Do additional SV 10/7 (mon)

APPLICATION NO:
F/2000/1680

LOCATION:
Frogmore Cottage Davis Street, Hurst Reading.

APPLICANT:
Mr & Mrs Courtney-Smith C/O Excel Design Ltd

PROPOSAL:
Proposed erection of summer house (Retrospective).

EARLIEST DATE FOR DECISION: **09/07/2000**
28 day exp: 13/07/2000.
APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Courtney-Smith
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1680

Parish: **HURST**

Location: **Frogmore Cottage, Davis Street, Hurst, Reading.**

Proposal: **Proposed erection of summer house (Retrospective).**

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. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason
1. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Informative
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:
Loddon Area Local Plan Policies LTV2, LC19, LBE1, LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WCC1, WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/08/2000

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1680

Applicant : Mr & Mrs Courtney-Smith C/O Excel Design Ltd.

Location : Frogmore Cottage, Davis Street, Hurst, Reading.
Proposal : Proposed erection of summer house (Retrospective).

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

Date of Neighbour Notifications : .....

Date of Site Visit : 26/6.

Date Registered : 12/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application <u>will have expired on</u>: <u>07/08/2000.</u> 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 - recommend that permission should be granted for a temporary period & use should be tied to a summerhouse

NEIGHBOURS: 'Heons' Davis Street 28/6
- no objections

Planning Issues : Rural, area sporadic d'ment, countryside

1) impact upon neighbouring dwellings

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

Application Number: F/2000/1680

Appraisal :

• Development - a retrospective application for a ~~from~~ summerhouse separate from the dwelling - Photographs + site local plans show the location & what the summerhouse looks like. Whilst the property is bound by a road to the front ~~[illegible]~~ (B3030) - access to 3 properties which then runs into a footpath bounds the rear of the dwelling. The summer house is visible from the roadside. However - its thatched roof ensures it appearance ties in with the main house on site.
The ~~[illegible]~~ plot is triangular in shape - converging at the B3030 & access to the three properties at the rear. There are some sheds + greenhouses along the edge of the plot alongside the road - however they are clustered towards one corner of the site ∴ reducing the clustering of the plot.
One letter from a property at the rear of Frogmore cottage supported the application & Hurst PC recommended that temporary permission be granted which is infeasible & that the use be restricted to that of a summerhouse.
The d'ment is not considered to have any adverse negative impacts upon neighbouring properties nor a significant detrimental impact upon the character of the area to warrant a refusal. ~~[illegible]~~ It is considered that the site has reached its full development limit due to the cottage, summerhouse, detached garage & outbuildings (sheds etc) - therefore a condition removing PD rights for classes A-E of part 1 2nd schedule (1995 order) will be added to the permission

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

Application Number F/2000/1680
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C040	R040	NO PD - extns, alts, outbuildings.
	N16		WDLP: ~~WBE1~~, WC1, WC7
			UDP: LTV2, LC19, LBE1, LBE2,

25/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Frogmore Cottage
Davis Street Hurst Reading.

APPLICATION NUMBER: F/2000/1680

OFFICER: Natalie Brown

DATE OF SITE VISIT: 26/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence by footpath (x2)
One on roadside fallen into hedge
(Council reach it to replace)

2. DESCRIPTION OF SURROUNDINGS
Rural Countryside.

3. DESCRIPTION OF SITE/BUILDING Detached double garage plus shed & greenhouse in garden
located between road & footpath.
- Summerhouse - circular & non-thatched roof (Frogmore cottage has thatched roof) is slightly taller than main dwelling.

Medium coloured wooden timber for main building & summerhouse (light brown).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached see plan
- Summerhouse visible from footpath & 'Herons'.
visible from road.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1680	Mr & Mrs B Farrell Herons Davis Street Hurst Reading RG20 OTH

App approved,
Letter sent 31/08/00

* Pre-apps attached.

WORTHING B.C. DEVELOPMENT CONTROL

Valid

Start date:	12 JUN 2000
Officer: NBS	Application No. F/2000/1680

Map No. 54 Site ...0:06..

