SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3202

LOCATION:
4 Chetwode Close, Wokingham.

APPLICANT:
Mr & Mrs Botfield C/O Greg Farrell

PROPOSAL:
Proposed erection of chimney to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Botfield
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2001/3202

Parish: **WOKINGHAM**

Location: **4 Chetwode Close, Wokingham**

Proposal: **Proposed erection of chimney 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. The applicant is reminded this approval relates only to the erection of the chimney and to no other work to the dwelling.

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
South East Area Local Plan Policies SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

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

Tel: 0118 974 6480

Date: **24 January 2001**

My ref: F/2001/3202

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3202
4, Chetwode Close, , Wokingham.
Proposed erection of chimney 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3202**
4, Chetwode Close, , Wokingham.
Proposed erection of chimney 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**********

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

Tel: 0118 974 6480

Date: **24 January 2001**

My ref: F/2001/3202

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
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Received by Wokingham District Council

Application No: F/2001/3202

Proposal:
Proposed erection of chimney to dwelling.

Location:
4, Chetwode Close, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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

24 January 2001

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3202

Applicant : Mr & Mrs Botfield C/O Greg Farrell.

Location : 4, Chetwode Close, , Wokingham.
Proposal : Proposed erection of chimney to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01.

Date Registered : 16/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 13/03/2001. 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 :

Wokingham T.C! No objections

Planning Issues :

1) Impact upon neighbouring properties
2) impact upon street scene

Application Number: F/2001/3202

Appraisal:

This application proposes to insert a new chimney into the South side elevation of the property to allow for a fireplace in the lounge.

It is noted that the front elevation plan of the house is incorrect and there is not a gable to the front elevation of the property, as this proposal is purely for the chimney revised plans have not been requested, however an informative is to be attached to clarify this application is for the erection of a chimney only and no other work to the dwelling.

1. Impact upon neighbouring properties

The proposed chimney is on the South elevation of the property and would protrude above the ridge by 0.75 of a metre. The main neighbouring property that could potentially be affected by the proposal is No.3 Chetwode Close, but the two properties are around 10m apart and the far edge of No.3 is in line with the front edge of No. 4 so there would not be a direct view of the proposed chimney. It is therefore considered there would be no detrimental impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the street scene

The proposed chimney would be inkeeping with the existing dwelling the materials would match existing, it is therefore considered there would be no detrimental impact upon the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3202
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	Informative		The applicant is reminded this approval relates only to the erection of the chimney and to no other work to the dwelling.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 12/3/07

&

The begining edge of n° 3 is almost parallel with the front of n° 4.

3 has 4 windows to front @ 1st flor ⇒ bed, landing + bathrooms. But they are @ least 10m from the edge of n° 4.

- A neighbour query was raised about the accuracy of the plans as they show a gable end to the front elevation, this is currently under construction in accordance with previous planning approval.

- 2m fence to front ~~along~~ set back 50cm from front of hse, joining n° 3 garage.

This app. refers purely to the chimney & not to any other alterations to the existing dwelling

RECORD OF SITE VISIT

SITE ADDRESS: 4 Chetwode Close Wokingham.

APPLICATION NUMBER: F/2001/3202

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front garden.

2. DESCRIPTION OF SURROUNDINGS Residential.
1970's. large detached family houses.
with attached garages.

3. DESCRIPTION OF SITE/BUILDING
Detached family 2 storey hse, currently undergoing ext. (99/70164/f)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage of n° 3 to left - flat roofed double.
n° 5 set forward of n° 3.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING lots - garage + Driveway.

LEVELS N/A.

BOUNDARY TREATMENT

OTHERS

PLANNING SERVICES | HPT
POL | TS
DC | FILE
APP
CS
26 FEB 2001
COPIES TO: | ACK

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/3202

Proposal: Proposed erection of chimney to dwelling.

Site Address: 4 Chetwode Close , Wokingham

Applicant: Mr & Mrs Botfield C/O Greg Farrell

Your observations are required in respect of this application **by 17/02/01**

No objections

SIGNED: R A Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 JAN 2001
Officer: HP	Application No. F 2001 3202

Map No. 76 Site 0.05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF CHIMNEY TO DWELLING

Location: 4 CHETWODE CLOSE

Parish: WOKINGHAM Ward: Wescott
24.01.01 JB

Applicant:
MR & MRS BOTFIELD

Fee Received 95.00 (3) 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 24-01-01 D 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:

S/N + See map
+ St Crispins Secondary School, London Rd, Wokingham.

