would like to stress that my suggested conditions outlined in my previous letter are very much the worst case - we feel that the properties would be more attractive with no such extension.

I look forward to hearing from you.

Yours sincerely

Ben Wishart

BEN WISHART

PLANNING
PDI
DC
APP
CS 855 NB
05
COPIES TO:
ACK:
FILE:

3 Grange Cottages
Broadcommon Road
Hurst
RG10 - 0RD

4th May 2000

Ref Planning Application 1094.

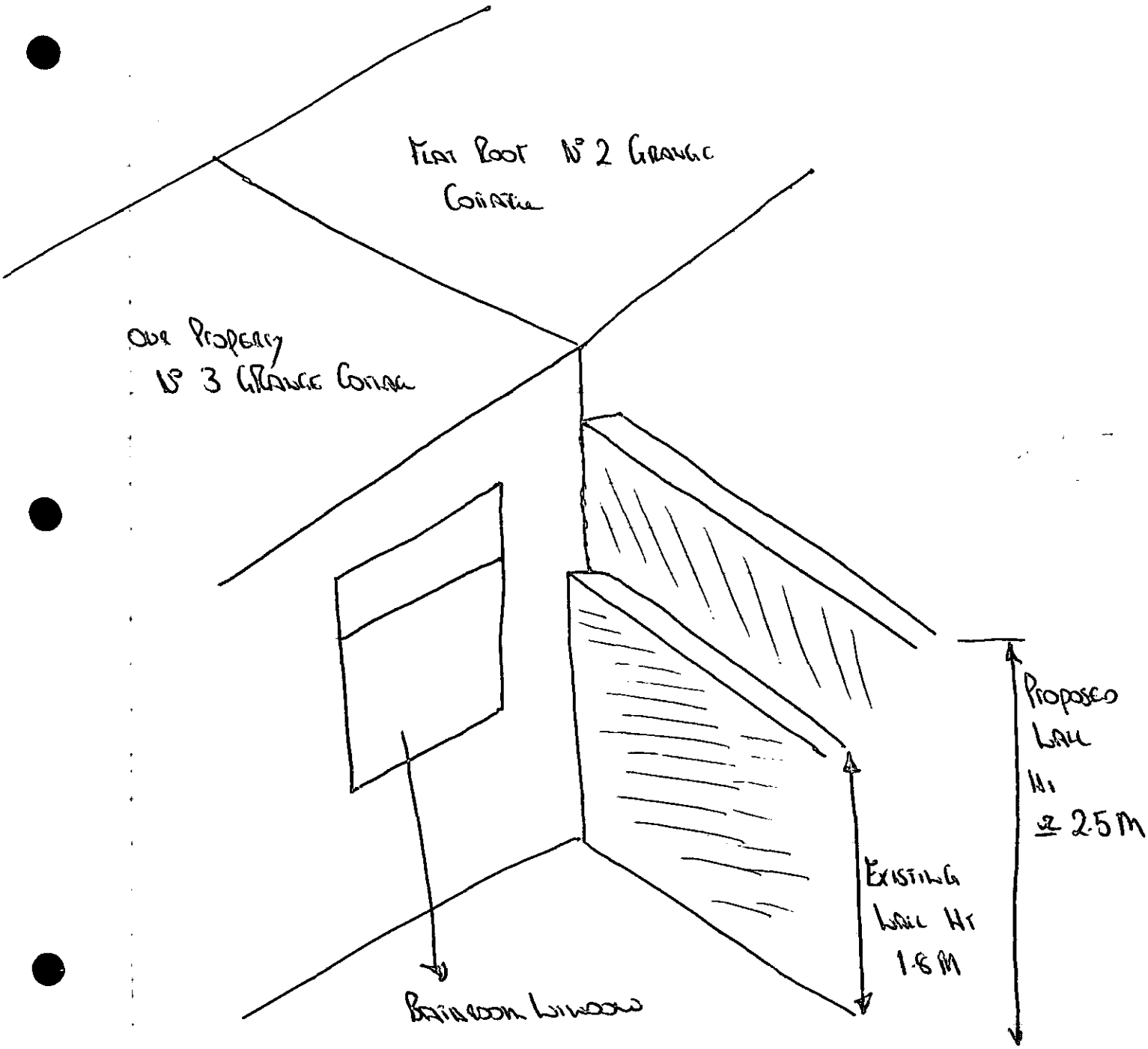
F/2000/1094

Dear Sir/Madam,

We are writing in respect to the Planning Application Ref 1094, Applicant Mrs C Gee of 2 Grange Cottages Broadcommon Road Hurst, We have reviewed in depth the proposed construction of a Conservatory and would like to register our very strong objection to this Planning Application.