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF SUMMER HOUSE (RETROSPECTIVE)

Location: FROGMORE COTTAGE DAVIS STREET

Parish: HURST Ward: Hurst. 14.6.2000

Applicant: MR/MRS COURTNEY-SMITH

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ NB 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	not clear on layout plan	phoned 2/6	✓ 12/6
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	METRIC SCALE + FULL DETAILS OF DIMENSIONS	2/6	12/6
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 : 14.6.2000 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:

* Pre-apps attached .....

.....

* Rural Area .....

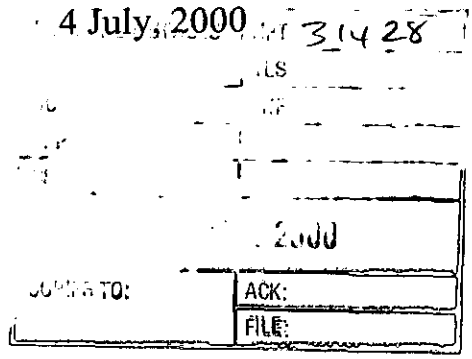
NEIGHBOURS:

S/N + Staddle Stones
Herons
Parkstone
Whispers
Meadow Cottage
} 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

4 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 F/2000/1680

I refer to the above-mentioned Application by Mr. and Mrs. Courtney-Smith of Frogmore Cottage, Davis Street, Hurst; proposed erection of summer house (Retrospective).

My Council have noted that this structure was erected without permission following refusal of an application for a large garage extension.

It is recommended that permission should be granted for a temporary period (say twelve months) and that the use should be limited to that of a summer house.

Yours sincerely,

Clerk

Herons
Davis Street
Hurst
Reading
RG20 OTH

21st June 2000

Dear Mr John Mitchell

Application Number: F/2000/1680

Site Address: Frogmore Cottage, Davis Street, Hurst, Reading

Proposal: Proposed erection of summer house (Retrospective)

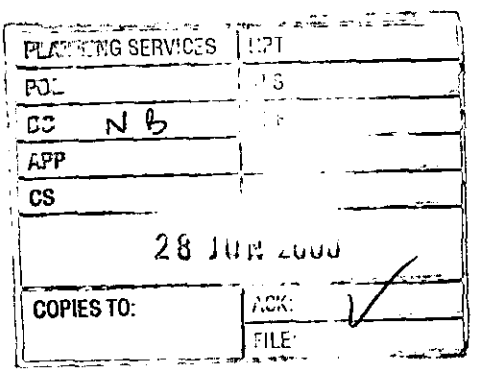
Thank you for sending us notice of a planning application for the above.

Whilst we recognise that the summer house was obviously erected without planning permission, we see no reason why planning permission should not been granted.

The style of the summer house is such that it is in keeping with the thatched cottage and we therefore have no objection for planning to be granted.

Yours sincerely

Mr & Mrs B Farrell



Received by Wokingham District Council

Application No: F/2000/1680

Proposal:
Proposed erection of summer house (Retrospective).

Location:
Frogmore Cottage, 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 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 09/07/2000. 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

14 June 2000

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1680

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/2000/1680
Frogmore Cottage, Davis Street, Hurst, Reading.
Proposed erection of summer house (Retrospective).

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1680**
Frogmore Cottage, Davis Street, Hurst, Reading.
Proposed erection of summer house (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

12.JUN.2000* 1680

Excel Design Ltd
17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: GeorgeAvis@ExcelDesign.Ltd.UK

PLANNING SERVICES	RPT
POL	[illegible]
DC	[illegible]
APP	
CS	
12 Jun 2000	
COPIED TO:	ACK:
	FILE:

Mrs Hurst
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG11 1WR

Our ref. 00627
Your ref.

9 June 2000

Dear Mrs Hurst

Re: Summerhouse at Frogmore Cottage, Davis Street, Hurst.

Further to our conversation, please find enclosed six copies of our revised block plan giving the location and size of the summerhouse.

