SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0553

LOCATION:
14 Chamberlain Gardens, Arborfield Cross Reading.

APPLICANT:
M Boddington C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling (Retrospective).

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

M Boddington
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2000/0553

Parish: **ARBORFIELD**

Location: **14 Chamberlain Gardens, Arborfield Cross, Reading**

Proposal: **Proposed single storey front extension to dwelling (Retrospective)**

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

Condition
1. 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the flank walls of the extension hereby permitted.

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. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell CH
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.

ADDRESS 14 CHAMBERLAIN GARDENS PARISH HIGHGATE

PLOT No. ORD. SHEET No.

BUILDER C/330/63 C/A O/277/64 C/A 193/64 C/A P0/312/66 N/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR12030	MR. T. WILLINGTON	FRONT PORCH & CLOAKROOM	24.10.79	APP. N/
11852	" "	" " "	25.10.79	— C/A
BR22672	MR. R. BENTLEY	EXTENSION TO KITCHEN	2.5.84	APP N/A
99/69713/F	Mr M. Bodvington.	s/st/fr. extn + loft conv.	2/7/99	C/
FP99/8752	Mr M. Bodvington.	a) s/st/fr extn. b) loft conv.	1/6/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel. (0118) 974 6451

Date: 17 February 2000

Your Ref:

My Ref: Elaine Connor / F/2000/0553

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

The Owner/Occupier
16
Chambelain Gardens
Arborfield
Berkshire

Dear Sir/Madam

Application Number: F/2000/0553

Site Address: 14 , Chamberlain Gardens, Arborfield Cross Reading.

Proposal: Proposed single storey rear extension to dwelling (Retrospective)..

I have received an application to carry out the above development. If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/0553** . You will be notified of the decision if you submit comments.

Please note that all comments made will be open to public inspection.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays.

Should you have any queries regarding this application please contact the case officer **Elaine *Connor* on (0118) 974 6451**.

Yours faithfully

Chris Wood
Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0553

Proposal:
Proposed single storey front extension to dwelling (Retrospective).

Location:
14 , Chamberlain Gardens, Arborfield Cross, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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

Application Number F/2000/0553
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC08	SE05	'Flank ~~elev~~ walls of the extension hereby permitted'

RECORD OF SITE VISIT

SITE ADDRESS: 14 Chamberlain Gardens Arborfield Cross Reading.

APPLICATION NUMBER: F/2000/0553

OFFICER: Elaine Connor

DATE OF SITE VISIT: 31.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

residential estate
houses of similar design

3. DESCRIPTION OF SITE/BUILDING

- 2st semi det property
- detached gar to rear
- extg permission for SST rear extension & rear dormer

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 12 : 1.8m fence along side bound.

5. SITE CONSTRAINTS N/A

TREES "

ACCESS/PARKING "

LEVELS "

BOUNDARY TREATMENT AS ABOVE

OTHERS —

PLEASE NOTE CHANGE IN DESCRIPTION AND NEW DATES

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0553

Applicant : M Boddington C/O Andesign.

Location : 14, Chamberlain Gardens, Arborfield Cross, Reading.

Proposal : Proposed single storey front extension to dwelling (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 31.3.00

Date Registered : 07/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

- ARBORFIELD & NEWLAND P.C – NO OBJECTION.
- HIGHWAYS – recommend cond. SC23 – 'Park. & Gar.' SR06.

Planning Issues :

* IMPACT UPON ST. SCENE.

Application Number: F/2000/0553
PROP: S.ST. FRONT EXT - RETROSPECTIVE .
Appraisal :

IMPACT UPON ST. SCENE:

The proposed dev. being considered in this application is a retrospective single storey front extension, the which projects apprx 1.1m forward of the existing front extension.
On 2nd July 1999 planning permission was given for a single storey front extension & rear dormers. The front extension which has now been completed, was approved to project apprx. 4.5m from the front of the dwelling. However the extension as built projects beyond this by apprx 1.1m.
It is not considered however that this increase in size of extension will have an adverse negative impact upon the st. scene.

IMPACT UPON NEIGHB. PROPS.
It is not considered that the proposed additional scale of the approved front extension will have an adverse negative impact upon no. 16 or no. 12 Chamberlain Gardens.

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

Arborfield & Newland Parish Council

Temporary Office:
Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

26882

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

3 March 2000

Ms Elaine Connor
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Connor

Reference F/2000/0553 14 Chamberlain Gardens

The Parish Council has no objections to the above application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLEASE NOTE CHANGE IN DESCRIPTION

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 23 February 2000

Application Number: F/2000/0553

Proposal: Proposed single storey front extension to dwelling (Retrospective)..

Site Address:
14 , Chamberlain Gardens, Arborfield Cross, Reading.

Applicant:
M Boddington C/O Andesign.

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

✓ below as applicable;

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

COMMENTS AS PREVIOUS

Signed: N.S. Trotter **Print name:** N TROTTER

3-3-00

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 February 2000

Application Number: F/2000/0553

Proposal: Proposed single storey rear extension to dwelling (Retrospective)..