The main points of our objection are as follows :-

1) The proposed Conservatory, indicates that a Brick side wall will be constructed next to the present Divising wall between our properties. The existing Divising wall is an overall height of 1.8 M as shown on the plans. Looking at the proposed height of the new wall we estimate that it is proposed to be approximately 2.5M. (The Applicants Agent, appears for some reason to choosen not to detail any heights on the Planning Application) Next to the Divising wall is our Downstairs main Bathroom, we already have restricted natural light to this room due to the present height of the existing wall any increase to a Divising wall will seriously hamper any natural light to this room See Fig 1 Attached.



Rear View of No 2 & No 3 Grange Cottage

Fig 1

2) Continuing the Problem of the Proposed Side Wall As Detailed in Note 1) Above, it is Proposed That ~~[redacted]~~ the Length of this Wall At Approx 2.5 M High is To Extend To 3.560 M This Wall Therefore Will Extend The Complete Length of Our Patio Area Which Will Inhibit Northern Light into our Patio Area Considerably

3) ~~The Side Wall~~

3) The Overall Height of The Conservatory (Again Conservatory missing from the Plans) is Estimated To Be 3.5 M High Again the ~~[redacted]~~ Northern Light To our Property is Again Going To Be Effected By The Roof of The Conservatory.

4) Finally The Complete Character of These Cottages Has Been Maintained, And That A Lot Previous Stages Has There Been Gradual Such Several Changes To The Look of The Rear of These Cottages, The Flat Roofs of All The Cottages Have Been Kept The Same This Proposal Will Look Like An 'Eyesore' And Not En-Keeping With These Changes

We Strongly Request That A Planning Enforcer Visit Us And The Applicants Site To Fully Appreciate The Above Points, We Look Forward to Hearing From You

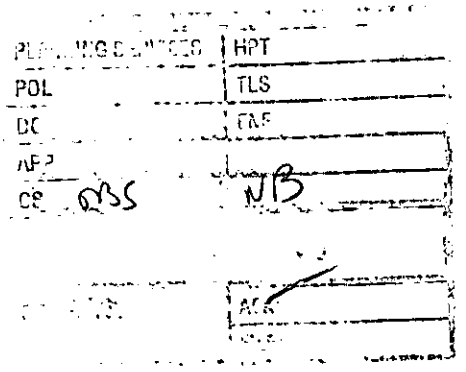
Yours Sincerely

Martin J Evans

1 Grange Cottages
Broadcommon Road
Hurst, Berkshire
RG10 0RD

Natalie Brown
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Tuesday 2 May 2000



Dear Ms Brown

Ref: Planning Application F/2000/1094

With regard to the proposal to erect a single storey rear extension to 2 Grange Cottages, Broadcommon Road, Hurst.

As you know the proposal is to erect this extension beyond the current line of the cottages and it's height to be above that of the existing extension to number 2. With this in mind we would strenuously object to planning consent being given on the current proposal. We would insist that two conditions are placed on the proposal:

1. That no point of the structure is allowed to be higher than the existing roof over the kitchen and dining room of 2 Grange Cottages, and

2. That the wall separating the properties is increased in height, either to the height of the existing roof over the kitchen and dining room, or to a height which prevents any part of the new structure being visible from within the kitchen of 1 Grange Cottages.

I trust that you will find this acceptable.

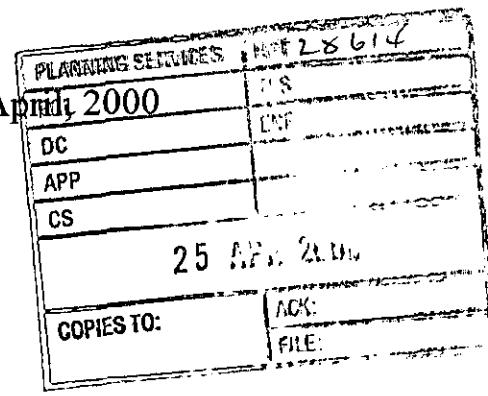
Yours sincerely

Emma Wishart

MR & MRS Wishart.

