APPLICATION NO:
F/2000/1115

LOCATION:
Milton Milestone Avenue, Charvil Reading.

APPLICANT:
Mr & Mrs Davis C/O Millcraft Ltd

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

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davis
C/O Millcraft Ltd
Reform Road
MAIDENHEAD
Berkshire
SL6 8BY

Application Number: F/2000/1115

Parish: **CHARVIL**

Location: **Milton, Milestone Avenue, Charvil, Reading**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

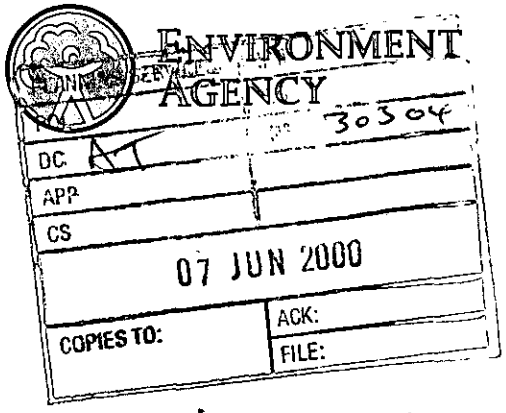
Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 17 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.

received to late after decision was taken 17/5/2000

Our ref: SP\2000\001615\001
Your ref: F/2000/1115



Date: 2nd June 2000

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

received 8/6/2000
AThorley

For the attention of: Andrew Thorley

Dear Sir

REAR CONSERVATORY - MILTON, MILESTONE AVENUE, CHARVIL

Thank you for your letter dated 13 April 2000 which was received on 18 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/8/19**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Nick Weddell on 01276 45 4405 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there are 2 landfill sites within 250 metres of the site, as follows:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Grid Ref.	Distance from site	Landfill name	Details
SU 769 763	adjacent	Milestone East	No information
SU 770 764	50 m	Milestone West	No information

In view of the type of development proposed, it is unlikely that landfill gas will present a risk to this proposal, however the applicant should ensure that adequate ventilation in the form of air bricks, is incorporated into the design of the conservatory.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Millcraft Ltd, Reform Rd, Maidenhead, Berks SL6 8BY

Received by Wokingham District Council

Application No: F/2000/1115

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

Location:
Milton, Milestone Avenue, Charvil, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1115

Applicant : Mr & Mrs Davis C/O Millcraft Ltd.

Location : Milton, Milestone Avenue, Charvil, Reading.
Proposal : Proposed single storey rear extension tod dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	26/4/2000

Date of Neighbour Notifications : 13/4/2000

Date of Site Visit : 26/04/2000

Date Registered : 29/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 24/05/2000

Consultation Responses :
Environmental Health : No objections
Environment Agency :
Parish Council : None received.
Neighbours : No comments received

Planning Issues : (identified Settlement)
1) Impact upon neighbouring properties
2) Impact upon the streetscene.

12th May 2000.

Application Number: F/2000/1115

Appraisal :

1) Impact on neighbouring properties.

The proposal is for a single storey rear extension to dwelling, forming a conservatory and will be 5m wide and protrude from the rear elevation by 5m, access will be via the dining room. It will be 2.4m (approx) to the eaves and 3.5m to the ridge.

No 101, to the north set forward some distance of 'Milton' by approximately 17m and behind a 3m high Lawson Cypress hedge. Due to the position and distance away the occupiers of this property will not be overlooked.

The Paddocks, to the south approx 0.6m lower, adjacent property extended to the rear north-eastwards with a single storey conservatory, windows part facing Milton & set 17m away from the boundary hedge/line. No windows in flank elev?/garage adj.

Due to the distance away and position of the proposed conservatory the amenity of the occupiers of this property would not be affected. No overlooking.

2) Impact upon the streetscene

Materials proposed will match existing, considered acceptable, no impact on streetscene/visual amenity of the area.

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

Application Number F/2000/1115
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INS: WORK

John Murray
16/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Milton Milestone Avenue Charvil Reading.

