APPLICATION NO:
F/2000/0306

LOCATION:
1 Hatchgate Farm Cottages Lines Road Reading.

APPLICANT:
Mr & Mrs U Ummat C/O Brian Clayden Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: ~~Bhavash Vashi~~
AT.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs U Ummat
C/O Brian Clayden Associates
4 Grange Cottage
Broadcommon Road
Hurst
Berkshire
RG10 ORD

Application Number: F/2000/0306

Parish: **HURST**

Location: **1 Hatchgate Farm Cottages, Lines Road, 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing no 07-99-01A submitted to the Local Planning Authority on 29/02/00 showing the plan of the existing single storey kitchen that is to be demolished to make way for the proposed extension and revised drawing no 07-99-02A submitted to the Local Planning Authority on 05/04/00 showing revised window sizes of roof lights in the main roof of the house and an additional window in (north elevation) gable wall of loft space and revised drawing no 07-99-04A submitted to the Local Planning Authority on 05/04/00 showing attic room floor plan, roof lights in main roof of house and new gable window in (north elevation).

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 23 May 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.

259

Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 13th July 1999
My ref. BV/Pre-app
Your ref.

Mr. Clayden
Brian Clayden & Associates
4 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

Dear Mr. Clayden

PROPOSED TWO STOREY EXTENSION TO 1 HATCHGATE FARM COTTAGES, LINES ROAD, HURST.

I refer to your letter and plans dated 17th June 1999.

I have now had the opportunity to review the site and your proposal. I note the property is a grade II listed building and that you have been in discussion with Mr. Sanders. The existing dwelling lies within the rural area and is visible from various points. It is considered that the proposed extension, which extends some 8m, would have a detrimental impact upon the character of the rural area and would prove unneighbourly upon the adjoining cottage. I would advise you to consider a reduced extension or the possibility of a single storey extension.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr Vashi on (0118) 9746480.

However, I advise you that the above is informal advice only, is given without prejudice, and does not commit the authority to approving such an application.

Yours sincerely

Carol Humphrey
Development Control Manager.

Rec'd 4.15PM 16.6.99

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

17857

PLANNING SERVICES	HPT
POL	TLS
DC BV	ENF
APP	
CS	
17 JUN 1999	
COPIES TO:	ACK:
	FILE:

REPLY REQD

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

15th. June 1999.

Dear Madam,

Proposed two storey extension to 1, Hatchgate Farm Cottages, Lines Road, Hurst, Berkshire.

Further to my meeting with Mr. Sanders at the above property and my subsequent production of enclosed proposed sketch scheme drawings for the above extension, I would like your opinion prior to submitting formal planning and Listed Building Applications as to the likelihood of the above proposals being acceptable to the Council.

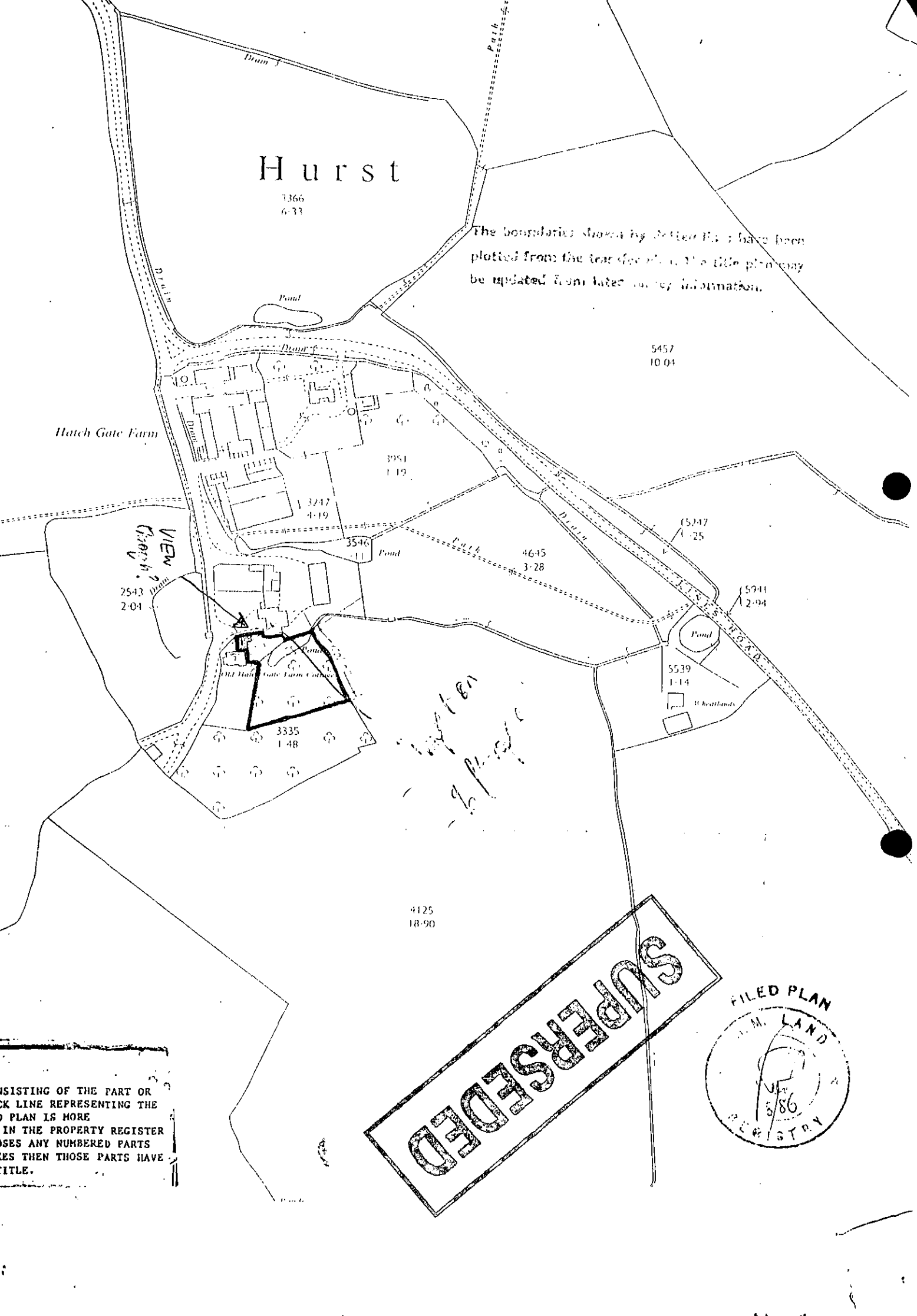
The existing property is a grade 2 listed building and has a small single storey lean-to extension on the rear. My Clients Mr.and Mrs Ummat would like to extend the cottage to the rear providing for a new kitchen, utility room and entrance hall on the ground floor and two new bedrooms on the first floor. One of the bedrooms would replace the existing small bedroom in the cottage as this would be converted into a bathroom.

