EX SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1735

LOCATION:
41 St. Patricks Avenue, Charvil Reading.

APPLICANT:
Mr Mrs Humphreys C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Humphreys
C/O Anglian Home Improvements
Conservatory Admin Dept
Po Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1735

Parish: **CHARVIL**

Location: **41, St. Patricks Avenue, Charvil, Reading.**

Proposal: **Proposed single storey rear extension to 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 brickwork 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: 07/08/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1735

Applicant : Mr Mrs Humphreys C/O Anglian Home Improvements.

Location : 41, St. Patricks Avenue, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		28/6

Date of Neighbour Notifications : 21/6

Date of Site Visit : 28/6

Date Registered : 13/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 08/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :
Effect on street scene & neighbouring properties DR&E1.
Identified settlement.

Application Number: F/2000/1735

Appraisal :

This application is for a single storey rear extension

Neighbours :
The extension will be largely obscured from No 43 by the main footprint of the applicant's property (constructed after approval of previous applications. There is a 1m fence and 3m high shrubery on the boundary of no 39. The extension is 3.5m deep and has a ridge height of 3.3m. It is situated at an angle to the boundary and is 4.0m from the boundary at the nearest point, and 5.5m from it at the furthest point. Therefore any impact on the neighbour regarding overbearing overshadowing and privacy issues will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene :
The proposal is largely obscured from the street scene by the main footprint of the house therefore any impact will be minimised.

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

Application Number F/2000/1735
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	brickwork.

7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 41 St. Patricks Avenue Charvil Reading.

APPLICATION NUMBER: F/2000/1735

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

Detached houses on both sides of road

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

39. 3m shrubery & 1m fence.
43 1.8m fence & shrubery. & same fence rear

5. SITE CONSTRAINTS

TREES ✓ yes but reasonable distance

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT See above

OTHERS —

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

Tel: (0118) 974 6463

Date: **21 June 2000**

My ref: F/2000/1735

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/2000/1735
41, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to 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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1735**
41, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to 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**********

Received by Wokingham District Council

Application No: F/2000/1735

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

Location:
41, St. Patricks 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 3 JUN 2000	Map No. 28 Site 9.09
Officer: JM / Application No. F/2000/1735	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: 41 ST PATRICKS AVENUE

Parish: CHARVIL Ward: Charvil 21.6.2000

Applicant: MR/MRS HUMPHREYS

Fee Received 95-00 (S) 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	Scale ?.		
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 : 21.6.2000 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 (BABTIE) .....
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:

100 Pre-apps.....
.....
.....

NEIGHBOURS: S/N + 28, 39 + 43 St. PATRICK'S AVE. ✓
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Anglian Home improvements

Our Ref: SD/AM 99/01734 Humphreys

12 June, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 41 ST PATRICKS AVENUE CHARVIL BERKS RG10 9RA

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

13.JUN.2000* 1735

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letterplainen2.doc

1933 13.JUN.2000* 1735

ADDRESS 41 St Patricks Avenue PARISH Charvil

PLOT No. 8 ORD. SHEET No. SU·7776 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/16/59	JENNY STEAMSHIP CO.	O/L.		C
0/242/59	"	O/L.	26·1·60	C
142/60	WHITTON PARK ESTATES	LINKED DET. HOUSE & GARAGE	14·7·60	APP A
BR 15 39	MR. J. ALLISON	2/ST. EXTENSION	15·10·74	APP
01634	"	"	31·10·74	C
31952	MR & MRS HUMPHRIES	KITCHEN EXT.	20·12·88	C
BRA 6124	"	"	30·9·88	APP
32566	"	DINING ROOM	17·4·89	C
BRA 6580	"	"	23·1·89	APP

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

13.JUN.2000* 1735

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS HUMPHREYS
	ADDRESS	41 ST PATRICKS AVENUE
		CHARVIL
		BERKS
	POST CODE	RG10 9RA Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANGLIAN HOME IMPROVEMENTS
	ADDRESS	CONSERVATORY ADMIN DEPT
		P.O. BOX 65
		NORWICH
	POST CODE	NR6 6EJ Tel. No. (01603) 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	41 ST PATRICKS AVENUE
		CHARVIL
		BERKS, RG10 9RA
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT P.V.C.U. CONSERVATORY
		TO SIDE OF PROPERTY

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WALLS: BROWN P.V.C.U. FRAMES
1 DOUBLE GLAZING
ROOF: BRONZE POLYCARBONATE

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? ~~YES~~ / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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 MATTHEWS HUMPHREYS.

