EX SYSTEMS LTD

APPLICATION NO:
F/2000/2799

LOCATION:
26 Martineau Lane, Hurst Reading.

APPLICANT:
Mrs K Oldland C/O Architectural Services

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 09/01/2001

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs K Oldland
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
RG30 4QA

Application Number: F/2000/2799

Parish: **HURST**

Location: **26, Martineau Lane, Hurst, Reading.**

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

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative

1. 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:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative

2. 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, eaves and gutters, 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

John Mitchell
Development Control Manager
Date: 21/12/2000

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2799	GA
BUILDING CONTROL NUMBER	FP 2000/1303	Nick
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	26. Montreau Lane HURST.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00811/02	00811/02
ELEVATIONS	00811/04	00811/04
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/1/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Our ref: SP\2000\002754\001
Your ref: F/2000/2799

Date: 12th December 2000

ENVIRONMENT AGENCY

3794

COMES TO: ACK: FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: George Allpress

Dear Sir

REAR EXTENSION - 26 MARTINEAU LANE, HURST, READING

Thank you for your letter dated 20 November 2000 which was received on 23 November 2000. You are asked to quote the following reference in any correspondence: SU77SE/20/12.

The Environment Agency has no objection to this proposal.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 788 734	Approx 240 m	Whistley Court

In view of the distance involved and that the above site is an engineered landfill with controlled gas systems, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

FILE PLEASE

Sarah Paxman
Development Planning Officer

cc: Architectural Services, 21 Fairway Avenue, Tilehurst, Reading RG30 4QA

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Received by Wokingham District Council

Application No: F/2000/2799

Proposal:
Proposed single storey rear extension to dwelling.

Location:
26, Martineau Lane, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. 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

20 November 2000

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

Tel: 0118 974 6442

Date: **20 November 2000**

My ref: F/2000/2799

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/2000/2799
26, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2799**
26, Martineau Lane, Hurst, Reading.
Proposed single storey rear extension to dwelling.
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: George Allpress

Application Number: F/2000/2799

Applicant: Mrs K Oldland C/O Architectural Services.

Location: 26 Martineau Lane, Hurst, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 20/11/00

Date of Site Visit : 28/11/00

Date Registered : 14/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000
19/12/00 (GA)

This application will have expired on: 09/12/2000. 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 :

Highways - recommend approval without conditions.

St. Nicolas Hurst Parish Council - no adverse comments to make on the application.

At the time of writing no further comments have been received in response to the Council's consultation procedure.

Planning Issues : The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2799

Appraisal :

The application property is a modern detached house which is situated on a recently built estate.

The application proposes a single storey rear extension over the full width of the property and projecting rearward beyond the existing rear elevation by 4.0 metres. The extension would have a pitched roof.

There are no street scene issues as the proposal would not be visible from the public domain.

Neighbour amenity would not be impinged upon. No.20 to the north has a rear building line which is further westward than that of the application property (by around 1.7 metres), the proposed extension would therefore not extend beyond no.20's rear elevation by the full 4.0 metres and there is in any event a combined gap of around 2.0 metres between the two dwellings.

A similar relationship exists between this and no. 24 to the south, therefore no harm to that dwelling in terms of amenity.

No.28 has no flank elevation windows. No. 24 has two part glazed doors in its flank elevation. No material loss of light to either dwelling.

Parking and highway safety are not at issue as parking demand would remain unchanged.

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

Application Number: F/2000/2799

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 26 Martineau Lane, Hurst, Reading.

APPLICATION NUMBER: F/2000/2799

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Detached contemporary residential estate within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Detached single family house, situated on west side of Martineau Lane.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.28 to the north no.24 to the south.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 20 November 2000

Application Number: F/2000/2799

Proposal: Proposed single storey rear extension to dwelling.

Parish: HURST PARISH

Site Address:
26, Martineau Lane, Hurst, Reading.

Applicant:
Mrs K Oldland C/O Architectural Services.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 29/11/00.

