27/1/02

APPLICATION NO:
F/2002/7983

LOCATION:
17 Cheviot Drive, Charvil Reading.

APPLICANT:
Mr P Barnes C/O A1 Design

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

EARLIEST DATE FOR DECISION: **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
~~**08/01/2003**~~

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Barnes
C/O A1 Design
185 Worting Road
Basingstoke Road
Hants
RG22 6NR

Application Number: F/2002/7983

Parish: **CHARVIL**

Location: **17, Cheviot Drive, 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 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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/01/2003

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.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7983

Applicant : Mr P Barnes C/O A1 Design.

Location : 17, Cheviot Drive, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application <u>will have expired on</u>: <u>08/01/2003.</u> 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 :

Neighbour - 1 letter of Support

Planning Issues :

Impact on Character of area

" " neighbouring properties

Application Number: F/2002/7983 – 17 Cheviot Drive, Charvil.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 2.45m, be 2.8m in width and have a maximum height of 3.05m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that views out from the conservatory will be screened. The boundary treatment is as follows:-

- On the north east boundary is a 1.8m high close boarded fence that projects 3.6m from the rear wall of the property, then the remainder of the boundary is a 1.3m high close boarded fence;
- The south west boundary is marked by a 2m high closeboarded fence;
- The north boundary (beyond the footpath to the rear) with the properties on the Old Bath Road is a 2m high close boarded fence.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The conservatory would be screened from the street given that it is to the rear of the property and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

7983

Approval: ✓ ~~**Refusal:**~~

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

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	**LBE1, LBE2**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: J.S. Andrewartha

Date: 7/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 17 Cheviot Drive Charvil Reading.

APPLICATION NUMBER: F/2002/7983

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 05/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Semi detached properties

3. DESCRIPTION OF SITE/BUILDING

Semi detached.
Brick built concrete roof tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

NE - ~~[illegible]~~ 18m high Closeboarded fence projecting 3.6m then 1.2m high closeboarded fence
N - Boundary marked by wire fence then a footpath to serve the houses then boundary with properties on Old Bath Rd is a 2m high closeboarded fence
SW - 2m high Closeboarded fence

Windows proposed very close to ~~[illegible]~~ French doors of neighbouring property

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Ref F/2002/7983

r. Mr Daniel Cigg

64066

DP9

A1 DESIGN

Architectural Services

185 Worting Road, Basingstoke, Hants. RG22 6NR

Telephone 01256 350613 Mobile 07831 578795

email a1design@callnetuk.com

Cert B for extension at 17 Cheviot Drive. Chandl.

with compliments

T Pankhurst

89/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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
Mr J Robertson	19 Chariot Drive Charvil Reading RG10 9QD	6-12-02

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . P. Barnes . . . . . .

Date . . . . 1.12.02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7983. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
DC	ENF
AHP	
CS	

02 DEC 2002

COPIES TO LOG ✓5/12/02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7983

YOUR NAME: MRS J.H CANNON

YOUR ADDRESS: (if these details are incorrect please amend)
21 CHEVIOT DRIVE
CHARVIL
READING
RG10 9QD

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/7983	**Map No :** 32
Case Officer : DPG	**Site Area :** 0.02
Valid Date : 13/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 17, Cheviot Drive, Charvil, Reading.

Parish : CH **Ward : CHA**

Applicant : Mr P Barnes C/O A1 Design.

Fee Required: £110 **Fee Received: £110** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment at boundary.		
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Note to officer: Site lies within a Groundwater Protection Zone – Planning informatives required.

.....

.....

NEIGHBOURS

.....

SIN + see map.

.....

.....

No pre-apps

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

Tel: (0118) 974 6296

Date: 21 November 2002

My ref: F/2002/7983

WOKINGHAM UNITARY
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Councillor Graddon
C/O Wokingham District Council

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/2002/7983
17, Cheviot Drive, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7983**
17, Cheviot Drive, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Graddon

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

Received by Wokingham District Council

Application No: F/2002/7983

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

Location:
17, Cheviot Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7983 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

21 November 2002

Organisation_Name	Building_Name	address1	Postcode
		15CHEVIOT DRIVEREADING	RG10 9QE
		17CHEVIOT DRIVEREADING	RG10 9QE
		19CHEVIOT DRIVEREADING	RG10 9QE
		21CHEVIOT DRIVEREADING	RG10 9QE
		78OLD BATH ROADREADING	RG10 9QL
		80OLD BATH ROADREADING	RG10 9QL
		82OLD BATH ROADREADING	RG10 9QL
		1CLEVELANDREADING	RG10 9QV
New house	OLD ACRES	OLD ACRESOLD BATH ROADREADING	RG10 9QL

Neighbour list F/2002/7983

Environmental Services

For office use only
Application number 13 NOV 2002 7983

Householder planning application form

13 NOV 2002
7983

WOKINGHAM UNITARY
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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 P BARNES
	Address and postcode	17 CHEVIOT DRIVE CHARVIL NR TWYFORD RG10 9QD
	Phone number	01189 017917
	Agent's Name	AJ DESIGN
	Address and postcode	185 WORTING RD BASINGSTOKE HANTS. RG22 6NR
	Phone number	01256 350613
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.	17 CHEVIOT DRIVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
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.	RED BRICK TO MATCH EXISTING WHITE UPVC FRAMING
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? N/A	Existing:	Proposed: 1
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 P Garner

Date 7.11.02

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

ADDRESS 17 CHEVIOT DRIVE PARISH CHARVIL

PLOT No. 184 ORD. SHEET No. SU7675 - 7775 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01487	Royco / GLC.	End terrace hs & garage	3.10.74.	App CA
F/2000/1127	Mr. & Mrs. Barnes	S/St F + Garage to kitchen	26.5.00	APP
FP/2000/0414	"	S/St F ext + garage conversion / alteration	7/8/00	App
F/2002/7983	Mr Barnes	S/St R ext. conservatory		

DATE OF COMPLETION

MINISTRY DECISION pdeng - conservatory - Mr Ball - 11/10/02 PPreq

SPECIAL ORDERS PD ENQ - S/ST Side Ex, S/ST Front porch Ex. & Garage Conversion 22.03.00

DRAINAGE

091074

Proposed Conservatory At Rear

17, Cheviot Drive,
Charvil,
Nr. Twyford,
Berkshire,
RG10 9QD

for Mr P Barnes

Project Ref. CD/559

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 0831 578795

13.NOV.2002 7983