Site Address:
14 , Chamberlain Gardens, Arborfield Cross, Reading.

Applicant:
M Boddington C/O Andesign.

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

✓ below as applicable;

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

SC 23 - PARKING & GARAGING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

24-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2000	Map No. 89. Site ...0:05....
Officer: EC / Application No. F/2000/0553	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 14 CHAMBERLAIN GARDENS

Parish: ARBORFIELD Ward: Arborfield 17.2.2000

Applicant: H BODDINGTON
re-submission

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

Enforcement Section to be notified ☑ PW 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	Encroachment? letter required	17.2	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... 16, 10, 12 Chamberlain Gardens ✓ .....

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE RG41 2TN
Tel: 0118 978 4168

07. FEB. 2000 0533

P. Wratten
Enforcement Officer
Wokingham District Council
Planning Department
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3771

4th February 2000

Dear Mr Wratten,

re: **14.Chamberlain Gardens,Arborfield (Application No.99/69713/F)**

You will be aware from the telephone call to your office on 24th January 2000, that we have taken over the task of obtaining retrospective Planning Consent for the extension to the above property which has been constructed **somewhat** larger than the approved drawing. First of all I must formally apologise to your Council on behalf of my Client for this error and ask you to favourably view the new application. You will be aware that work is almost entirely complete and it would cause my Client considerable disruption and expense to have to remove the 1 metre section on the front of the building which is the cause of the problem.

My client is however conscious that it should not be all take and he is prepared if your Council were of a mind to grant a retrospective Planning consent to completely abandon the roof conversion which was the subject of the original application on which the single storey extension was included. I would be very happy to discuss with the selected Planning Officer a form of words which would allow the retrospective application to be a replacement to the previous approval which included the roof conversion.

Yours faithfully,

A. Hester

Environmental Services

For office use only.
Application number:
07.FEB.2000* 0553

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	M.J. BODDINGTON
	Address and postcode	14. CHAMBERLAIN GARDENS ARBORFIELD, BERKS RG2 9QA
	Phone number	9760397
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION (RETROSPECTIVE)
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.	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 ☒

3944 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NIL REPEAT APPLICATION 99/69713/F	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: X (ANDESIGN)

on behalf of M.J. BODDINGTON

Date 4/2/2000

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

Recd 1.00pm 25.2.00 HH

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT 26413
POL	TLS
DC	ENF
APP	
CS	
28 FEB 2000	
COPIES TO:	ACK:
	FILE:

ref: 3771

Miss E. Connor
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

24th February 2000

Dear Miss Connor,

re: **Application No. F/2000/0553 - 14 Chamberlain Gardens, Arborfield,**

Further to your letter dated 17th February 2000, regarding the retrospective application for the above property, I should point out that your proposal describes the extension as being a rear extension, whereas in actual fact it is a front extension. I have notified your office by telephone, but I would be obliged if you could ensure that your records are correct. As regards as whether or not there is any encroachment on the adjoining property, I agree that this matter is not clear and it is not totally clear on site either. We were not the Architect for the project, and therefore I do not have the benefit of knowing what went on during construction. To avoid any doubt I have therefore submitted a Notice to the adjoining owner and I am enclosing a Certificate for your records.

Yours faithfully,

A. Hester

TOWN AND COUNTRY PLANNING ACT 1990
Section 66 Certificate
The appropriate certificate in Part 1 and, in all cases, Part 2 must be completed or the planning application cannot be considered

PART 1

Certificate A

I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application, which is ..... (insert date of application).

Certificate B

I hereby certify that I have/The applicant has * given the requisite notice to all persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates:-

Name of owner	Address	Date of service of notice
MR C. JONES	16 CHAMBERLAIN GARDENS ARBORFIELD BERKS RG2 9QA	24/2/2000

Certificate C

I hereby certify that:

a) I am/The applicant is * unable to issue Certificates A or B (which relate to paragraphs (a) and (b) of Section 66(1) of the Town and Country Planning Act 1990) in respect of the accompanying application dated ..... (insert date of application).

b) I have/The applicant has * given the requisite notice to the following persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates:-

Name of owner	Address	Date of service of notice

c) I have/The applicant has * taken the steps listed below, being steps reasonably open to me/him/her*, to ascertain the names and addresses of the other owners of the land or part thereof and I have/(s)he has * been unable to do so:

.....

.....(insert details of steps taken)

d) Notice of the application has been published in the .....
(insert name of local newspaper circulating in the locality in which the land is situated)
the publication date of which was .....(insert date).