DATE 12/6/00

Survey

Superplan

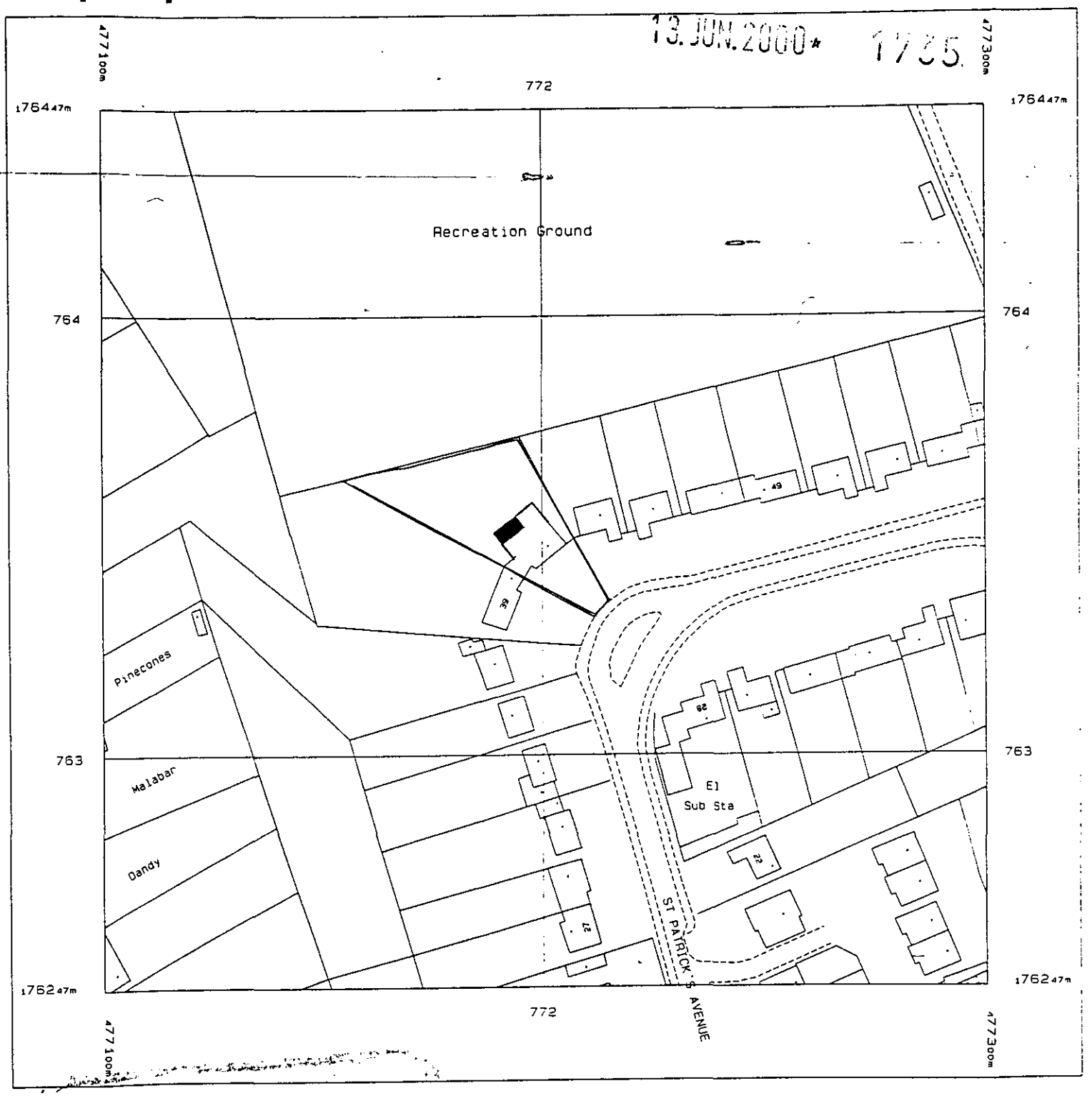
099/OT7734

HUMPHREYS

Planning Extract - 1

- Site-centred

13.JUN.2000 1735



