APPLICATION NO:
F/2000/0681

LOCATION:
30 Chiltern Drive, Charvil Reading.

APPLICANT:
Mr K Milner C/O A J Ridley

PROPOSAL:
Proposed single storey front porch extension to dwelling.

EARLIEST DATE FOR DECISION: ~~30/03/2000~~ 26/04/00

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: ~~Jess Miller~~

AT

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Milner
C/O A J Ridley
PDM Associates
10 The Green
Bracknell
Berks
RG12 7BG

Application Number: F/2000/0681

Parish: **CHARVIL**

Location: **30, Chiltern Drive, Charvil, Reading.**

Proposal: **Proposed single storey front porch 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 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.

Head of Planning and Transportation
Date: 28 April 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 by Wokingham District Council

Application No: F/2000/0681

Proposal:
Proposed single storey front porch extension to dwelling.

Location:
30, Chiltern 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. 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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/2000/0681
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3	~~SR06~~		

RECORD OF SITE VISIT

SITE ADDRESS: 30 Chiltern Drive
Charvil Reading.

APPLICATION NUMBER: F/2000/0681

OFFICER: ~~[illegible]~~ AT

DATE OF SITE VISIT: 18/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS ~~Cul-de-sac~~. Estate dev,
Predominantly residential 2 storey detached with integral garages + driveways

3. DESCRIPTION OF SITE/BUILDING concrete tile roof
2 storey detached house, with integral garage at side, red brick, tile hung central facade white UPVC windows + stained brown front door.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — as existing, garage + carport + driveway

LEVELS — house set slightly lower than pavement level

BOUNDARY TREATMENT — No 28, open plan grass edged
— No 32, 1.6m high shrubs
— Front boundary 1.8m high Lawson cypress hedge.

OTHERS

Nb. No impact to streetscene / or to neighbours.
unusual design? of porch

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

Tel: (0118) 974 6463

Date: **06 March 2000**

My ref: F/2000/0681

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/2000/0681
30, Chiltern Drive, Charvil, Reading.
Proposed single storey front porch 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0681**
30, Chiltern Drive, Charvil, Reading.
Proposed single storey front porch extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

WORK SHEET FOR : [redacted] AT.

Application Number : F/2000/0681

Applicant : Mr K Milner C/O A J Ridley.

Location : 30, Chiltern Drive, Charvil, Reading.
Proposal : Proposed single storey front porch extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	11/4/00

Date of Neighbour Notifications : 5/4/2000

Date of Site Visit : 19/4/2000

Date Registered : 21/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :
Parish Council : None received.
Property : No objections
Neighbours : None received

Planning Issues : (identified settlement)
1) Impact on amenities of neighbouring properties
2) Impact on street scene / visual amenity

26/04/2000

Application Number: F/2000/0681

Appraisal :

1) Impact on amenities of neighbouring properties.

Proposed single storey front extension to dwelling to form porch and will be approx 3.1m wide and protrude from the centre of the house by 2.6m. It will be 2.1m to the eaves. [redacted] and 3.4m to the ridge of the roof.

- No 28, to the west is set slightly forward of the d/l (by 1m) of No 30, open plan boundary, no windows in flank wall ∴ no overlooking / overshadowing.
- No 32, to the east is set in line with No 30, 1m away behind 1.6m high shrubs / trees boundary. Due to the distance away from the proposal the occupants of this property would not be overlooked.

2) Impact on street scene / visual amenity

There is a 1.8m high Lawson Cypress Hedge which runs along the front boundary of No 30, with the road. The house is set slightly lower, 0.5m approx than the road level ∴ no significant visual impact on street scene.

There is a similar porch extension at No 12, Chiltern Drive.

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

F/2000/0681

Neighbours Notification

28 + ~~30~~ 32 Chiltern Drive,

1, Mendip Close, 14 days.

Chard.

✓ CL
5/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2000
Officer: JM	Application No. F/2000/0681

Map No. 32 Site 0:03....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT PORCH EXTENSION TO DWELLING

Location: 30 CHILTERN DRIVE

Parish: CHARVIL Ward: CHARVIL 4/3

Applicant: MR K MILNER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (10) 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 ✓		6/3	received 27
5	Elevation plans	other side elevation West.	request with S.Notice	
6	Floor plans ✓			
7	Metric scale disclaimer ✓			
8	Encroachment letter ✓			
9	Miscellaneous			

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	Map No. 32 Site 0.03
Officer: JM	Application No. F/2000/0681
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT PORCH EXTENSION TO DWELLING

Location: 30 CHILTERN DRIVE

Parish: CHARVIL Ward: CHARVIL. 6/3

Applicant: MR K MILNER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(10)

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 ✓		6/3	received 27
5	Elevation plans	other side elevation west. ✓	request with S. Notice	
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 : 6/3 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:

.....

.....

.....

NEIGHBOURS:

28 + 32 Chiltern Drive 05/4/00 14 days
19/4/00

Tel. 0118 974 6441 (Direct Line)
E-mail: andrew.thorley@wokingham.gov.uk

Date. 19 April, 2000
My ref. AJT/MLT/F/2000/0681
Your ref.