I have designed the proposed extension to be subservient to the existing cottage, built of similar materials and linked together at first floor level with a narrow passage which will be accessed through the existing window. This will allow the existing timber frame to be exposed more fully than at present following the demolition of the single storey extension.

The above extensions would greatly improve the existing accommodation particularly the replacement of a very small kitchen on the ground floor and the provision of a bathroom on the first floor.

I look forward to receiving your early reply.

Yours faithfully Brian Clayden.


Hurst
3366
6·33
Hatch Gate Farm
5457
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3951
1·19
3247
4·19
3546
Pond
4645
3·28
5247
1·25
5241
2·94
2543
2·04
5539
1·14
3335
1·48
4125
18·90
Pond
Pond
Pond
Path
Drain
Drain
Drain

Received by Wokingham District Council

Application No: F/2000/0306

Proposal:

Proposed single storey rear extension to dwelling.

Location:

1 Hatchgate Farm Cottages Lines Road Hurst.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2000/0430

Proposal:
Proposed minor internal alterations to listed building plus external redecoration and new fascia signage.

Location:
Richard Shops Ltd Shop1-2, Bush Walk Market Place, Wokingham

This application is being advertised in the Wokingham Times newspaper on the 17.2.2000 for the following reason(s);

SITE IS A LISTED BUILDING WITHIN A CONSERVATION AREA

The application can be inspected 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

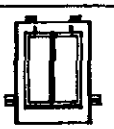
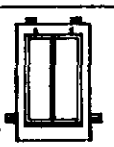
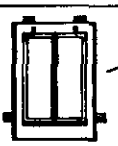
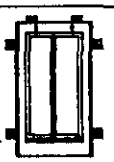
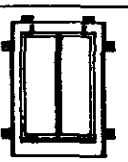
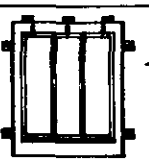
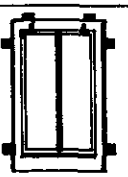
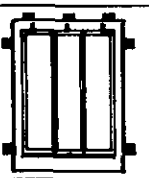
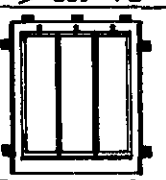
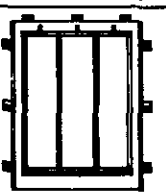
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. 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 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.

Date: 17.2.2000

the Conservation Rooflight – *replica range :*

* / **	9" 236	10" 261	12" 312	14" 363	18" 465	20" 515	24" 617	30" 769	36" 921
12" 319	 CR–4								
14" 370		 CR–5							
16" 420			 CR–6						
20" 522				 CR–7					
24" 625				CR–1 					
30" 775				CR–2 		 CR–8			
36" 928				CR–3 		CR–9 		 CR–11	CR–13
42" 1080						CR–10 		 CR–12	
48" 1233									CR–14 

NOTE :-

* - SIZE OF ORIGINAL CAST-IRON ROOFLIGHT, IN INCHES.

** - CO-ORDINATING SIZE OF REPLICA CONSERVATION ROOFLIGHT, IN MILLIMETRES

NB - ALWAYS SPECIFY UNITS AS : C°ORD WIDTH x C°ORD LENGTH (CW×CL).

NB - C°ORD WIDTH + LENGTH VARY SLIGHTLY FROM DIRECT INCH CONVERSION, DUE TO SLIGHT DIFFERENCES IN DETAILING BETWEEN CAST IRON AND SHEET STEEL UNITS. CR's ARE SIZED TO RESEMBLE CAST IRON UNITS EXTERNALLY.

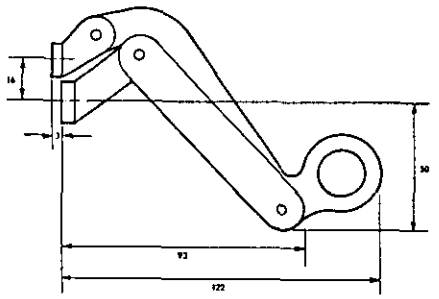
the Conservation Rooflight is obtainable from: Peter King RIBA
The Old Stables, Oxlease Farm, Filkins, Lechlade, Glos GL7 3RB. Tel/Fax 036785 - 313

the Conservation Rooflight

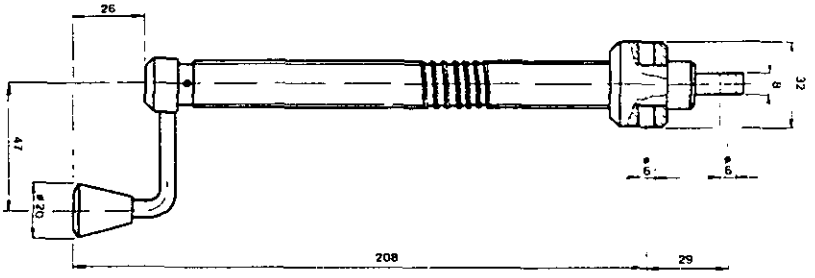
Ironmongery options: **Price:**

Option A - Brass cam-type opener with escape clip..... –
(standard option on smaller rooflights).
Option B - Chromium plated brass telescopic hand winder (300mm extension) with escape clip.....**£16**
(standard option on larger rooflights).
Option C - *Chromium plated brass telescopic pole winder (300mm extension) with escape clip*.....***£16***
(standard option on larger rooflights).
Option D - Brass telescopic pole winder (300mm extension) with escape clip.....**£22**
Option E - Brass telescopic hand winder (300mm extension), with escape clip.....**£22**
Option F - Winding crank, aluminium, 1m. length.....**£16**
Option G - Ditto, but 1.5m length.....**£18**
Option H - Ditto, but 2.0m length.....**£20**
Option I - Telescopic winding crank , aluminium, 1.75-3m length variable.....**£28**

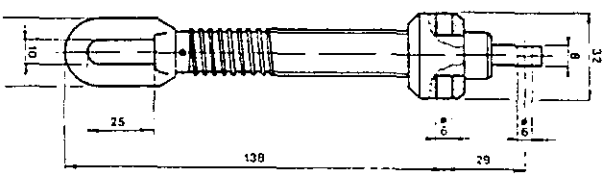
Victorian "Leggott" cord operation, teleflex winding gear, and electric operation available also - please refer to us for technical advice and prices.