APPLICATION NUMBER: F/2000/1115

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/04/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Spacious gardens rear/front Residential 2 storey detached houses along country lane, different styles + designs each on individual plots, open countryside about.

3. DESCRIPTION OF SITE/BUILDING "1930's style" 2 storey detached, red brick, red tile roof, own drive way with ~~two~~ double garage. White painted casement windows (in wood).

4. RELATIONSHIP TO ADJOINING PROPERTIES 'The Paddocks' has a single storey conservatory extends out from its garage wall by 1.5m approx will be in line with 'Miltons' conservatory Refer to site plan

5. SITE CONSTRAINTS Note: No flank windows at The Paddocks only S/S conservatory and garage wall

TREES None

ACCESS/PARKING — As existing at front of property driveway + garages

LEVELS — 'The paddocks' 0.6m lower than 'Milton'

BOUNDARY TREATMENT — 'The Paddocks' 3m approx height Lawsonapress Hedge ~~then~~ (extends by 4.2m from rear of Milton) then open/plain Hedge row.

OTHERS — 'No 101' 3m height hedge (Lawsonapress)

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

Tel:

Date: **13 April 2000**

My ref: F/2000/1115

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/1115
Milton, Milestone Avenue, Charvil, Reading.
Proposed single storey rear extension tod dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1115**
Milton, Milestone Avenue, Charvil, Reading.
Proposed single storey rear extension tod dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAR 2000	Map No 28 ... Site ... 012 ...
Officer: AT / Application No. F/2000/1115.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: MILTON MILESTONE AVENUE

Parish: CHARVIL Ward: Charvil 13.4.2000

Applicant: MR / MRS DAVIS

Fee Received 95-00 (11) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No Re-apps.

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NEIGHBOURS: S/N + 101 + The Paddocks, Milestone Ave.

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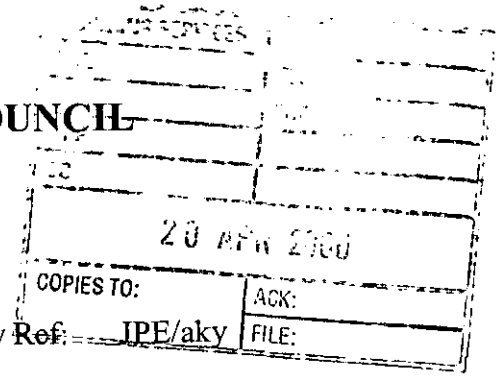
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Andrew Thorley, Planning

Your Ref:

Date: 19 April, 2000

F/2000/1115.

SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY
LOCATION: MILTON, MILESTONE AVENUE, CHARVIL

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

29 MAR 2000* 1115

1933

MILTON

ADDRESS MILESTONE AVENUE **PARISH** CHARVIL

PLOT No. **ORD. SHEET No.** SU. 7776 (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/15/58	MR. H. WOOD	GARAGE	11.2.58	APP
PD/182/60	MR. R. WELLS	ALTS.	16.6.60	APP
BRA 3886	MR. D. MOODY	2/St. HS & GARAGE	20.11.87	APP
28716	"	"	30.10.87	CIA
32387		O/L. BUNGALOW ADS.	10.5.89	REF

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:
29.MAR2008* 1115

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 DAVIS
	Address and postcode	'MILTON'
		MILESTONE ~~ROAD~~ AVE
		CHARVIL
		BERKSHIRE RG10 9TN
	Phone number	H.01189 272175 W.01628 438812 (MR)
2	Agent's Name	MILLCRAFT LTD
	Address and postcode	REFORM ROAD
		MAIDENHEAD
		BERKSHIRE
		SL6 8BY
	Phone number	01628 580030
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.	MILTON MILESTONE ~~ROAD~~ AVE CHARVIL BERKSHIRE RG10 9TN
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF NEW CONSERVATORY GLASS ROOF BRICKWORK TO MATCH HARDWOOD FINISHED WHITE

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.	BRONZ TINTED GLASS ROOF BRICKWORK TO MATCH EXISTING. HARDWOOD FINISHED WHITE.
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.

