SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

YSTEMS LTD

APPLICATION NO:
F/2000/3024

LOCATION:
13 Priest Avenue, Wokingham.

APPLICANT:
Mr & Mrs Banyard C/O C & C Design Asc

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/02/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Banyard
C/O C & C Design Associates
The Birches
Lower Wokingham Road
Crowthorne
Berkshire
RG45 6BX

Application Number: F/2000/3024

Parish: **WOKINGHAM**

Location: **13, Priest Avenue, Wokingham.**

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. 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.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3024	NB
BUILDING CONTROL NUMBER.	FP 2000/1398	Harrod.
APPLICANT/AGENT	C+C Design Ltd	
ADDRESS OF SITE	13 Priest Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	B/03500/01	B/03500/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	30/1/01	

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	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3024

Applicant : Mr & Mrs Banyard C/O C & C Design Asc.

Location : 13, Priest Avenue, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 12/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 06/02/2001. 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 :

Wok TC: 19/1 - no objection

No other comments received

Planning Issues : (DD seen).

Application Number: F/2000/3024

Appraisal :

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

Application Number F/2000/3024
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

WOKINGHAM DISTRICT COUNCIL

SITE ADDRESS: 13 Priest Avenue Wokingham.

APPLICATION NUMBER: F/2000/3024

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on stake f. garden adj to brick pillar.

2. DESCRIPTION OF SURROUNDINGS
established residential - detached - all same style.

3. DESCRIPTION OF SITE/BUILDING
set away from boundary with No 11
Shed at mo along boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES circular window @ rear of side elev - arrer mono-pitched S.S extn.
detached.
extn to be on side facing No 11. Both Nos 11 + 13 set back from boundary. Extn would not extend beyond existing side b'line
(extn to kitchen) proposed small window in side elev facing No 11)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT 1.8m fence with No 11.

OTHERS hedging/shrubs.

Application Number: F/2000/3024

Appraisal:

Development
For a single storey rear extension to form an extension to the kitchen.
The site lies within the identified settlement of Wokingham and is a detached property.
It would not extend beyond the existing side building line closer to No.11 (there is a 1.8m fence and shrubs along this boundary), so would remain about 1.5m from the boundary (No.11 is also about 1.5m from the boundary).
It would extend a further 2.7m beyond the existing rear building line, be 4.3m in width and have a hipped roof 2.3m to the eaves and 3.6m to the ridge.

1) Impact upon neighbouring properties
   Due to the fact that the proposed extension is single storey with a hipped roof, it is not considered that there would be any adverse effects to neighbouring properties. The hipped roof would take away the massing from neighbouring properties.

2) Impact upon the character of the streetscene
   The proposed extension would be at the rear of the property and materials would match existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Received by Wokingham District Council

Application No: F/2000/3024

Proposal:
Proposed single storey rear extension to dwelling.

Location:
13, Priest Avenue, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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

22 December 2000

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

Tel: (0118) 974 6492

Date: **21 December 2000**

My ref: F/2000/3024

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/3024
13, Priest Avenue, , Wokingham.
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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3024**
13, Priest Avenue, , Wokingham.
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 Wyatt

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

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

Tel: (0118) 974 6492

Date: **21 December 2000**

My ref: F/2000/3024

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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13, Priest Avenue, , Wokingham.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3024**
13, Priest Avenue, , Wokingham.
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 Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 DEC 2	Map No. 26 Site 005
Officer: NAB / Application No. F/2000/3024	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: 13 PRIEST AVENUE

Parish: WOKINGHAM Ward: Wescott
21.12.2000 TJ

Applicant: MR/MRS BANYARD
joint cheque with B/control.

Fee Received 95-00 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 : 21.12.2000 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 .....

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:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET ENG SERVICES

PCL	TLS
DC	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK:
	FILE:

Case officer: Natalie Brown

Application Number: F/2000/3024

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 13 Priest Avenue, Wokingham

Applicant: Mr & Mrs Banyard C/O C & C Design Asc

Your observations are required in respect of this application **by 14/01/2001**

● **No objections**

●

SIGNED: _____ **DATE:** 17/01/2001

CLERK TO Wokingham Town Council

C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS
Principal : C. A. J. Corio F. I. A. S.