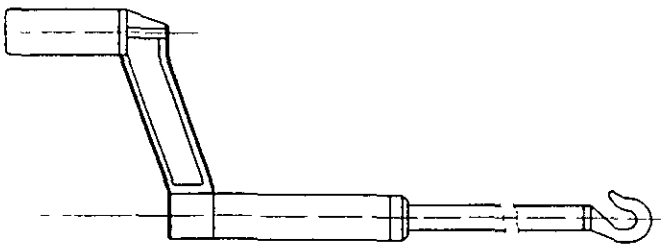
Option A



Options B and E



Options C and D



Options F, G, H and I

the Conservation Rooflight is obtainable from: Peter King RIBA
The Old Stables, Oxlease Farm, Filkins, Lechlade, Glos GL7 3RB. Tel/Fax 036785 - 313

the Conservation Rooflight

STOP PRESS :

- The *Conservation Rooflight* specified for refurbishment works to *Penrhyn Castle, Gwynedd,* for the National Trust, January 1992, and May 1992.

- The *Conservation Rooflight* specified for reconstruction of *Rockhouse at Holy Austin Rock, Kinver, Staffordshire, for the National Trust, February 1992.*

- The *Conservation Rooflight* specified for new *Wildlife Care Unit at West Hatch , near Taunton, Somerset,* for the R.S.P.C.A., March 1992.

- The *Conservation Rooflight* specified for refurbishment works to *Downhill House, Coleraine, Londonderry,* for the National Trust, March 1992.

- The *Conservation Rooflight* specified for alterations to the *Terra Nova School, Jodrell Bank, Cheshire,* March 1992.

- The *Conservation Rooflight* specified for refurbishment of *Knowle Cottage, Wenlock Edge, Shropshire,* for the National Trust, March 1992.

- The *Conservation Rooflight* specified for refurbishment and extension works to the *National Library of Scotland, Edinburgh,* April 1992.

- The *Conservation Rooflight* specified for refurbishment and extension works to *Somerset House, London W1,* for H. M. Government, May 1992.

- The *Conservation Rooflight* specified for refurbishment and extension works to *Settle Town Hall, Settle, North Yorkshire,* May 1992.

- The *Conservation Rooflight* specified for refurbishment works to *Tavistock Town Hall, Tavistock, Devon,* May 1992.

- The *Conservation Rooflight* specified for new *Wildlife Study Centre, Isle of Tyree, Scotland,* May 1992.

- The *Conservation Rooflight* specified for renovation works at *Collacombe Manor, Lamerton, near Tavistock, Devon,* June 1992.

- The *Conservation Rooflight* specified for renovation works at *Harrington Hall, near Spilsby, Lincolnshire,* June 1992.

- The *Conservation Rooflight* specified for renovation works at *Wilton House, Wilton, near Salisbury, Hampshire,* July 1992.

- The *Conservation Rooflight* specified for refurbishment works to *Hawling Manor, Hawling, near Cheltenham, Gloucestershire,* August 1992.

- The *Conservation Rooflight* specified for refurbishment works at the *Yspyty Estate, Betwsy Coed, Gwynedd,* for the National Trust, August 1992.

- The *Conservation Rooflight* specified for refurbishment works to *Speke Hall, Liverpool ,* for the National Trust, August 1992

the Conservation Rooflight is obtainable from: Peter King RIBA
The Old Stables, Oxlease Farm, Filkins, Lechlade, Glos GL7 3RB. Tel/Fax 036785 - 313

the Conservation Rooflight

the Conservation Rooflight, price summary - *Replica range*

model number:	*price:*	*standard ironmongery:*
CR-1	£248.00	A
CR-2	£264.00	A
CR-3	£292.00	A
CR-4	£160.00	A
CR-5	£176.00	A
CR-6	£204.00	A
CR-7	£225.00	A
CR-8	£291.00	A
CR-9	£319.00	B or C
CR-10	£352.00	B or C
CR-11	£370.00	B or C
CR-12	£390.00	B or C
CR-13	£435.00	B or C
CR-14	£485.00	B or C

Price includes:

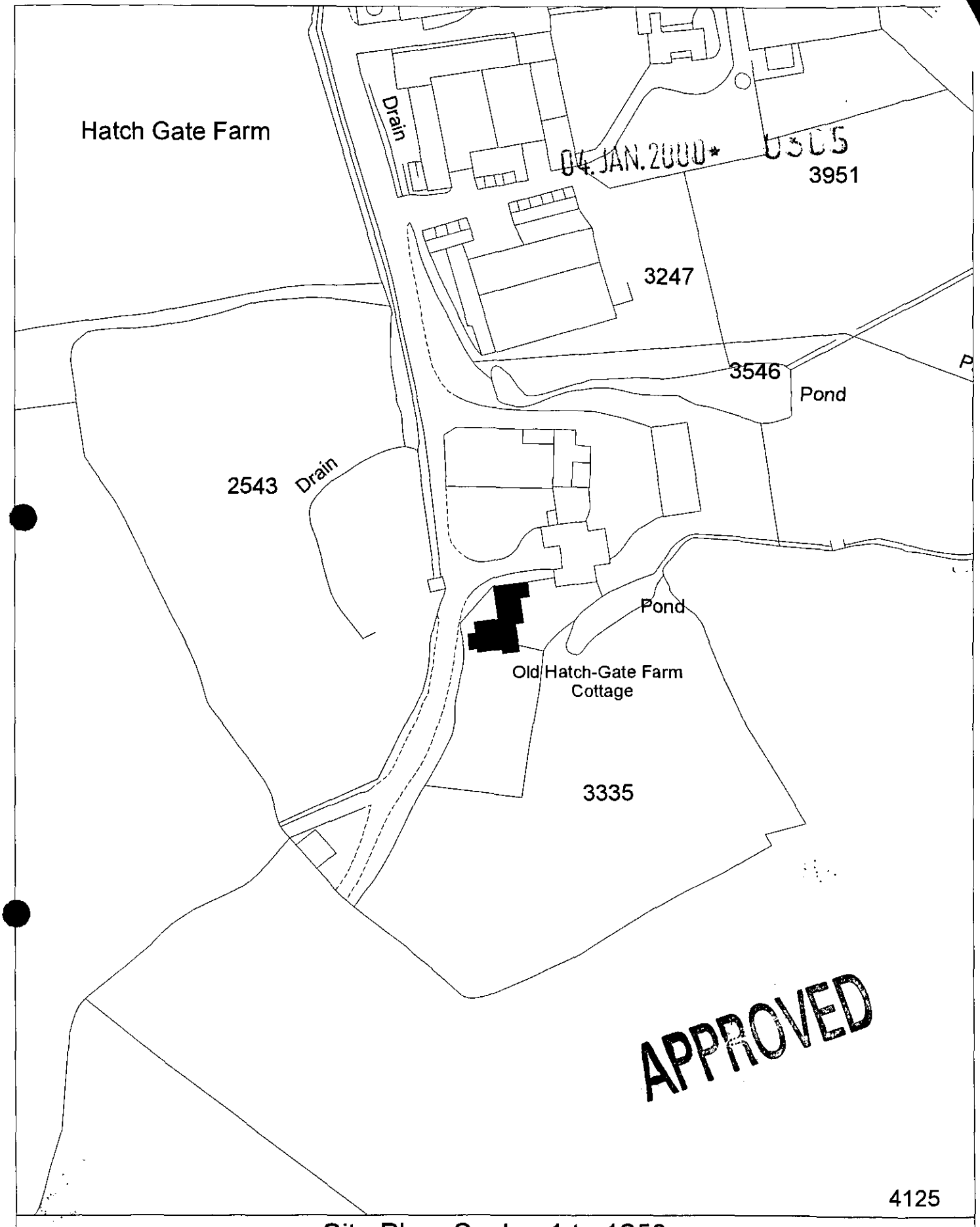
- Galvanising, and polyester powder paint finish (black).
- Clipped-on (replaceable) draughtstrip.
- Ironmongery option as indicated - all have escape clip.
- Double glazing panels (supplied separate and unfixed), with full glazing instructions.