Continued Overleaf

Certificate D

I hereby certify that:

a) I am/The applicant is * unable to issue Certificates A B or C (~~which~~ relate to paragraph (a) of Section 66(1) of the Town and Country Planning Act ~~1990~~) in respect of the accompanying application dated ..... (insert date of application). and I have/The applicant has * taken the steps ~~listed~~ below, being steps reasonably open to me/ him/her *, to ascertain the names and addresses of the other owners of the land or part thereof and I have/(s)he has * been unable to ~~do~~ so:

.....
....
.....(insert details of steps taken)

b) Notice of the application has been published in the.....
(insert name of local newspaper circulating in the locality in which the land is situated)
the publication date of which was .....(insert date).

PART 2

This certificate must be completed in all cases

I hereby certify that **either**

a) None of the land to which the application relates constitutes or forms part of an agricultural holding, **or**

b) I have/The applicant has * given the requisite notice to every person other than myself/himself * who, 20 days before the date of the application, was a tenant of any agricultural holding, any part of which was comprised in the land to which the application relates :-

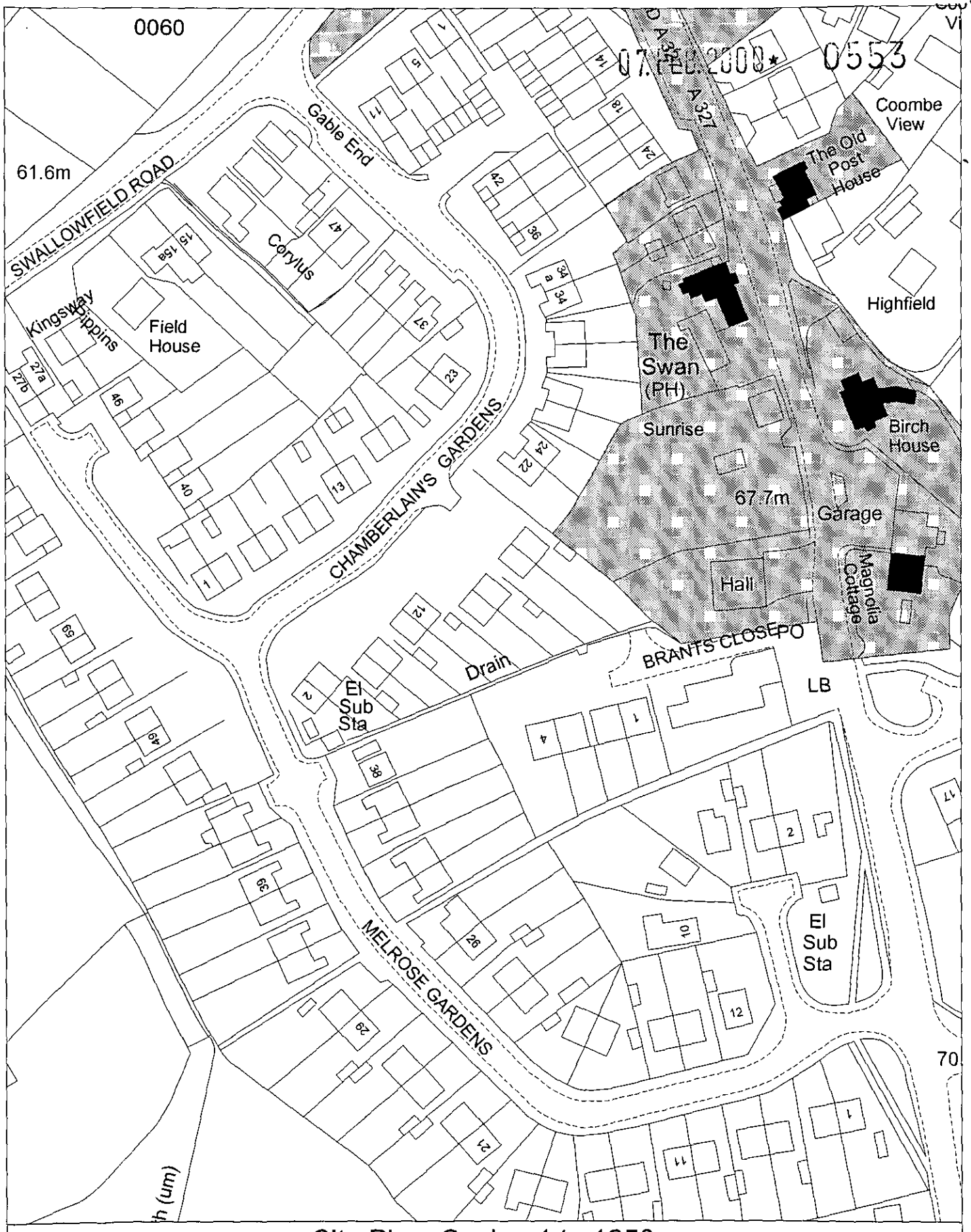
Name of owner	Address	Date of service of notice

Signed ..... (ANDESIGN) ..... on behalf of M. J. BODDINGTON
(delete if not applicable)

Date 24/2/2000

---

* please delete as applicable throughout



Site Plan, Scale: 1 to 1250

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Date: 10 February 2000

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