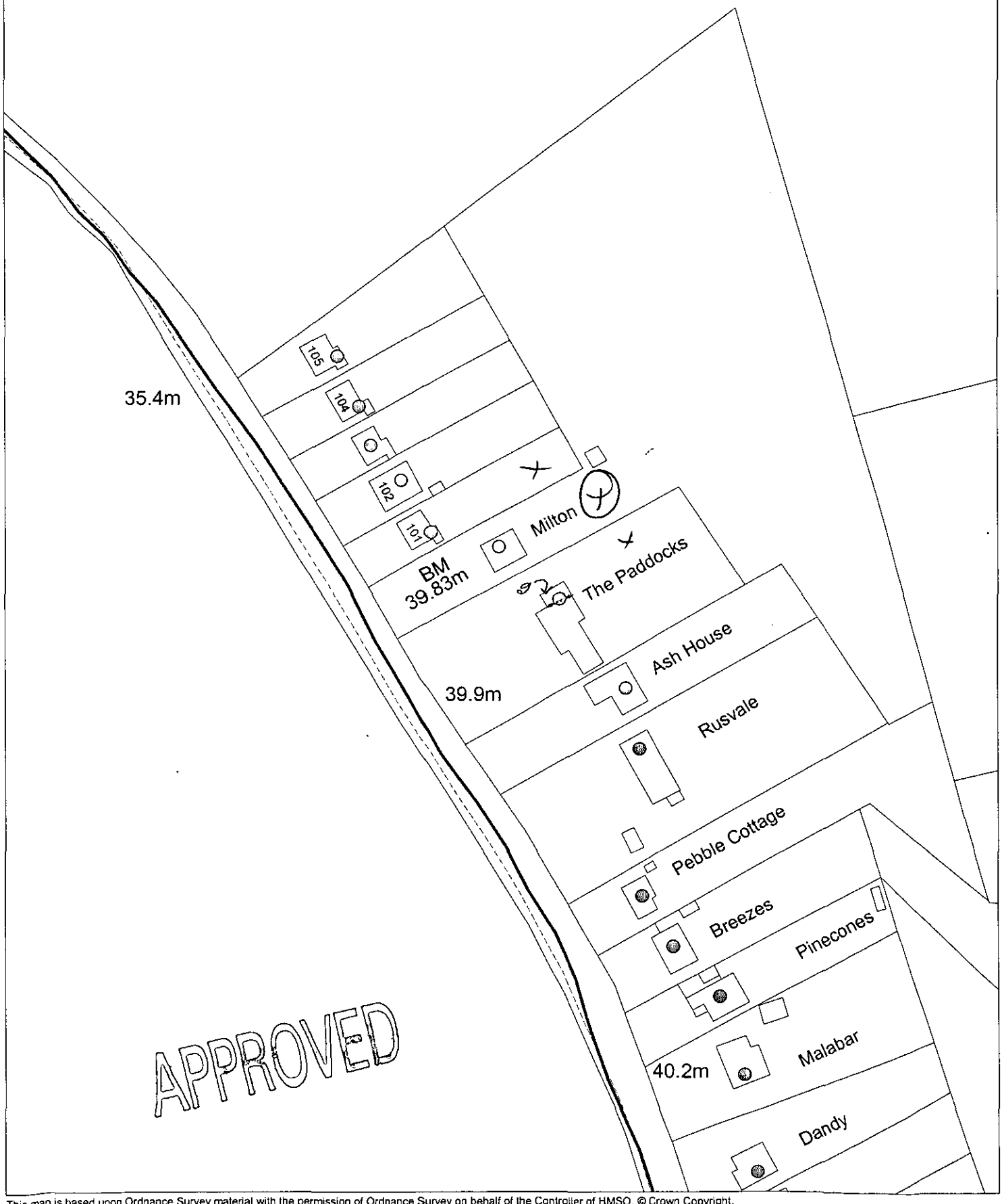
Your signature: D. Walls

on behalf of MR & MRS MILTON

Date 28TH MARCH 2000

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

29.MAR2000* 1115