12.DEC.2000* 3024

"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire RG45 6BX

Tel: 01344 772043
Fax: 01344 780897

Wokingham D.C.
PO Box 157
Shute End
Wokingham
RG40 1WR

5th December 2000

Dear Sirs

Ref :- **13 Priest Avenue - Proposed Kitchen Extension.**

Please find enclosed in support of my clients application for the above, the duly completed documentation and plans for the proposed works.

I trust you find the enclosed satisfactory, however should you require any further assistance or information, please do not hesitate to contact the writer.

Yours faithfully

C A J Corio.

Corporate Building Surveyor

ADDRESS 13 PRIEST AVENUE PARISH LOW

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP1104 3996	Osterley Tudor Estates Ltd	4 bungalows + 27 houses	22.12.55	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305 **ENVIRONMENTAL SERVICES**

12.DEC.2000* 3024

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS POST CODE	MR. & MRS. BADYAL. 13 PRIEST AV. WOKINGHAM. TEL NO.
2	AGENT'S NAME ADDRESS POST CODE	C & C DESIGN ASC. THE BIRCHES LOWER WOKINGHAM ROAD CROWTHORNE RG45 6BX Tel: 01344 772043 TEL NO.
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	13 PRIEST AV. WOKINGHAM.
4	Give brief details of the proposal ABOUT THE APPLICATION e.g. two storey side extension.	Single Storey rear kitchen extension
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	brick and 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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 4
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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certifica
obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

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

SIGNED [signature] ON BEHALF OF Mr. Barnard.

DATE 5-12-00

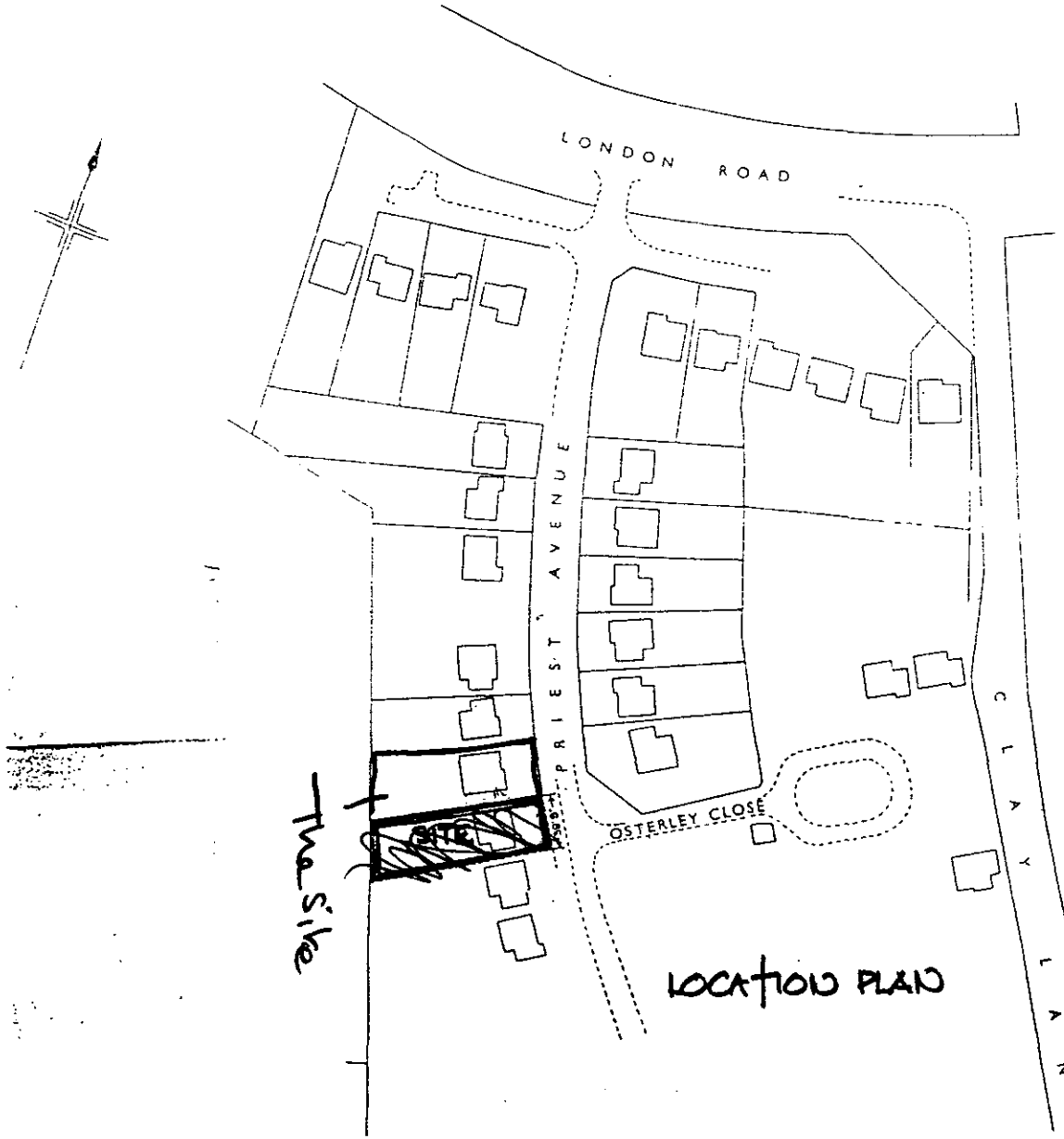
Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