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 NOV 2000	
COPIES TO:	ACK:
	FILE:

10th November 2000

our reference: **00811/P**
your reference:

14.NOV.2000* 2799

Dear Sirs,

26 Martineau Lane, Hurst
Proposed single storey rear extension

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

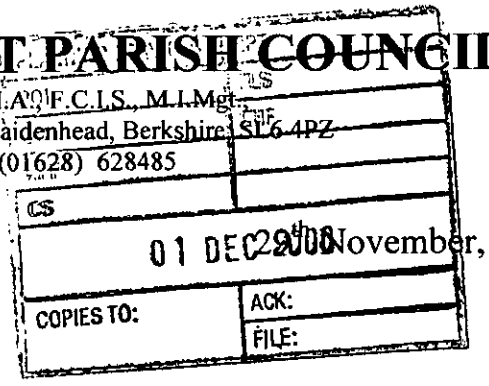
Yours Faithfully,

P Shell

encs.

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



29th November, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of George Allpress

Dear Mr. Allpress,

Application No. F/2000/2799

I refer to the above-mentioned Application by Mrs.K. Oldland of 26 Martineau Lane, Hurst; proposed single storey rear extension to dwelling.

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

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 NOV 2000
Officer: GA	Application No. F/2000/2799

Map No. 43 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 26 MARTINEAU LANE

Parish: 8' HURST

Ward: HURST 20.11.00

Applicant: MRS OLDLAND

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

Enforcement Section (1) 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 : ...20.11.00.. 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 (INTERNAL) .....
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 Landfill .....✓.....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.....

.....

.....

NEIGHBOURS:

S/N + 24 + 28 Martineau Lane.....

3 + 11 Barber close ✓.....

Environmental Services

For office use only.
Application number: 14.NOV.2000* 2799

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MRS K. OLOLANO
	Address and postcode	26 MARTINEAU LANE HURST READING
	Phone number	
	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	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.	26 MARTINEAU LANE HURST READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	BRICKWORK } TO MATCH EXTG. ROOF TILES }
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: 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 MRS OLDLAND

Date 10/11/00

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

14.NOV.2000* 2799

1933

ADDRESS 26 MARTINEAU LANE PARISH HURST

PLOT No. 7

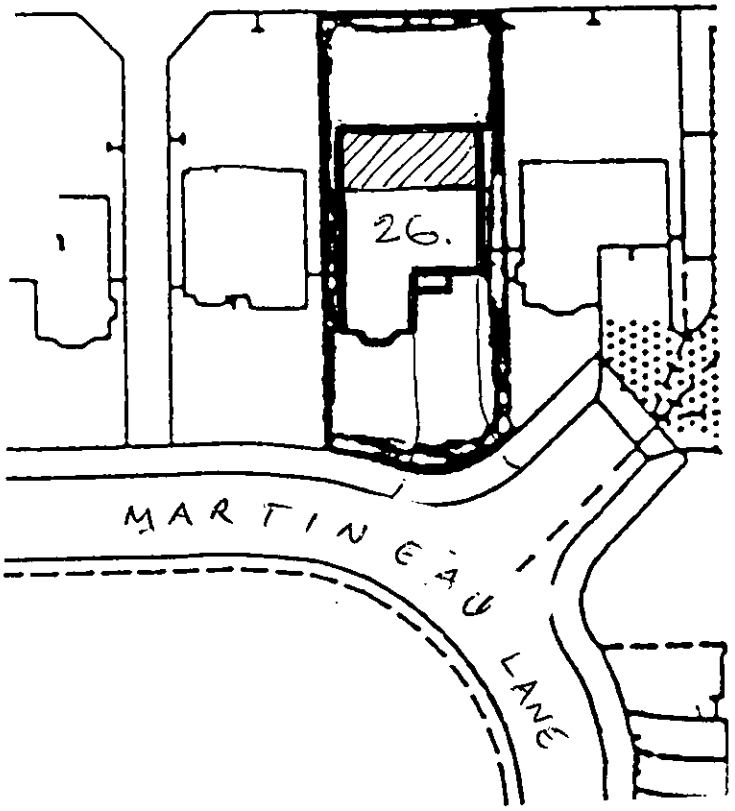
ORD. SHEET No. SU 7973 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1322	WDC.	O/L.	2.8.93	REF
41813	BRYANT	DES. HOUSE & GARAGE	15.12.93	C/A
FP94/2251	"	"	31.3.94	GAPP
97/63174/F	MR. K. SARKETT	GARAGE TO REC. / GARDEN STORE	17.4.97	C/A