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7776

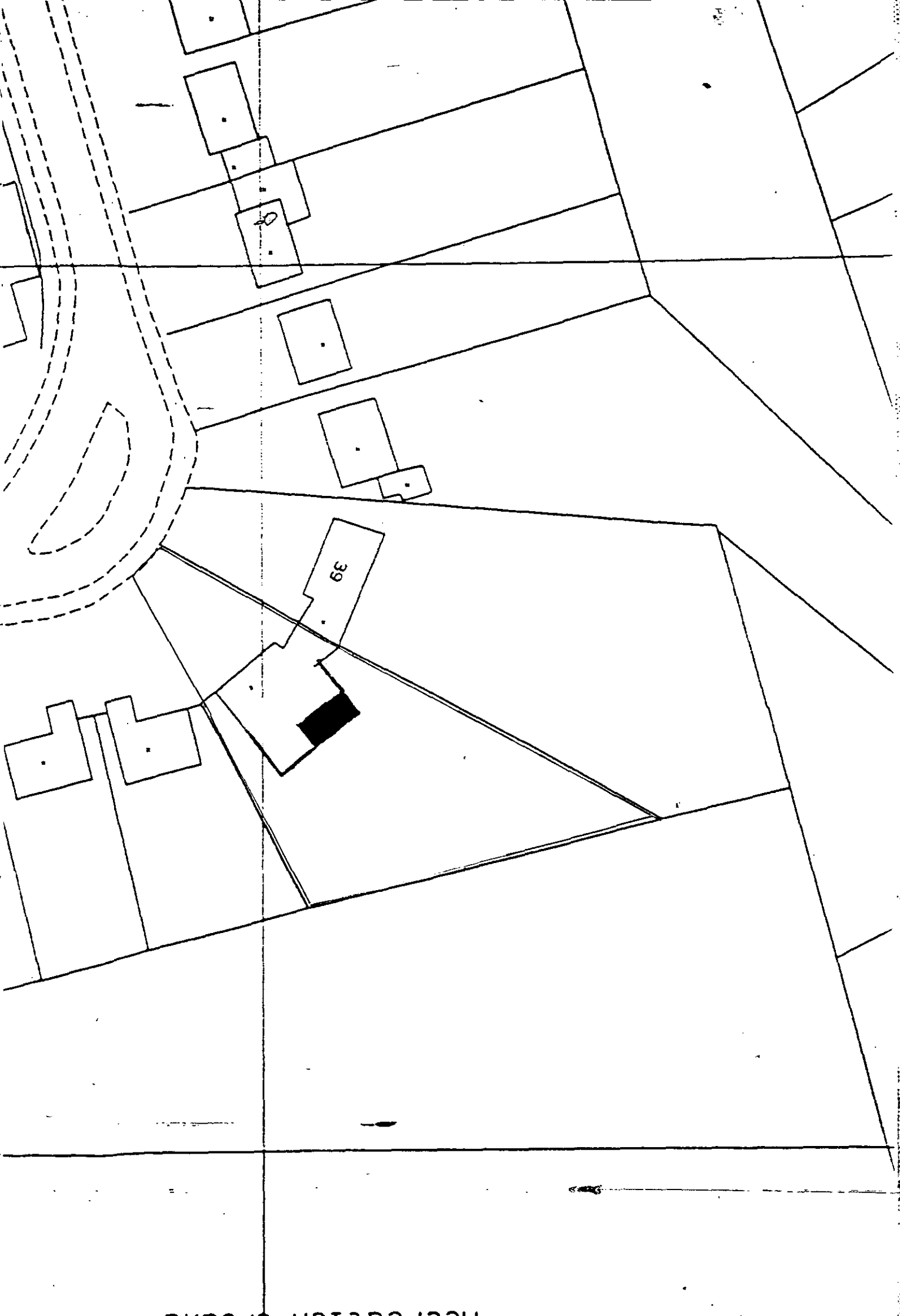
The representation of a road, track or path is no evidence of a right of way.