Price excludes:

- VAT.
- Delivery: Price quoted is ex works at Haslemere, Surrey. We will be pleased to quote for delivery if this is required.

PK. April 1992

the Conservation Rooflight is obtainable from: Peter King RIBA
The Old Stables, Oxlease Farm, Filkins, Lechlade, Glos GL7 3RB. Tel/Fax 036785 - 313



Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

N
W E
S

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/0306
Your ref.

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

Mr & Mrs U Ummat
c/o Brian Clayden & Associates
4 Grange Cottages
Broadcommon Road
Hurst, RG10 ORD

Dear Mr & Mrs Ummat

PLANNING PERMISSION 2000/0306
SITE: 1 HATCHGATE FARM COTTAGES LINES ROAD HURST READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0306 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0306	AL
BUILDING CONTROL NUMBER.	FP 2000/1118	Andy
~~APPLICANT~~/AGENT	Brian Clayden + Assoc.	
ADDRESS OF SITE	1 Hatchgate Farm Cottages Lines Road HURST.	
DESCRIPTION OF PROPOSED WORK	S/S ~~front~~ rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	07-99-03	07-99-03.
ELEVATIONS	07 99-02A	07-99-02A.
FLOOR PLANS	07 99-04	07-99-01A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/9/00.	

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	

Tel: (0118) 974 6480

Date: 16/05/2000

My ref: F/2000/0306

CONFIDENTIAL

Councillor A 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0306
1 Hatchgate Farm Cottages Lines Road Hurst.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Bhavash Vashi~~ Andrew Thorley 6424 on **(0118) 974 ~~6480~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than ~~05/05/2000~~ 26/05/2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Bhavash Vashi**~~ Application Number: **F/2000/0306**
1 Hatchgate Farm Cottages Lines Road Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0306

Applicant : Mr & Mrs U Ummat C/O Brian Clayden Associates.

Location : 1 Hatchgate Farm Cottages Lines Road Hurst.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Hways - No objection.

St. Nicholas Hurst Parish Council : No Objections

Planning Issues :

Rural Area

1) Impact Upon Rural Area

Application Number: F/2000/0306

Appraisal:

The proposal is to extend a Grade II, C16, listed building. Pre-app advice was given in which a 2 storey extension was proposed this has now been revised to a single storey extension following our advice. The listed building is situated within a rural part of Hurst and forms part of an agricultural unit which has been sub-divided to provide a barn style dwelling and a farm area.

The buildings are partially obscured by existing farm buildings and to the rear the garden area looks out onto open agricultural land. The proposed extension extends 8m approximate, to the rear and is in part 4.4m in height, but then rises to 5.5m in height to the rear. The accommodation is to provide a kitchen area and new entrance hall area.

The listed building is split into two properties which both share the rear garden area. The extension will largely be obscured from the farm road, but to the rear will be visible from the open fields, however, it's design respects the listed building and this is confirmed by our Conservation Officer. As such, the proposal is considered acceptable and will not have a significant detrimental impact upon the rural character of the area.

Adjoining cottage (No. 2) is linked to No. 1 and both share the rear garden area. The proposal is 6-7m over from the rear elevation of No. 1, but as stated the rear area is open and thus, views will be readily visible. The extension is single storey and the windows overlooking this area are kitchen windows. In normal circumstance, this proposal would cause loss of privacy, however, due to the open nature of the rear garden areas, the single storey nature of the proposal and no objections from No. 2 , the proposal is considered acceptable and will not result in a significant loss of privacy. As such, the proposal is considered acceptable.

The proposal also includes the insertion of three new windows in the attic room of the main roof space. Two of the new conservation roof lights size (600 mm x 450 mm) are to be inserted in the east elevation of the attic room and a new timber cottage style window size (1050 mm x 488 mm) to be inserted in the gable of the north elevation.

Due to the position and distance away from the neighboring property these three new windows will not cause overlooking, therefore considered acceptable.

Recommendation: Approval: ✓ **Refusal:**

Application Number: F/2000/0306

Appraisal :

1) The proposal is to extend a listed Bungalow. Prapp advice was given in which a 2-storey extension was proposed this has now been revised to a S/Storey extension following our advice. The listed building is situated within a rural part of Hurst and forms part of an agricultural unit which has been subdivided to provide barn-style dwelling & farm area.

The buildings are partially obscured by existing farm buildings & to the rear the garden area looks out onto open agricultural. The proposed extension extends 7.5m to the rear & is in part 4.2m in height but then rises to 5.5m to the rear. The accomodation is to provide a kitchen area & new hallway. The listed building is split into two properties which both share the rear garden area. The extension will largely be obscured from the farm road, but to the rear will be visible for the open fields however, its design respects the listed building & this is confirmed by our Conservation officer. As such, the proposal is considered acceptable & will not have a significant detrimental impact upon the rural character of the area

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

Adjoining Cottage (No.2) is linked to No.1 & both share the rear garden area. The proposal is 6-7m over from the rear elevation of No.1, but as stated the rear area is ~~separate~~ shared & thus, views will be readily ~~available~~. The extension is S/Storey & the windows overlooking this

area are kitchen windows. In normal circumstance, this proposal would cause loss of privacy, however, due to the open nature of the rear garden areas, & the single storey nature of the proposal & no objections from No.2, the proposal is considered acceptable & will not result in a significant loss of privacy. As such, the proposal is considered acceptable.

Approve

Application Number F/2000/0306
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC22	SR12	
3	SC23	SR06	Dws: Parking.
~~4~~	~~SC04~~	~~SR04~~	~~"Permission"~~
			~~"Drawing Nos" 07-99-01A~~ ~~07-99-02A~~ ~~Dated 07.99.04A~~
			~~"Drawing Nos" "Date" 07.99.01A 29/02/00~~
4	SC04	SR04	"Permission"
			"Drawing No 07-99-01A" Dated 29/02/00 showing the plan of the existing single storey kitchen that is to be demolished to make way for the proposed extension.
			"Drawing No. 07-99-02A Dated 05/04/00 showing revised window sizes of roof lights in main roof house + an additional window in (north elevation) gable wall of loft space
			Drawing No. 07-99-04A Dated 05/04/00 showing attic room floor plan roof lights in main roof of house + new gable window in (north elevation)

RECORD OF SITE VISIT

SITE ADDRESS: 1 Hatchgate Farm Cottages Lines Road Reading.