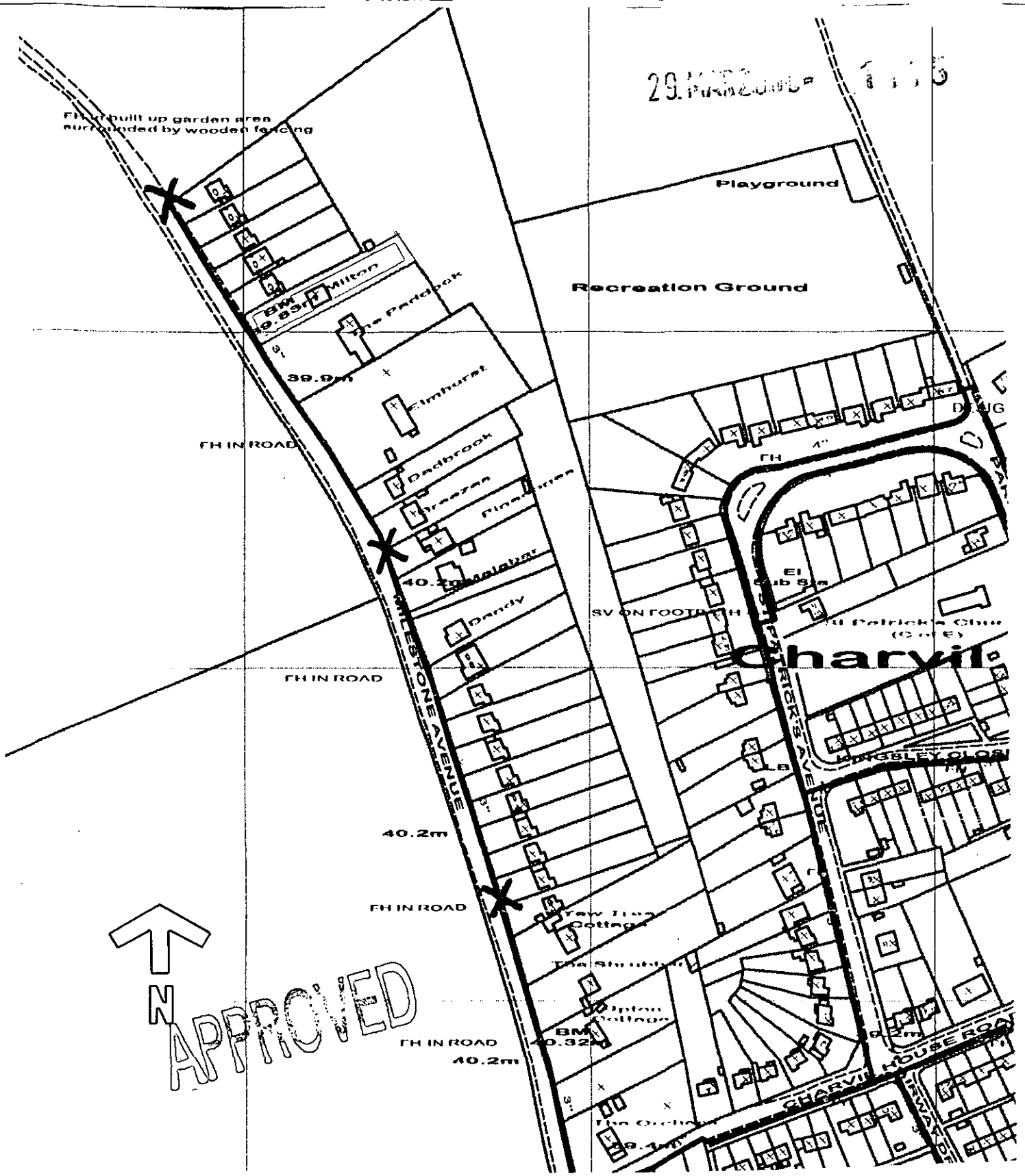
APPROVED

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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000 Scale: 1 : 1250