We hope the above satisfies your requirements.

Yours sincerely

George Avis

"FROGMORE COTTAGE" 09 130 01

ADDRESS DAVIS STREET PARISH HURST

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/162/64	Mr. T. S. Ridley	Additions	19.5.64	App. C/A
R/319/64	"	Double Garage & Access	28.9.64	App C/A
PD/452/68	"	Garage	5.9.68	App N/A
1142/71	Mr M. J. Richards	S/Storey extn & vehicular access	30.12.71	App. C/A
1585/73	Mrs L. E Strojecki	change of use to small country restaurant	25.10.73	Refuse
BR5522	Mr J Wawiwa	carport	19.10.76	APP N/A
05552	"	"	16.12.76	N/A C/A
AR23776	"	GARAGE & CARPORT	26.11.84	APP N/A
99/68893/F	Mr. & Mrs. Courtney-Smith	Replace Flat roof	25.2.99	RE
FP98/8264	"	F/FL above garage	3.2.99	C/A
99/70778/F	"	Replace Flat roof + pitch roof on Garage ext. + store span in roof	7.1.00	RE

MINISTRY DECISION

1959/a

HOUSEHOLDER PLANNING APPLICATION

12. JUN. 2000 1680

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS COURTNEY-SMITH
	ADDRESS	FROGMORE COTTAGE
		DAVIS STREET
		HURST
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	FROGMORE COTTAGE
		DAVIS STREET
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT SUMMER HOUSE (RETROSPECTIVE)
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		TIMBER & THATCH
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

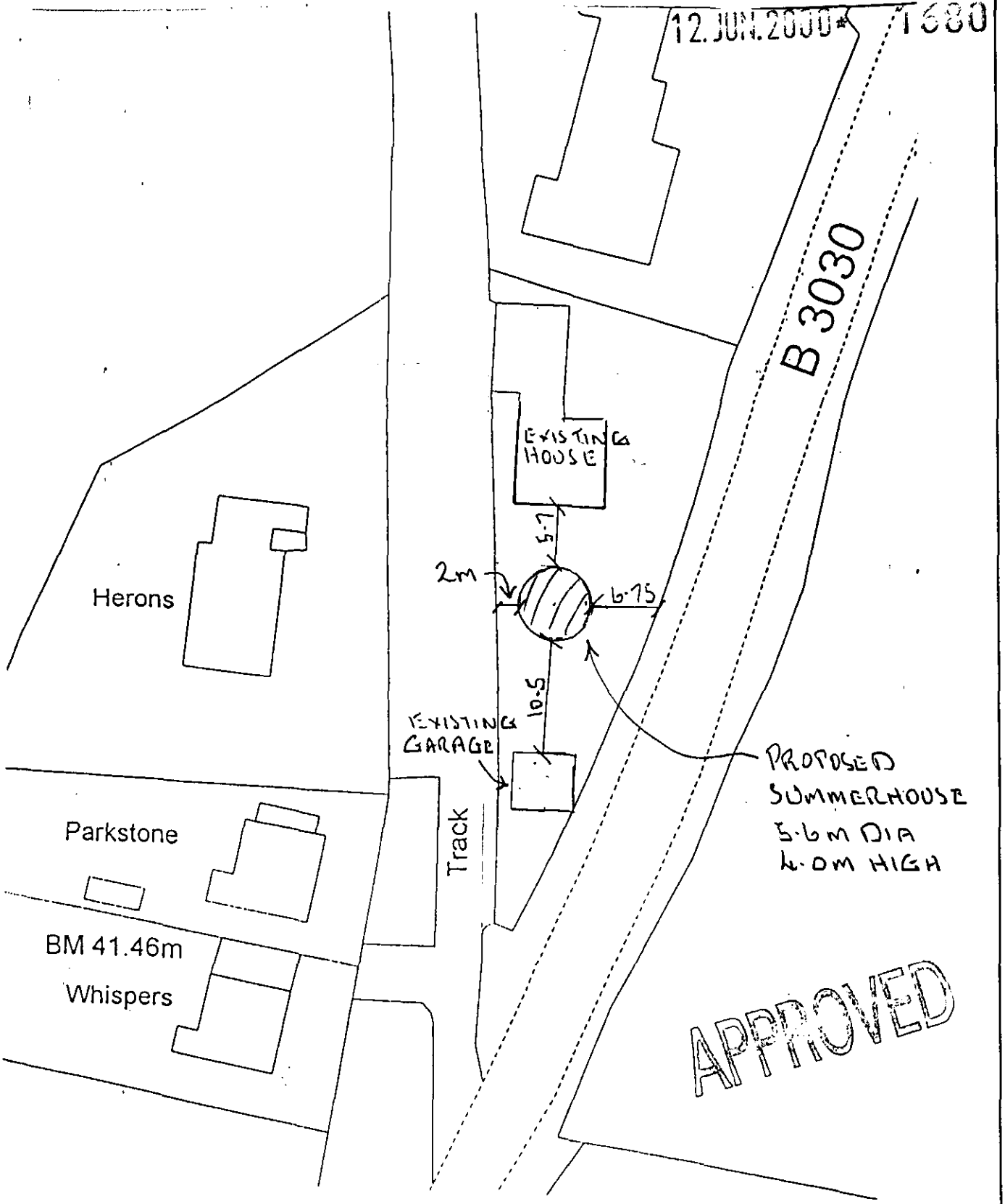
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mrs M COURTNEY-SMITH