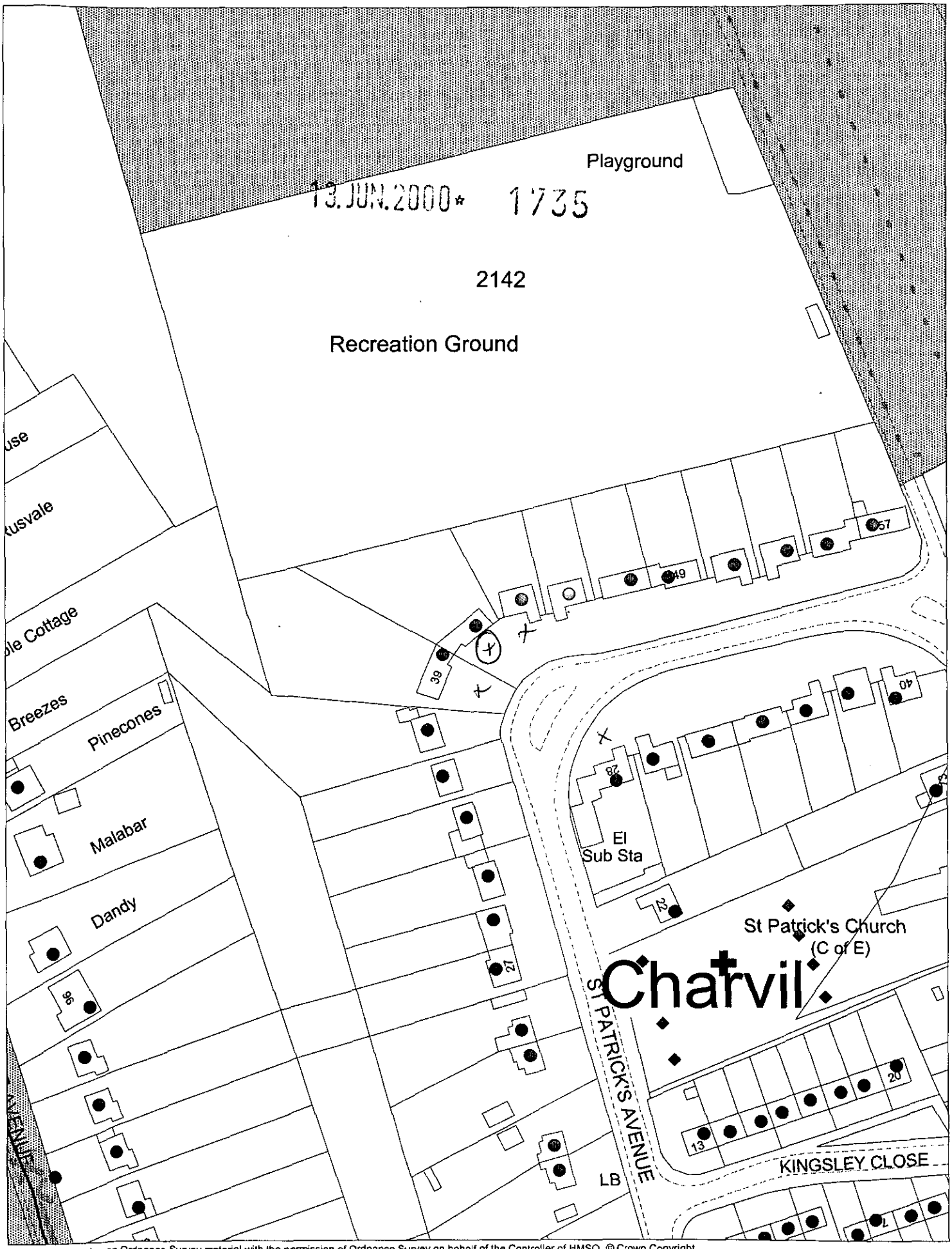
This Superplan product does not contain all recorded map information.

Centre Coordinates: 477200 176347

Supplied by: National Map Centre

Serial Number: 34898


39



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

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