MINISTRY DECISION

SPECIAL ORDERS PD ENQ - GARAGE TO REC / STORAGE - 19.02.97

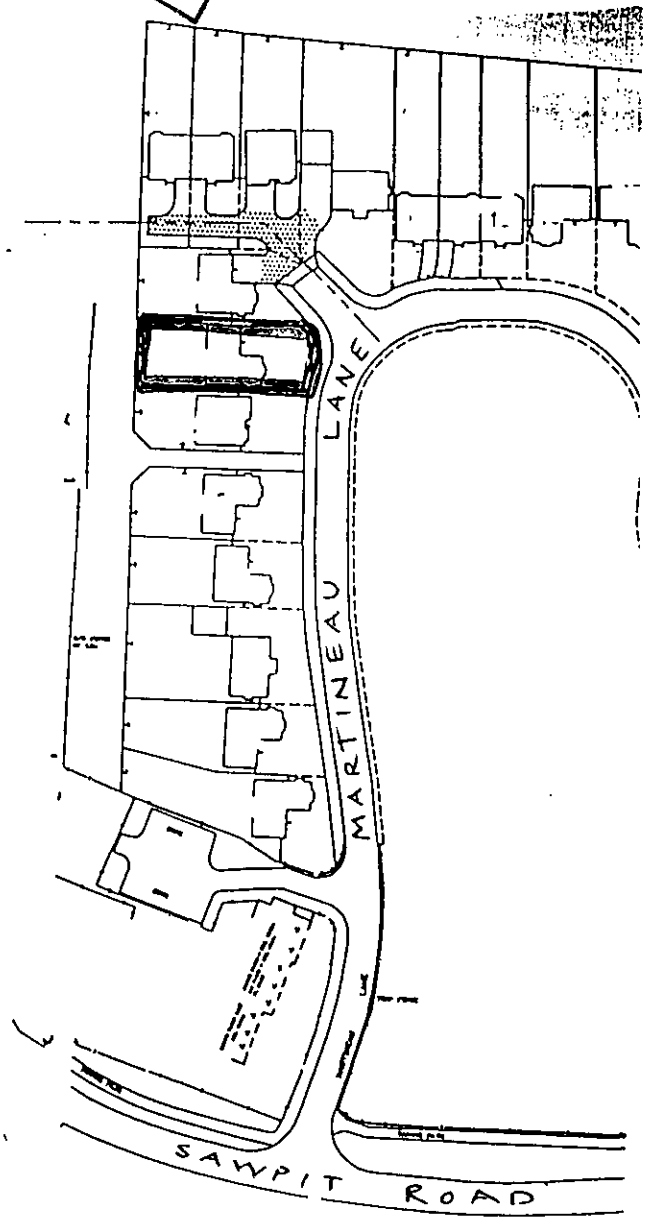


APPROVED

14.NOV.2000* 2799

Job 26, Martineau Lane Hurst	Date Oct 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Single–storey extension Block Plan	Scale 1:500		
	Drawn by PS	Drawing No 00811/02 Revision	

GARDEN



14.NOV.2000* 2799

Job 26, Martineau Lane Hurst	Date Oct 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Single–storey extension Location Plan	Scale 1:1250		
	Drawn by PS	Drawing No 00811/01 Revision	

D



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000 Scale: 1 : 1250