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W E
S

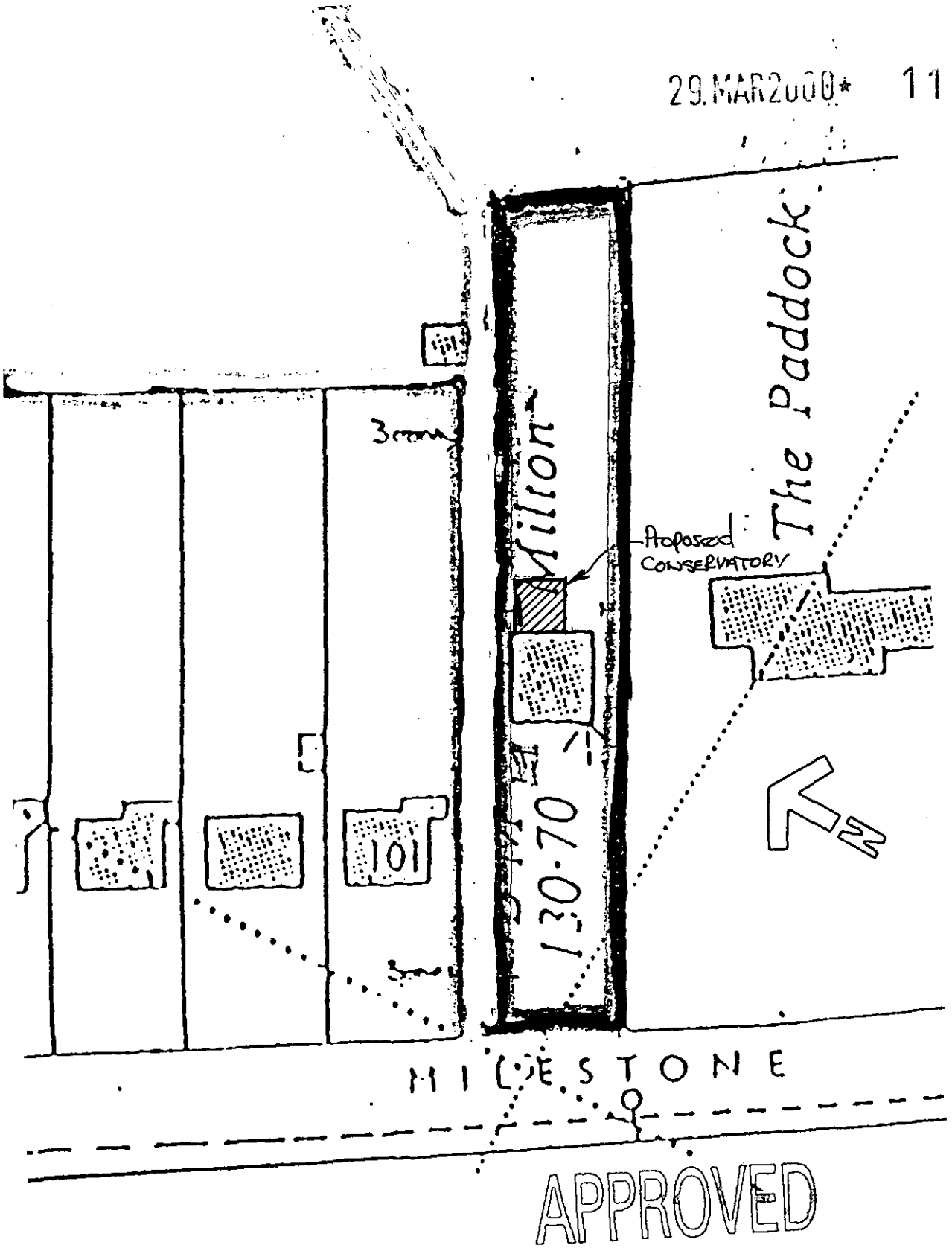


Mr and Mrs Davis
'Milton'
Milestone Road
Charvil
RG10 9TN

Location Plan

1:2500

29.MAR2000* 1115



Mr and Mrs Davis
'Milton'
Milestone Road
Charvil
RG10 9TN

Block Plan

1:500