A J Ridley
PDM Associates
10, The Green,
Bracknell,
RG12 7BG

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Ridley,

PROPOSED EXTENSION – 30, CHILTON DRIVE, CHARVIL.

Thank you for your letter and additional plans dated 24th March 2000 showing the west elevation of the above proposal.

I can confirm that Building Regulations consent is not required for the proposed porch as the floor area is under 30m2.

I hope this information is of assistance to you, however, it is on an advisory nature only and given without prejudice to any future decision that this Council may take.

Should you wish to discuss any matter further please do not hesitate to contact Andrew Thorley.

Yours sincerely,

MLTHORP
Principal Development Control Officer

PDM ASSOCIATES
PROJECT DESIGN AND MANAGEMENT CONSULTANTS
10 THE GREEN EASTHAMPSTEAD BRACKNELL BERKSHIRE RG12 7BG TELEPHONE (01344) 423264

27610

received 17/04/2000

COPIES TO: ACK: FILE:

Planning Services.
Wokingham District Council
P.O Box. 157
Shute End
Wokingham Berks.
RG40 1WR.

Attn. Mr. J. Miller. F/2000/0681. 24 March 00.

Re. 30 Chiltern Drive Charvil.

I refer to your letter of 6th Instant and as requested in the note attached I enclose 6 copies of Dwg. No. KSM/101/99/02D on which the West Elevation has been added. The planning notice has been displayed by the owner and you should have received notification from Mr. K. Wilson to this effect.

Referring to the first paragraph of my application letter of 18 Feb., can you please confirm that Building Regulation consent is not required as the porch construction is less than 30 sq. metres in area.

0681

ADDITIONAL PLAN

Yours Sincerely

R. J. Ridley

A. J. RIDLEY.

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0681

Location: 30, Chiltern Drive, Charvil, Reading.

Proposal: Proposed single storey front porch extension to dwelling.

Applicant: Mr K Milner C/O A J Ridley.

Case Officer: Andrew Thorley

The new plans show the following: Additional west elevation of proposed porch. Drawing no KSM/101/99/02A.

Comments are required by 24/04/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0681 (Planaps) / (Ludhouse) Date Rec. 27 March 2000

Location: 30 Chiltern Drive, Chaviil.

Parish Chaviil

Applicant: A. J. Ridley (Agent)

Description of attached plans Additional West Elevation of Proposed Porch.

Drawing No's: KSM/101/99/02a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ~~28 Chiltern Drive~~

Date for Responses 7days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 17.04.00

Yellow - Part One Copy
Green - Officer's Copy

To Sally Ayers
27794

~~To:~~
Property Dept

To ~~From~~: Andrew Thorley

Date: 22 March 2000

Application Number: F/2000/0681

Proposal: Proposed single storey front porch extension to dwelling..

Site Address:
30, Chiltern Drive, Charvil, Reading.

Applicant:
Mr K Milner C/O A J Ridley.

WOKINGHAM DISTRICT COUNCIL
RECEIVED
24 MAR 2000
PROPERTY SECTION

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

The above property is a former council House which was sold under Tenants Right to Buy legislation in 1983.

This Section has no objection to the proposed extension.

S. Ayers
PROPERTY MANAGEMENT OFFICER

29/3/00.

ADDRESS 30 CHILTERN DRIVE PARISH CHARVIL

32

PLOT No. 78 ORD. SHEET No. SU 7675-777

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46/72	Royco	Det hse & garage	17.2.72	NA CD
46/72.	Royco	" "	21.3.72	App NA
BBA 1123	M.E. O'CONNOR	ALT TO KITCHEN	23.2.87	APP
01487	Royco	DWELLING & G.	3/0.74	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PDM ASSOCIATES

PROJECT DESIGN AND MANAGEMENT CONSULTANTS

10 THE GREEN EASTHAMPSTEAD BRACKNELL BERKSHIRE RG12 7BG TELEPHONE (01344) 423264

21.FEB.2000 C631

Planning Services.
Environmental Services Dept.
Wokingham Dist. Council
P.O Box. 157
Shute End. Wokingham
RG 40 1WR.

18 Feb. 00.

Dear Sir, Re 30 Chiltern Drive Charvil.

I enclose herewith 6 copies of the application form together with 6 copies of the drawings listed for planning permission to the proposed new porch extension & also enclose a cheque in the sum of £95.00 as planning fee.

Will you please confirm that Building Regulation consent is not required as the porch is less than 30 sq. metres in area.