APPLICATION NUMBER: F/2000/0306

OFFICER: Bhavash Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6480

Date: 16/05/2000

My ref: F/2000/0306

CONFIDENTIAL

Councillor A 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0306
1 Hatchgate Farm Cottages Lines Road Hurst.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~Bhavash Vashi~~ Andrew Thorley 6441 on **(0118) 974 ~~6499~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than ~~05/05/2000~~ 26/05/2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Bhavash Vashi**~~ Application Number: **F/2000/0306**
1 Hatchgate Farm Cottages Lines Road Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A A Drake Date: 18.5.00

Print Name: A. DRAKE

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

(F) PRE-APP ATTACHED (F)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	4 JAN 2000
Officer: BV	Application No. F/2000/0306

48/5

Map No. ..... Site ...0.20....

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: 1 Hatchgate Farm Cottages Lunas Road

Parish: Hurst Ward: Hurst

17.1.2000

Applicant: Mr & Mrs U. Ummat

Fee Received 95.00 Required ..... Additional ..... Refund .....

(3)

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			
5	Elevation plans	ask for confirmation of use of loft ↓		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Are they creating new bedroom in loft space? (roof lights)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... Listed (not Conservation) .....

Date Site Notice Sent : 17.1.2000 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)	(KE:) .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS: (The Victorian Society) (Soc for Prot. of Anc. Bldgs) (Rural Area) (English Heritage)

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N .....

.....

.....

.....

.....

.....

.....

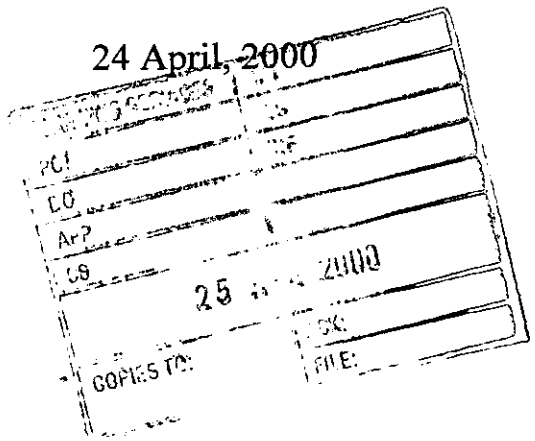
.....

.....

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 Andrew Thorley

Dear Mr. Thorley,

Application F/2000/0305 and 0306

I refer to the above-mentioned Applications by Mr. and Mrs. U. Ummat of 1 Hatchgate Farm Cottages, Lines Road, Hurst, in respect of proposed single storey rear extension to dwelling and insertion of two roof-lights.,

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

Yours sincerely,

Clerk

13 APR 2000

Date: 12 April 2000

To: Harold Sanders, Conservation

We have received Minor Amendments for the following planning application:

Application Number: LB/2000/0305

Location: 1 Hatchgate Farm Cottages, Lines Road, Hurst, Reading.

Proposal: Proposed single storey rear extension to dwelling and insertion of two rooflights.

Applicant: Mr & Mrs U Ummat C/O Brian Clayden And Associates.

Case Officer: Andrew Thorley

The new plans show the following: Amended drawings showing revised window sizes of rooflights in main roof house and the addition of an extra window in end gable of loft space. Drawing nos 07.99.02A & 07.99.04A.

Comments are required by 22/04/2000.

Should you have any queries regarding this application please contact the case officer.

THE PROPOSED AMENDMENTS ARE ACCEPTABLE TO ME.

Harold Sanders
CONSERVATION ARCHITECT
14.04.00.

Date: 12 April 2000

To: Harold Sanders, Conservation

We have received Minor Amendments for the following planning application:

Application Number: F/2000/0306

Location: 1 Hatchgate Farm Cottages, Lines Road, Hurst, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs U Ummat C/O Brian Clayden Associates.

Case Officer: Andrew Thorley

The new plans show the following: Amended drawings showing revised window sizes of rooflights in main roof house and the addition of an extra window in end gable of loft space. Drawing nos 07.99.02A & 07.99.04A.

Comments are required by 22/04/2000.

Should you have any queries regarding this application please contact the case officer.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. LB/2000/0305 F/2000/0306 (Planaps) / (Ludhouse) Date Rec. 05/04/2000

Location: 1, HATCH GATE FARM COTTAGES LINES ROAD, HURST, BERKS Parish HURST

Applicant: Mr + Mrs. U. Ummat

Description of attached plans Plans + Elevations — Amended drawings showing revised window sizes of roof lights in main roof house and the addition of an extra window in end gable of loft space.

Drawing No's: 07·99·02 A + ~~07-99-04~~ 07-99-04 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Harold Sanders Env. Design

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER AT

Consultations Sent by Admin. on 12.04.PS

Yellow - Part One Copy
Green - Officer's Copy

By hand
4/4

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

PLANNING SERVICES | HPT 28024
POL | TLS
DC JAT | ENF
APP
CS
05 APR 2000
COPIES TO:

Mr. A. Thorley,
Planning services,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

MINOR AMENDMENTS

4th. April 2000.

0305
0306

Dear Mr. Thorley,

Application No. LB/2000/0305
Proposed single storey extension to 1, Hatchgate Farm Cottages, Lines Road, Hurst, Berkshire.

Further to our telephone conversations yesterday in regard to the above Listed Building application, I hereby enclose 6 copies of the revised drawings Nos. 07-99-02A / 04A incorporating the following amendments :

1. The two proposed conservation rooflights reduced in size to 450 x 600mm

2. Additional window inserted into the north elevation in the existing second floor attic room.

I trust with these amendments this application can now be approved.

Yours sincerely

Brian Clayden.

2.8 Except for kitchens, all habitable rooms in the ground storey should either:

a. open directly onto a hall leading to the entrance or other suitable exit; or

b. be provided with a window (or door) which complies with paragraph 2.11.

2.9 Where a sleeping gallery is provided:

a. the gallery should be not more than 4.5m above ground level;

b. the distance between the foot of the access stair to the gallery and the door to the room containing the gallery should not exceed 3m;

c. an alternative exit, or an emergency egress window which complies with paragraph 2.11, is needed if the distance from the head of the access stair to any point on the gallery exceeds 7.5m; and

d. any cooking facilities within a room containing a gallery should either:

   i. be enclosed with fire-resisting construction; or

   ii. be remote from the stair to the gallery and positioned such that they do not prejudice the escape from the gallery.