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



24 April 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 F/2000/1094

I refer to the above-mentioned Application by Mrs. C. Gee of 2 Grange Cottages, Broadcommon Road, Hurst, for proposed single storey rear 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:

29.MAR2000* 1094

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 Address and postcode Phone number	MRS. C. GEE, 2, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE.
2	Agent's Name Address and postcode Phone number	BRIAN CLAYDEN & ASSOCIATES, 4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 ORD. 0118 9343157
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.	2, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY
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 ☑ NONE TO BE FELLED No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PVC-U WINDOW AND ROOF FRAMING WITH CLEAR DOUBLE GLAZED GLASS UNITS. RED FACE BRICKWORK 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

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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 MRS. C. GEE

Date 27-3-2000

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

ADDRESS 2 GRANGE COTTAGES, BROADCOMMON ROAD. PARISH HURST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23193	MR. C. V. James	S/ST. Rear extn	24-7-86	APP N/A
29585			19.2.88	C/A
BRA 4129	MR. A. STANES	GARAGE	15.12.57	APP
33977		"	26.10.59	C/A
BRA 7610	"	"	17.7.59	APP

DATE OF COMPLETION

MINISTRY DECISION

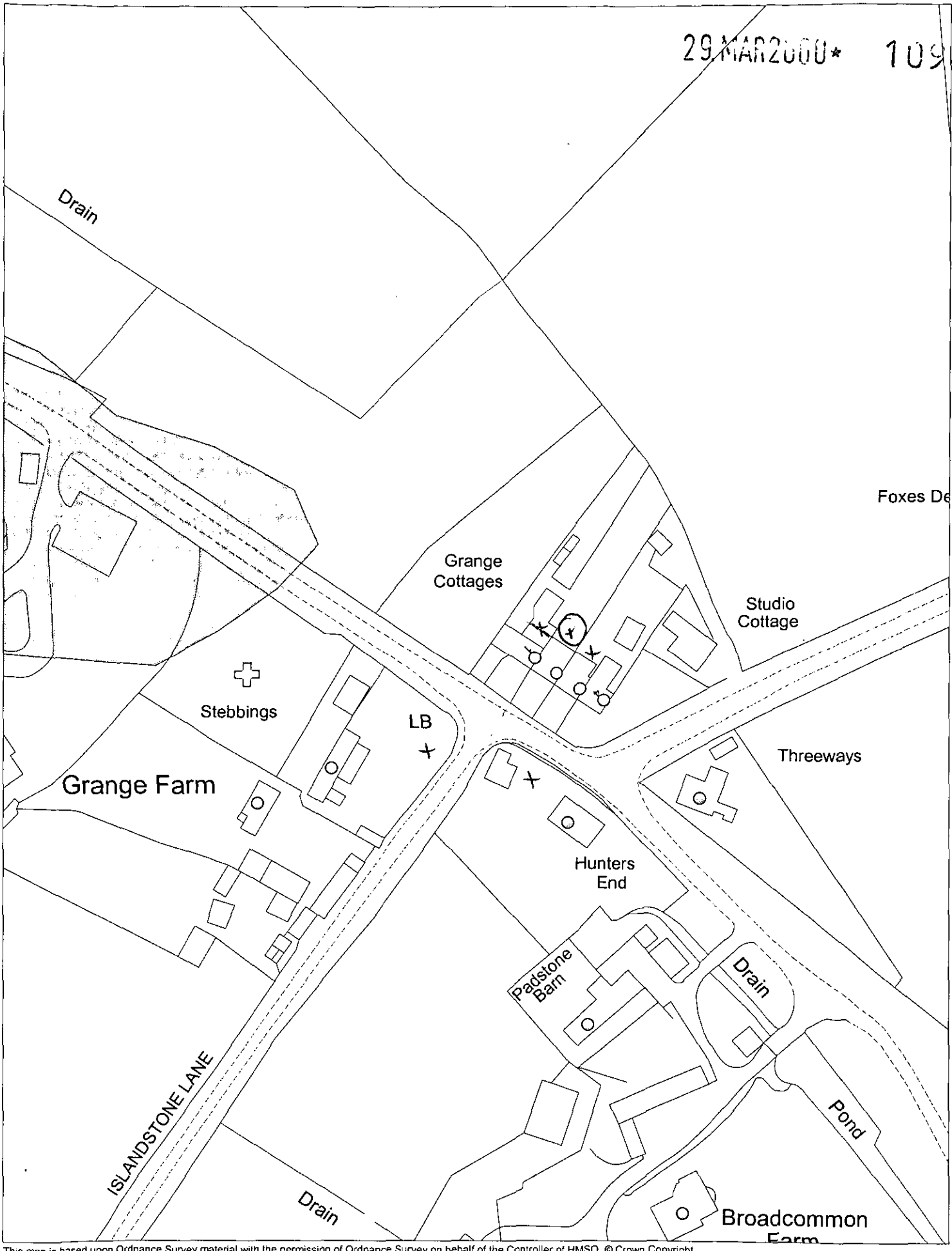
SPECIAL ORDERS

DRAINAGE

091074

29 MAR 2000*

1094



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

N W E S