ADDRESS 4 CHETWODE CLOSE PARISH WOKINGHAM

PLOT No. 4 SITE OF CHETWODE REST HOME ORD. SHEET No. SU.8267 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/43/08	MISSES MURRAY & MISS HILTON	C/APP. 9 DWELLINGS & GARAGES	9.1.69	C/
B/33/69 7783	SOMERLEE ESTATES LTD.	DEMOLISH CHETWODE - RES DEV	27.11.69	APP. C/
6/4/70 8013	"	DET. HOUSE, GARAGE & CAR PORT	9.7.70	APP. C/
99/70164/F	Mr & Mrs Botfield	2/st/S/extn.	5/10/99.	C/
FP/2000/1013	Mr & Mrs Botfield	2/st side ext	04.09.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 16 JAN 2001 * 3202

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 Address and postcode Phone number	MR & MRS DOFFIGO 4 CHETWODE CLOSE WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANTS
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CHIMNEY BREAST

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.	BRICK 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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

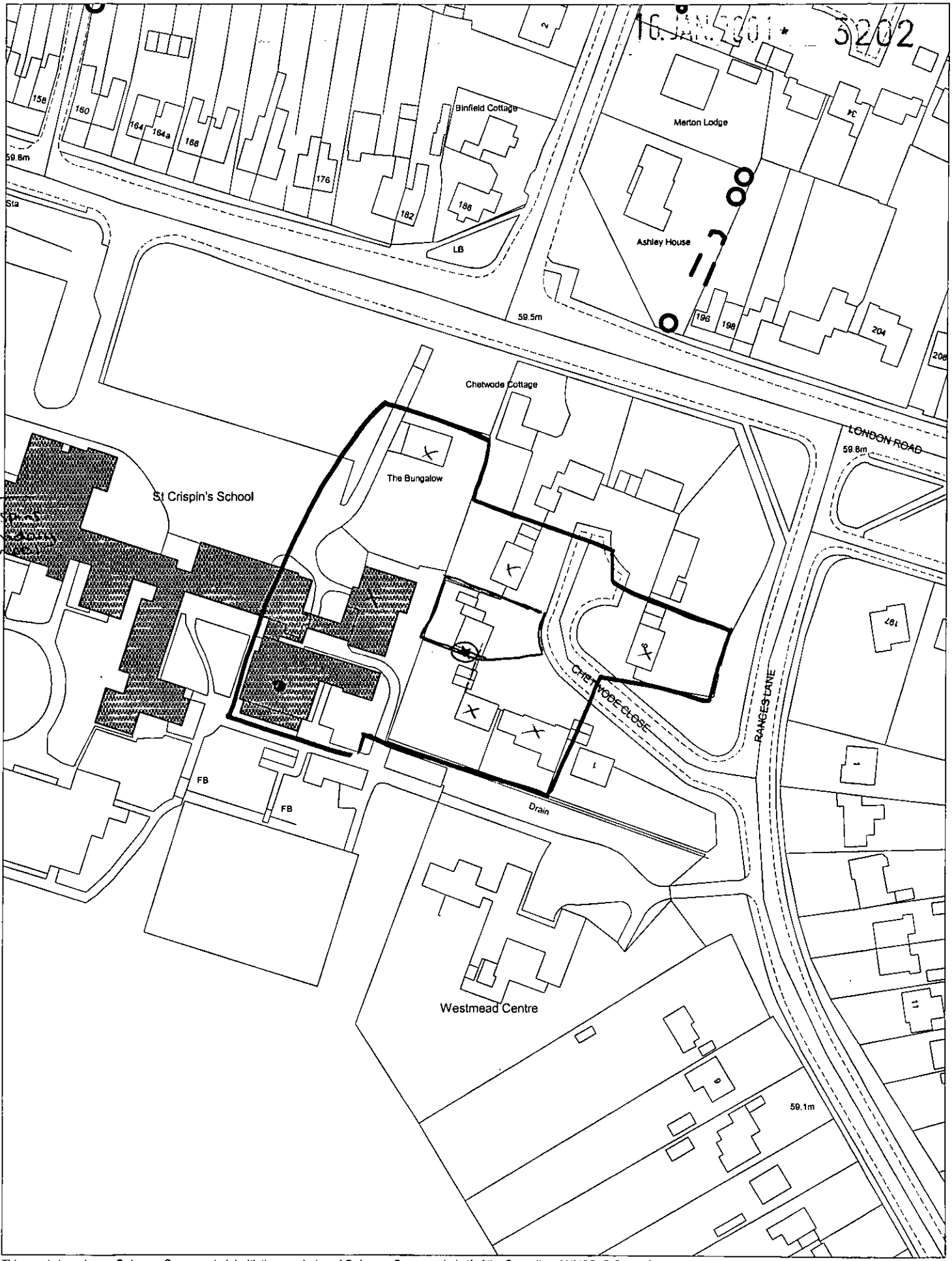
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS BOSTOCK

Date 15/1/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2001

Scale: 1 : 1250

N
W E
S