Basements

2.10 Because of the risk that a single stairway may be blocked by smoke from a fire in the basement or ground storey, if the basement storey contains any habitable room, either provide:

a. an external door or window suitable for egress from the basement (see paragraph 2.11); or

b. a protected stairway leading from the basement to a final exit.

Emergency egress windows and external doors

2.11 Any window provided for emergency egress purposes and any external door provided for escape should comply with the following conditions.

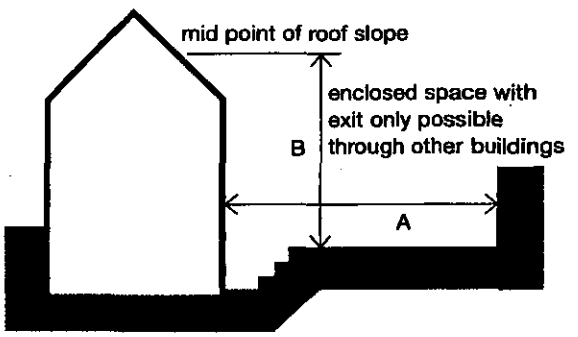
a. The window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through).The bottom of the openable area should be not more than 1100mm above the floor.

   Note: Approved Document K *Protection from falling, collision and impact* specifies a minimum guarding height of 800mm, except in the case of a window in a roof where the bottom of the opening may be 600mm above the floor.

b. The window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but in general a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling is high to be acceptable, see Diagram 2.

Diagram 2 Ground or basement storey exit into an enclosed space

See para 2.11(b)



Depth of back garden A should exceed the height B of the house above ground level for it to be acceptable for an escape route from the ground or basement storey to open into the garden.

c. Where provided in a loft conversion of a 2 storey house, a dormer window or roof window should be positioned in accordance with Diagram 6.

Additional provisions for houses with a floor more than 4.5m above ground level

2.12 The provisions described in 2.13-2.16 and 2.17 do not apply if the house has more than one internal stairway which afford effective alternative means of escape and are adequately separated from each other.

Houses with one floor more than 4.5m above ground level

2.13 The house may either have a protected stairway as described in (a) below, or the top floor can be separated and given its own alternative escape route as described in (b). A variation of (b) can be used where the roofspace of an existing two storey dwelling house is being converted into habitable accommodation to form a three storey dwelling house, see paragraphs 2.17 to 2.26.



EXISTING EAST ELEVATION

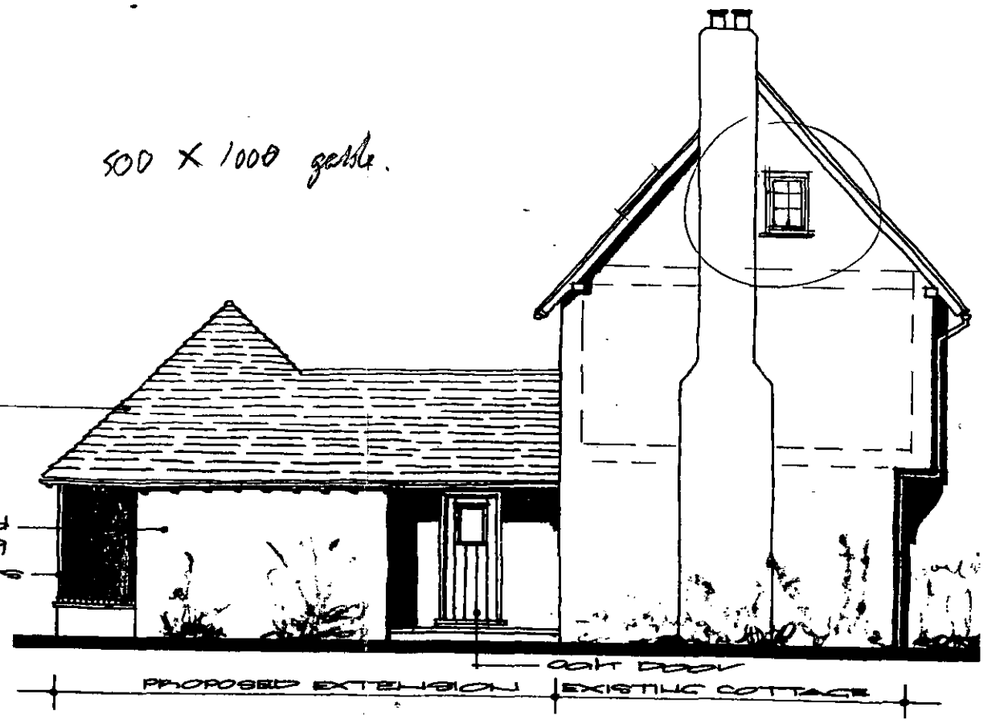


EXISTING EAST ELEVATION SHOWING PROPOSED ALTERATION



SOUTH ELEVATION OF PROPOSED EXTENSION

500 X 1000 gable.



NORTH ELEVATION OF PROPOSED EXTENSION

450 x 600 consider
proportions

spacings between rafters

would you consider
putting a window
in the other gable.

proposed North Elev + east Elevation

Amended drawings:— plan of existing second floor plan

2 windows in roof space size: 450 × 600
+ 1 window in gable

Have left a message. for him to submit
amended drawings. 1.00pm. 03/4/2000

~~Otherwise send a letter requesting an amended drawing.~~

05/4/2000

He phoned back Monday 2.00pm saying that he will send 6No copies of revised plans.

Has submitted revised plans

Andrew Thorley
To: Harold Sanders
Subject: 1,Hatchgate Farm Cottages, Lines Road, Hurst.

Harold,

Further to are discussions regarding the above, Mr. Clayden's client does not require Building Regulations, for fire proofing the loft room and adjoining staircase, (according to Andy Lee, it is currently classed as a habitable room)!

He will still require building regulations for the insertion of the two windows in the roof slope, due to a structural alteration.

Mr. Clayden is quite keen to put smaller conservation windows in the roof slope, does this meet with your approval?

I am quite agreeable with this proposal.

However, Andy Lee would prefer the windows to be of a size that meet fire regulations, Min. size: 850mm x 500mm and hinge at the top of the window

What do you think ?

Regards,

Andrew Thorley
Planning Assistant extn.6487.

Monday 3/April 2000.

Harold X 6465

Mr Clayden is quite keen to put smaller windows in the roof slope.

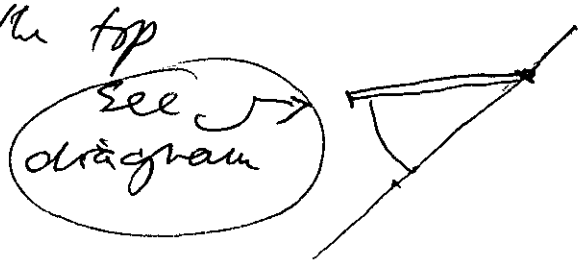
He does not need B. Regs for the fire proofing of the staircase + the room, because it is currently a 'habitable room' according to Andy Lee. (Nov 1984 cut off point)

He will still require B. Regs for the insertion of the two windows in the roof slope / due to structural alterations.