DATE 20.5.00



.CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Block Plan
PROJECT:	Summerhouse	SCALE:	1:500 DRAWING No: 00627/ 4 A
DATE:	February 2000	REVISION:	SUMMER HOUSE + DIMENSIONS ADDED

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

Client:

12 JUN 2000

Mr and Mrs Courtney-Smith
Frogmore Cottage
Davis Street
Hurst
Berkshire

Project:

Summerhouse

Location:

Frogmore Cottage
Davis Street
Hurst
Berkshire

Excel DeSign
XL00627

Drawing List

Drawing Number	Description	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Site Plan	✓
6	Photographs	✓

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Drawing List
PROJECT:	Summerhouse	SCALE:	DRAWING No: 00627/ 2
DATE:	February 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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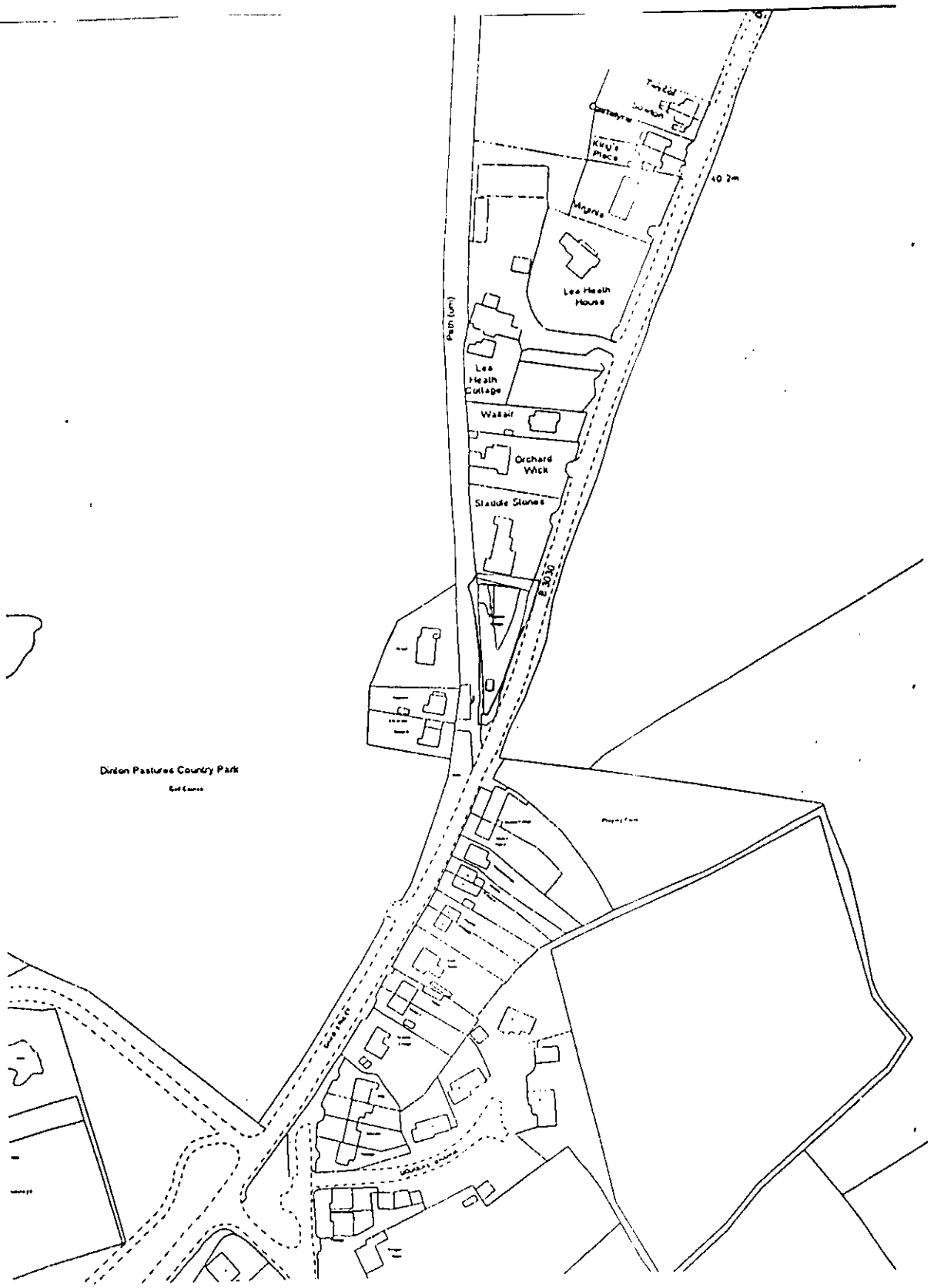
Excel DeSign



.CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Location Plan		
PROJECT:	Summerhouse	SCALE:	1:1250	DRAWING No:	00627/ 3
DATE:	February 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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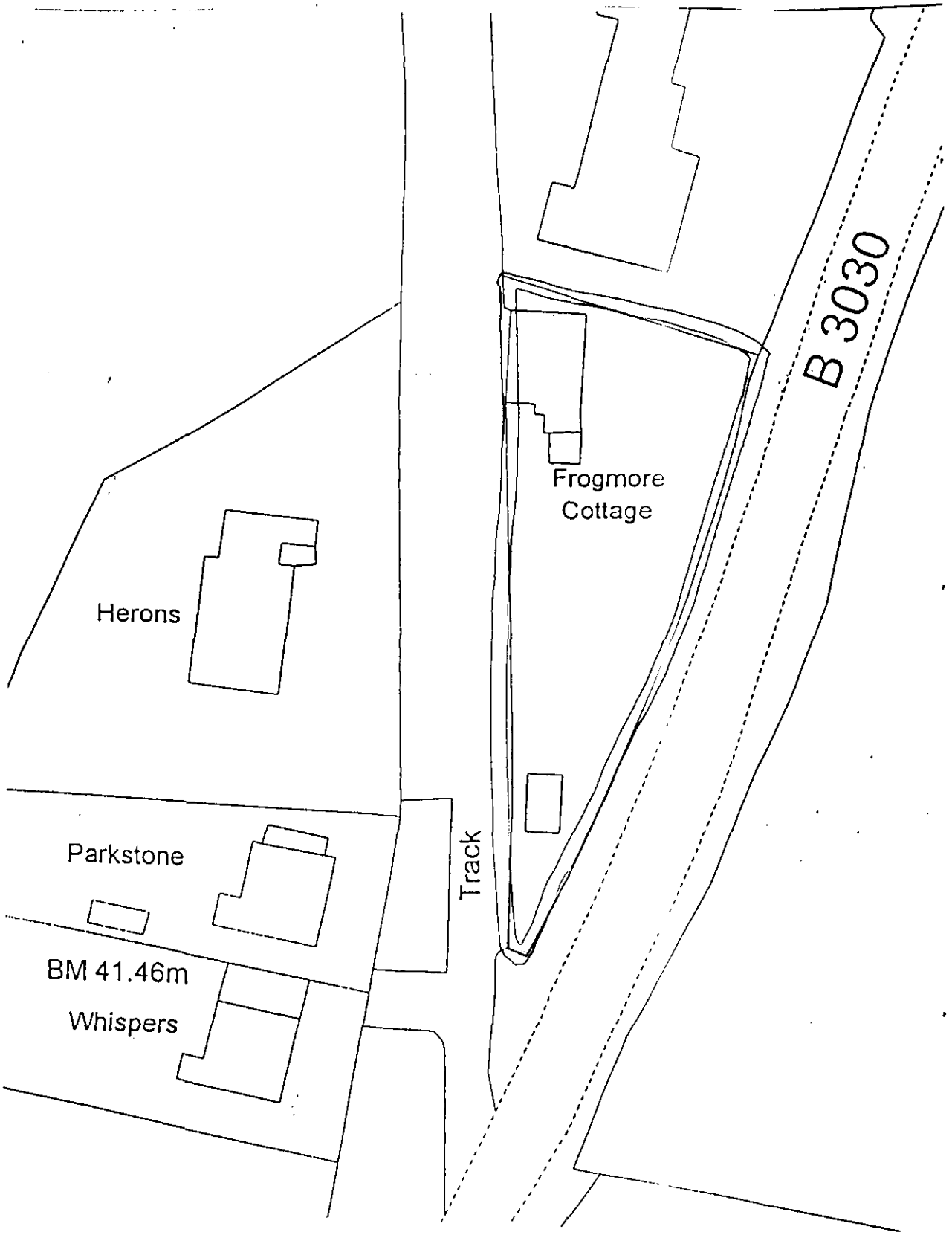

.CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Block Plan
PROJECT:	Summerhouse	SCALE:	1:500
DATE:	February 2000	REVISION:	