Yours faithfully

R. J. Ridley

R. J. Ridley

Environmental Services

For office use only.
Application number:
21.FEB.2000* 0681

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 KEITH MILNER
	Address and postcode	30 CHILTERN DRIVE CHARVIL WOKINGHAM RG 10 9UF
	Phone number	0118 934 1726
	Agent's Name	A.J. RIDLEY
	Address and postcode	PDM ASSOCIATES 10 THE GREEN BRACKNELL RG 12 7BG.
	Phone number	01344 423264
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.	30 CHILTERN DRIVE CHARVIL WOKINGHAM RG 10 9UF.
4	Give brief details of the proposal for example, two storey side extension. About the application	PORCH EXTENSION TO FRONT OF HOUSE
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.	ROOF TILES AND TILE HANGING TO MATCH EXISTING. WHITE UPVC FRAMES
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: 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 make sure that you enclose the following.	CHEQUE FOR £95.00 ENCLOSED	
	a Six copies of this form signed and dated.	DRAWINGS ATTACHED.	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	6 copies each.	
	c Six copies of each set of plans and drawings listed below.	KSM/101/99/01. Existing Plans, elevations + Block Plan. (1/500).	
	• 1:2500 scale location plan with the site outlined in red.	KSM/101/99/02 Proposed Alterations.	
	• 1:500 scale site layout plan.	1:2500 Location 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

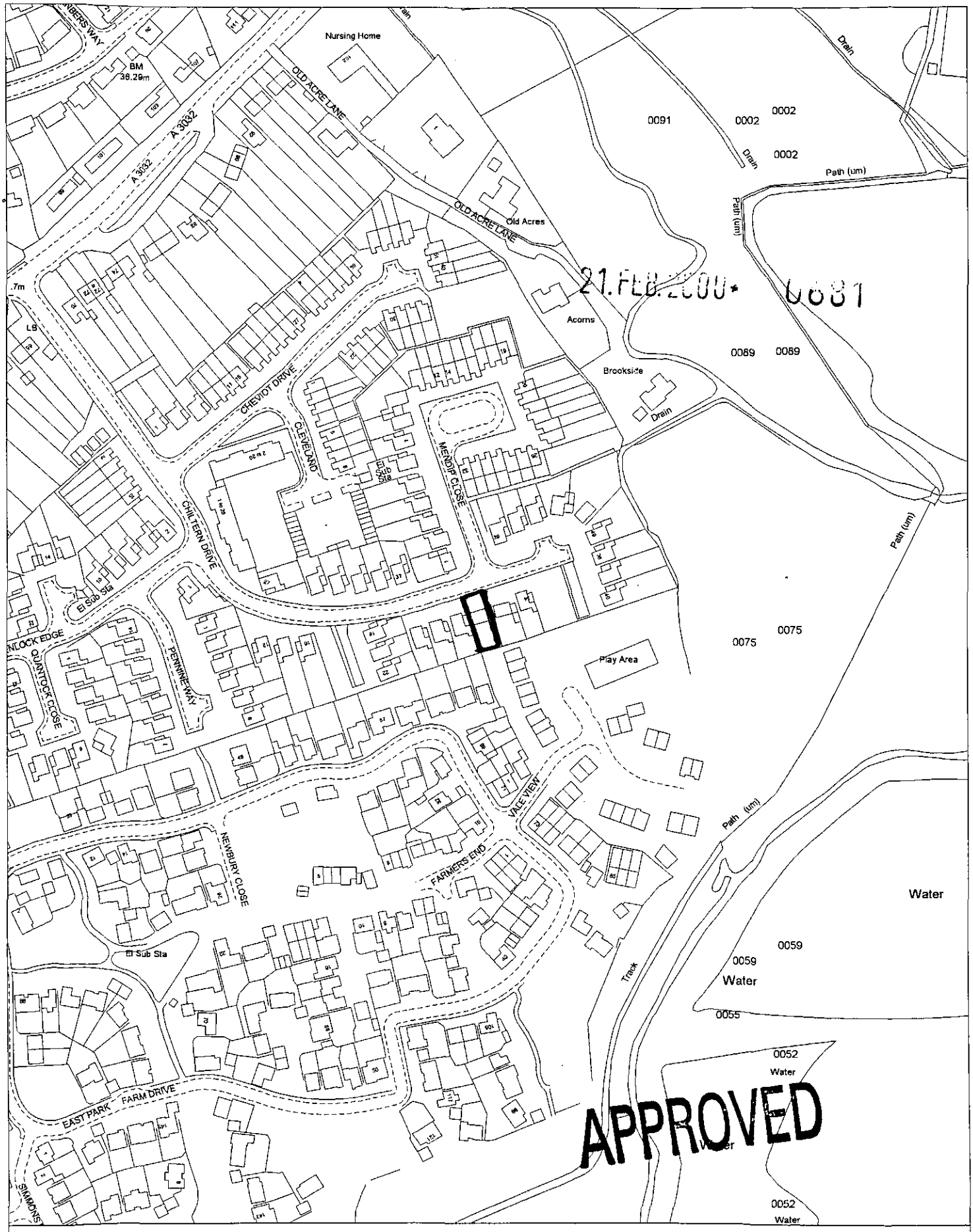
~~None of the land forms part of an agricultural holding.~~

Your signature: A. J. Ridley. A. J. RIDLEY.

on behalf of MR. K. MILNER.

Date 18 FEB 2000

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



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

30 CHILTERN DRIVE

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Date: 25 January 2000

N
W E
S