I would prefer to put windows in that ~~would~~ meet fire regs! 850mm x 500mm, these will be smaller than 1179 x 810 as proposed!

I said I would speak to Harold + get back to Mr Clayden this week.

→ The windows would have to hinge from the top



Tel. 0118 974 6487 (Direct Line)
E-mail: andrew.thorley@wokingham.gov.uk
Date. 29 March, 2000
My ref. AJT/MLT/LB/2000/0305
Your ref.

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

Brian Clayden
Brian Clayden & Associates
4,Grange Cottages,
Broadcommon Road,
Hurst, Nr Twyford,
Berks,
RG10 0RD

Dear Mr. Clayden,

PROPOSED SINGLE STOREY EXTENSION TO
1, HATCHGATE FARM COTTAGES, LINES ROAD, HURST, BERKSHIRE.

Thank you for your letter and plans dated 17th March 2000.

The conversion of the loft space into a habitable room, including installation of two roof light windows would require listed building consent. Furthermore, if you wish to make the loft space of the above listed building into a habitable room then the room will have to comply with building and fire regulations.

Perhaps you should discuss the matter further with Neil Badley, Head of our Building Control team, on (0118) 974 6366.

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

Yours sincerely,

p.p. AJThorley
MLThorp
Principal Development Control Officer

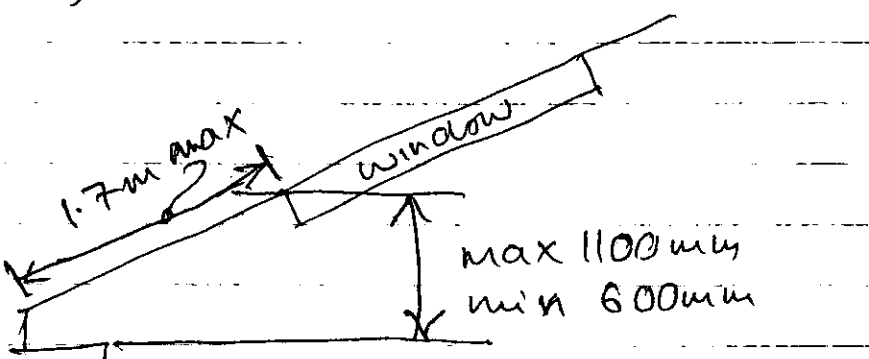
c.c. Harold Sanders
Conservation Architect

Spoke to Building Control 24/03/2000 2.30pm

LB/2000/0305
1, Hatchgate Farm Cottages, Lower Road, Hunsdon.

Building Regs: require that the windows in the loft can be a minimum of 850mm x 500mm

and that they are located as see below:



- fire rating.

LB:

the position of his proposed windows are accessible for fire regs. ~~Ok~~

If that is the case and he still wants windows in the loft space, he should submit a building regs application, for fireproofing the floors / staircase.

Speak to Harold.

Write

Rec'd 1-15PM 17.3.00

21340

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

FOL	TLS
	ENF
APP	
CS	
20 MAR 2000	
COPIES TO:	ACK:
	FILE:

Mr. H. Sanders,
Planning services,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

17th. March 2000

Dear Mr. Sanders,

Application No. LB/2000/0305
Proposed single storey extension to 1, Hatchgate Farm Cottages, Lines Road, Hurst, Berkshire.

Further to your telephone call this morning, I now enclose two copies of the existing second floor plan of the above cottage including the positions of the proposed conservation rooflights. You will note that there is an existing window in the gable end that could be used as an escape window if necessary.

Yours sincerely

Brian Clayden.

B Begs: Alison
Area it is:

70325.
.6531

Andrew

1 Hatchgate Farm Cottages, Lines Road
LB/2000/0305
F/2000/0306

Congratulations. You are dealing with this one, according to Mike Thorp!

It was Bash's.

It's a Listed Building, & the chap (agent, sorry) has sent in the ~~list~~ 'existing house' plans as Bash has requested. They have been sitting for 2+ weeks on Mike Thorp's desk.

Having tracked them down, I've sent them to Harold for his comment.

Over to you ..... Windows: fine regulations

Nettie 17/3.

EX. PLAN AS SUBMITTED FOR KITCHEN AREA ACCEPTABLE BUT NO SECOND FLOOR PLANS SUBMITTED AND 2 NEW ROOFLIGHTS WILL BRING THEM INTO USE (BEDROOM?) I HAVE ASKED HIM FOR SECOND FLOOR PLANS — EXISTING + PLAN TO SHOW ROOFLIGHTS.

Harold Sanders. 17.03.00

now received 20/03/2000

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. LB2000/0305 F/2000/0306 (Planaps) / (Ludhouse) Date Rec. 29:02:00

Location: 1 Harrogate Farm Cottages Kirkes Road Parish Hurst

Applicant: Mr & Mrs Ummat.

Description of attached plans Existing dwellings

Drawing No's: 07-99-01A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)	Harrold	✓
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. _____ (Planaps) / _____ (Ludhouse) Date Rec. _____

Location: _____

_____ Parish _____

Applicant: _____

Description of attached plans _____

Drawing No's: _____

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☑
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses _____

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

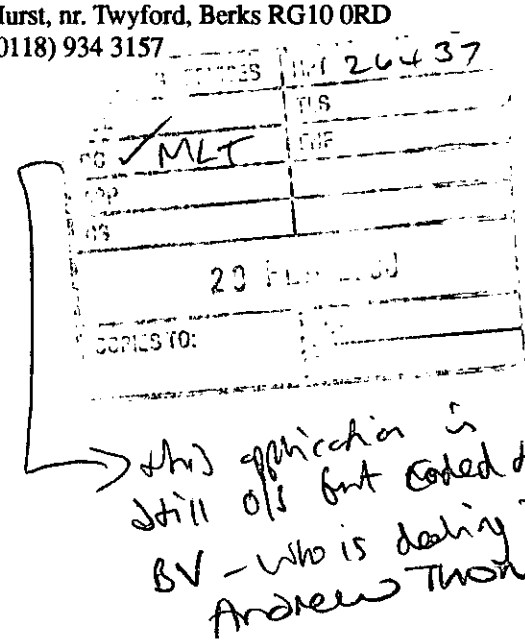
CASE OFFICER _____

Consultations Sent by Admin. on _____

Yellow - Part One Copy
Green - Officer's Copy

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157



Mr. Bhavash Vashi,
Wokingham Disrict Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

25th. February 2000.

Dear Mr. Vashi,

Planning Application No. F/2000/0306
Proposed single storey extension to 1, Hatchgate Farm Cottages, Lines Road, Hurst, Berkshire.