DRAWING No: 00627/ 4

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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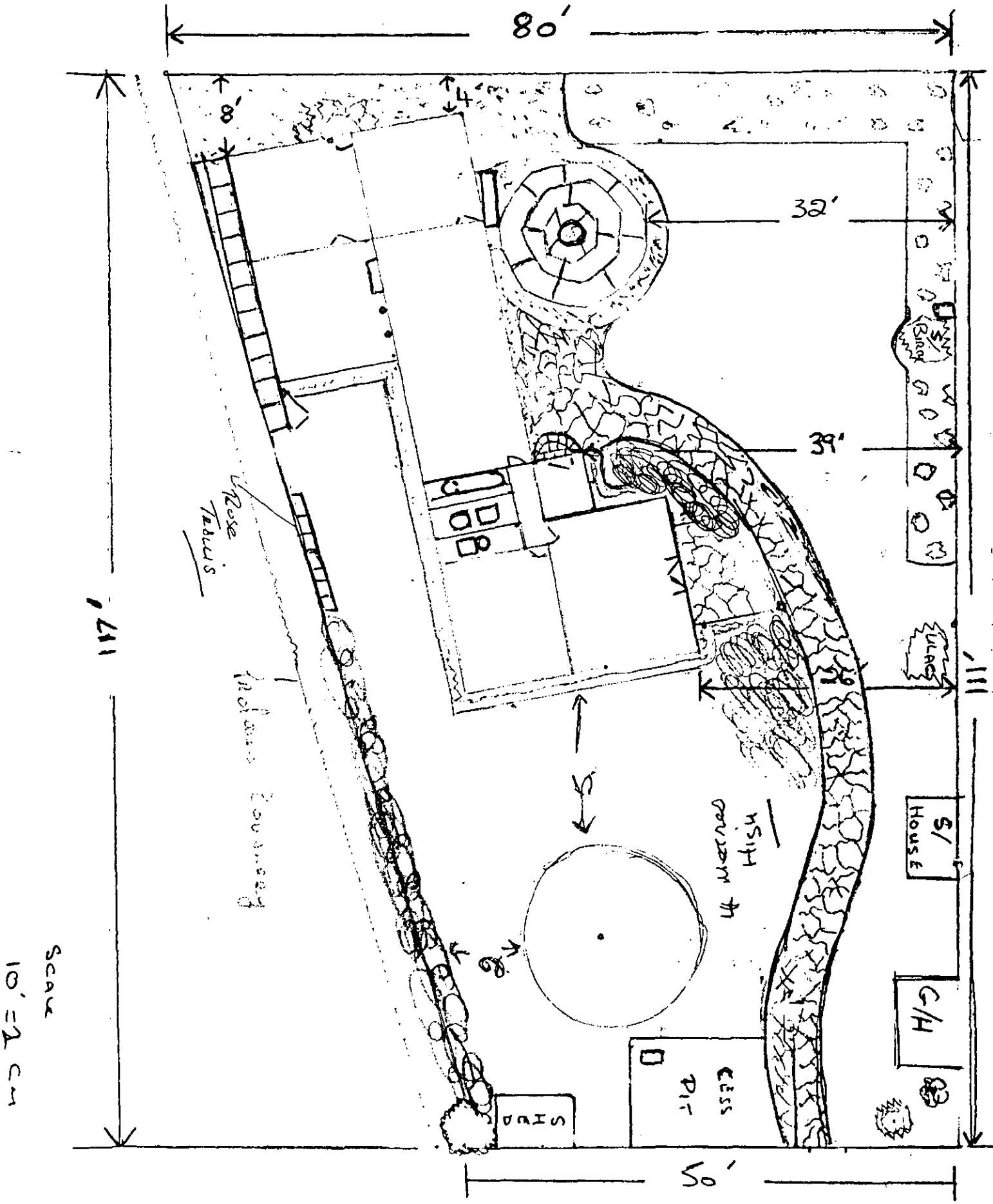
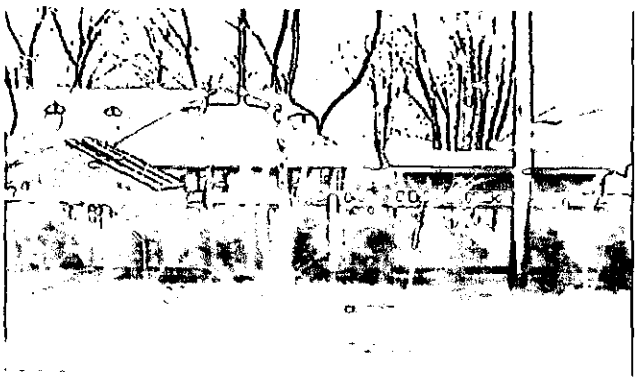

80'
8'
4'
32'
39'
26'
117'
111'
50'
Rose Trellis
Protons Boundary
4 metres High
S/ House
G/H
Cess Pit
Shed
Scale
10' = 2 cm