H. M. LAND REGISTRY GENERAL MAP

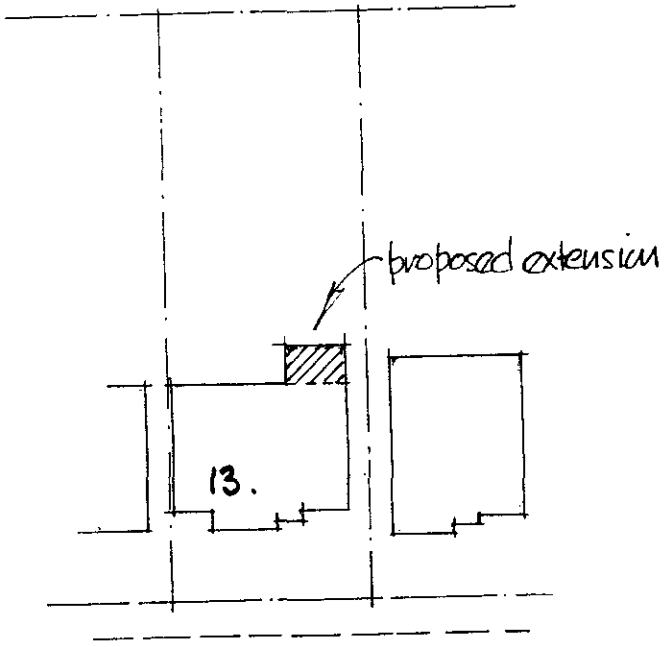
BERKSHIRE SHEET XXXVIII .16. SECTION A

Scale 1/1250 Enlarged from 1/2500

WOKINGHAM WITHIN PARISH



LOCATION PLAN



PRIEST AV

1:500 BLOCK PLAN

12 DEC 2010 3024

No 13 PRIEST AV WOKINGHAM.