Please find enclosed 2 copies of drawing No. 07-99-01A as requested by Mr Sanders showing the plan of the existing single storey kitchen that is to be demolished to make way for the proposed extension added to the drawing.

I trust that this is all the outstanding information needed for the application to be approved

Yours sincerely

Brian Clayden.

To:
Highways

From: Bhavash Vashi

Date: 17 January 2000

Application Number: F/2000/0306

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
1 Hatchgate Farm Cottages, Lines Road, Hurst.

Applicant:
Mr & Mrs U Ummat C/O Brian Clayden Associates.

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

CONDITIONAL APPROVAL

SC 23- PARKING (SR06)

N.S. Tatler
25-1-00

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

04 JAN 2000 * 0506

Mrs. C. Humphrey,
Development Control Manager,
Planning services,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

28th. December 1999.

Dear Madam

Proposed single storey extension to 1, Hatchgate Farm Cottages, Lines Road, Hurst, Berkshire.

Further to your letter dated the 13th. July 1999 in regard to my proposals for extending the above grade II listed building with a two storey extension. I have now in consultations with my Clients considered you recommnendations and have reduced the proposed extension to a single storey extension and therefore enclose both a Planning and Listed Building application for your consideration.

If the case officer requires any modification or further information in regard to the application I would ask that he/she does not hesitate to get in touch with me.

Yours faithfully

Brian Clayden.

Environmental Services

For office use only.
Application number: 04.JAN.2006* 0006

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	MR & MRS. H. LIMMAT,
	Address and postcode	1, HATCHGATE FARM COTTAGES, LINES ROAD, HURST, BERKSHIRE. RG10 0SR
	Phone number	
2	Agent's Name	BRIAN CLAYDEN & ASSOCIATES,
	Address and postcode	4 GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 0RD.
	Phone number	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.	1, HATCHGATE FARM COTTAGES, LINES ROAD, HURST, BERKSHIRE. RG10 0SR
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 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.	WHITE PAINTED RENDERED WALLS AND RED/BROWN CLAY PLAIN ROOF TILES 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

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 MR. & MRS. U UMMAT.

Date 28/12/99

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

1 HATCH GATE FARM COTTAGES

ADDRESS LINES ROAD PARISH HURST

PLOT No. Old Property LISTED BUILDING ORD. SHEET No. SU. 48 7972

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
136/56	Mr. A. R. Shipman	Alterations	13.3.56	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



VIEW OF EXTENSION FROM THE SOUTH

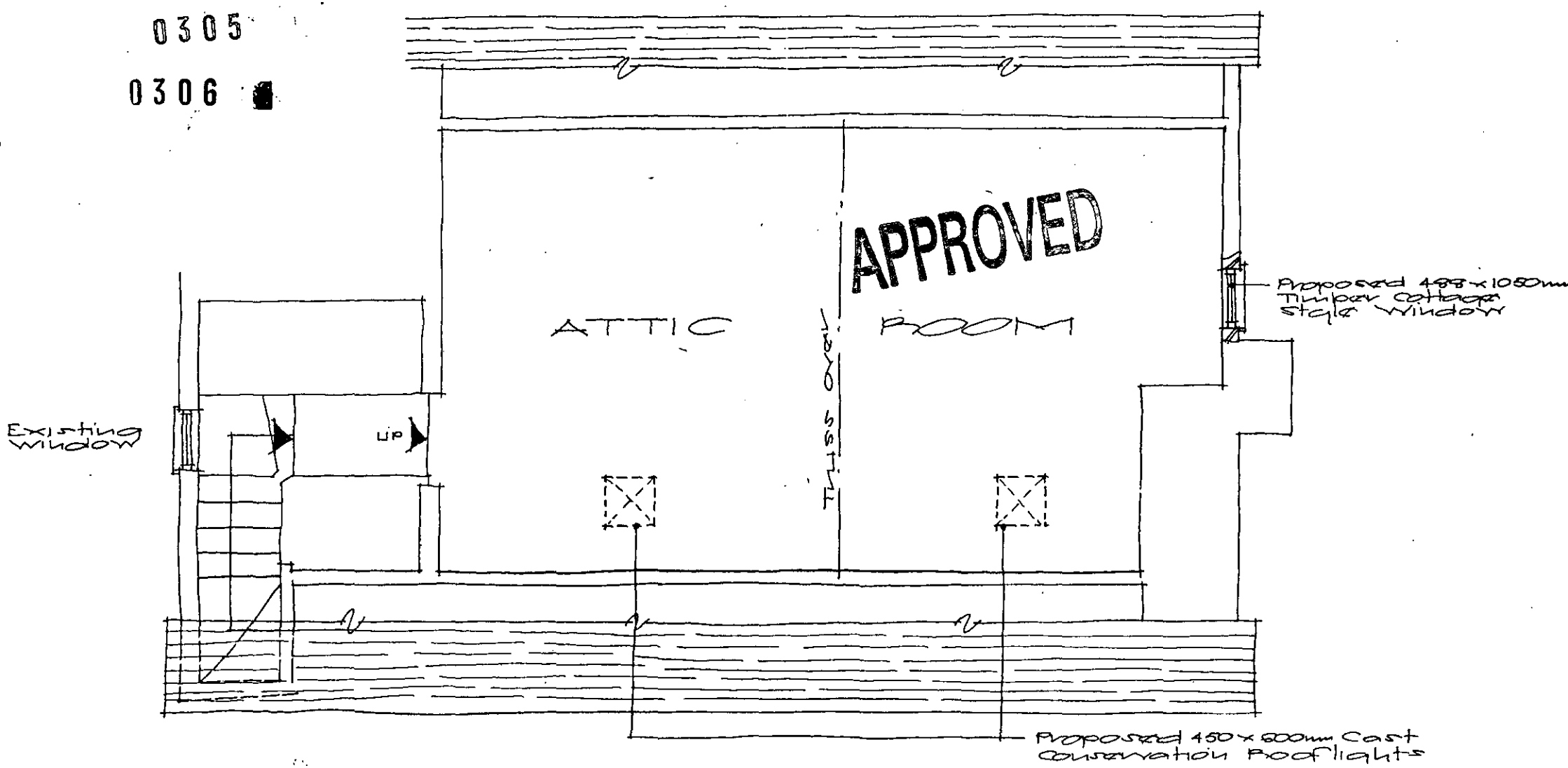
BRIAN CLAYDEN & ASSOCIATES.

REVISIONS
'A' 3.4.2000 Rooflights Reduced In Size And Additional Window Added In North Elevation - Planning Requirement

MINOR AMENDMENTS

0305

0306



EXISTING SECOND FLOOR PLAN

1 HATCHGATE FARM COTTAGES, LINES ROAD, HURST, BERKSHIRE.
Scale 1:50 Date 17-3-2000 Drawing No. 07-99-04A

PLANNING SERVICES
POL
DC
APP
CS
05 APR 2000
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