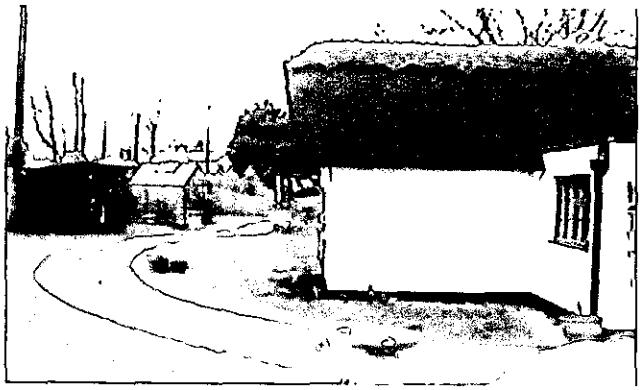
APPROVED



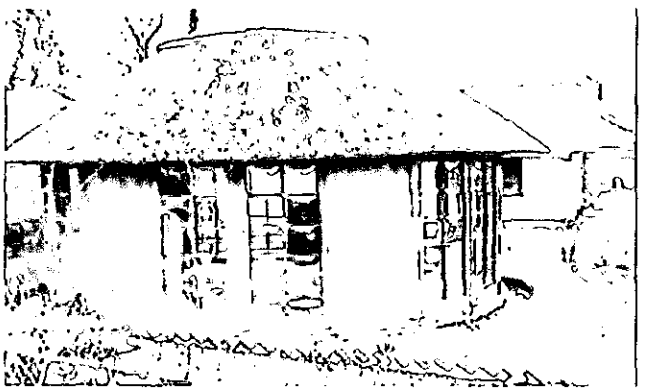
Front elevation of summer house from road



Front elevation of summer house and bungalow from road



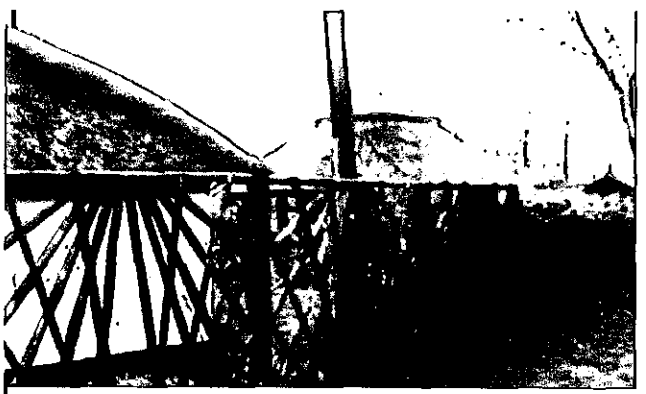
Right side elevation



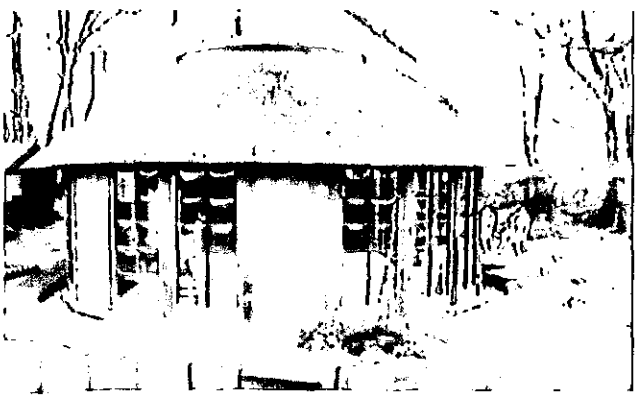
Left side elevation



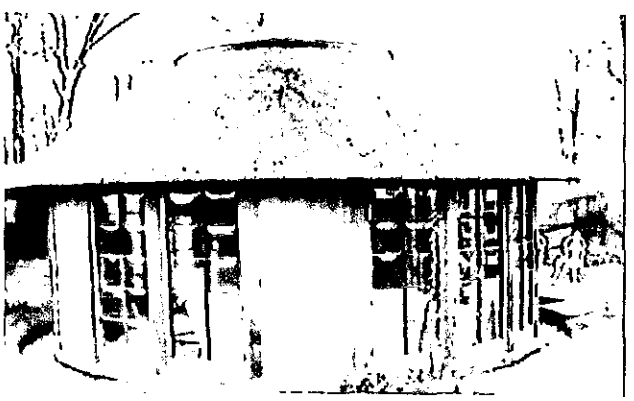
Rear elevation from left side



Rear elevation from right side



General elevation



General elevation

CLIENT:	Mr and Mrs Courtney-Smith. Frogmore Cottage, Davies Street, Hurst.	DESCRIPTION:	Photographs
PROJECT:	Summerhouse	SCALE:	DRAWING No: 00627/ 6
DATE:	February 2000	REVISION:	

APPROVED

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

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