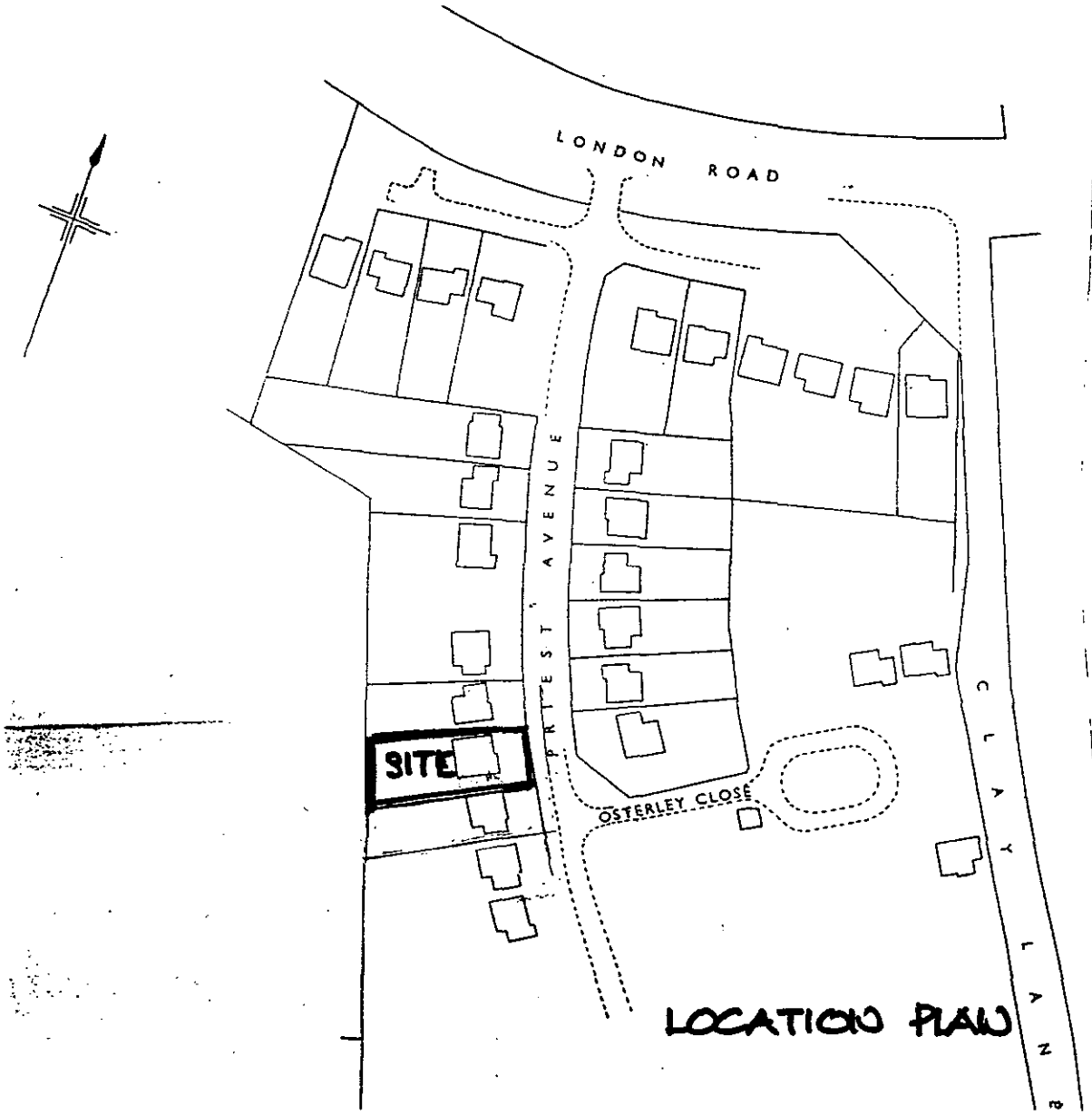
NOTES

H. M. LAND REGISTRY GENERAL MAP

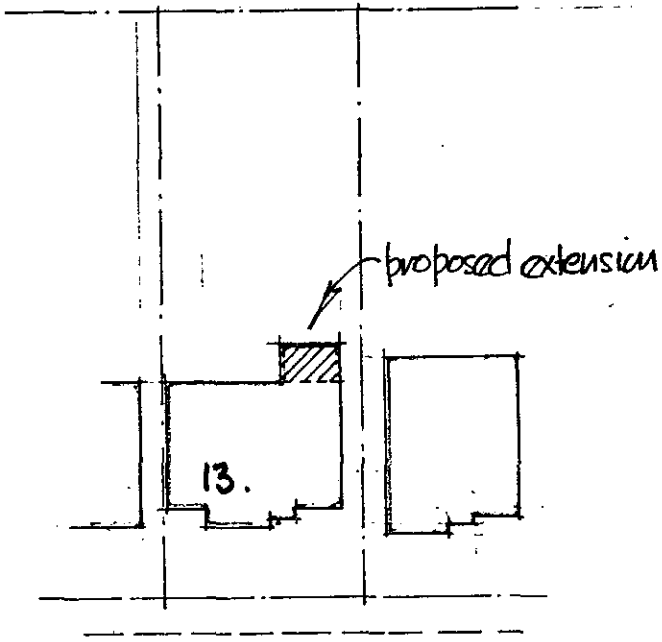
BERKSHIRE SHEET XXXVIII.16. SECTION A

Scale 1/1250 Enlarged from 1/2500

WOKINGHAM WITHIN PARISH



LOCATION PLAN



PRIEST AV

1:500 BLOCK PLAN

b° 13 PRIEST AV WOKINGHAM.