APPLICATION NO:
F/2000/0728

LOCATION:
45 Charwood Road, Wokingham.

APPLICANT:
Mr Mrs Boardman C/O Derek Cann

PROPOSAL:
Proposed extension to rear dormer of dwelling

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Boardman
C/O Derek Cann
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2000/0728

Parish: **WOKINGHAM**

Location: **45, Charwood Road, Wokingham.**

Proposal: **Proposed extension to front dormer of 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.

Condition
3. The shower room window in the 'road' elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation

Date: 13 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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 15 May, 2000
My ref. BC/DC/2000/0728

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

Mr & Mrs M Boardman
c/o Derek Cann
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Dear Sirs

PLANNING PERMISSION 2000/0728
SITE: 45 CHARWOOD ROAD, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0728 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0728	NB
BUILDING CONTROL NUMBER	FP 2000/0594 Howard	
APPLICANT/AGENT	Derek Cain	
ADDRESS OF SITE	45 Charwood Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	ext to front dormer.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	004-1	004-1
ELEVATIONS	004-2	004-2
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	/	
DATE	3/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

ADDRESS 45 CHARWOOD ROAD PARISH HOK

PLOT No. 371

BUILDER

ORD. SHEET No. 69

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/56/60	Benst	Rep Dwg	13/4/60	Ref
O/47/67	Taylor Woodrow	Rep Dwg	29/12/67	REF
B/23/69	do	Dwelling house	10/9/69	29/9/69 CA
R/48/71		Extension	3/4/71	13/4/71 CA
BR 10957	[illegible]	[illegible]	7.6.79	APP N/A
10832			2.8.79	N/A N/A
F/2000/0728	Mr & Mrs Boardman	Ext. to front dormer	13.04.00	CA

DATE OF COMPLETION

MINISTRY DECISION Appeal Granted 13/1/69 (O/47/67)

SPECIAL ORDERS

DRAINAGE

091074

Corrected site notice - sent out to replace incorrect.

Received by Wokingham District Council

Application No: F/2000/0728

Proposal:
Proposed extension to front dormer of dwelling

Location:
45, Charwood Road, , 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. 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

Received by Wokingham District Council

Application No: F/2000/0728

Proposal:
Proposed extension to rear dormer of dwelling

Location:
45, Charwood Road, , 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
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Head Planning and Transportation

Application Number F/2000/0728
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3	SC20	SR24	SHOWER ROOM WINDOW 'ROAD' ELEVATION

RECORD OF SITE VISIT

SITE ADDRESS: 45 Charwood Road Wokingham. APPLICATION NUMBER: F/2000/0728	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Snake f. garden

2. DESCRIPTION OF SURROUNDINGS
Residential
Semi-D with dormers.
Garage - integral & driveway

3. DESCRIPTION OF SITE/BUILDING
Existing front dormer - not full extent (width) of dwelling
Green tiles on front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi-D.
attached to No. 47

5. SITE CONSTRAINTS

TREES n/a

ACCESS/PARKING n/a

LEVELS n/a

BOUNDARY TREATMENT n/a.

OTHERS

No 47 - dormer to end p'line (small gap with edge) & extn over garage.

CONFIDENTIAL

APPLICATION NUMBER .....

☐ **PRE-APP**

☐ **POST-APP**

☐ **SAIF**

☐ **OTHER**

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0728

Applicant : Mr Mrs Boardman C/O Derek Cann.

Location : 45, Charwood Road, , Wokingham.
Proposal : Proposed extension to rear dormer of dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4

Date Registered : 29/02/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 25/04/2000

Consultation Responses :

Wokingham TC: 29/3 - "No objections"

Neighbours/Ken: none received.

Planning Issues : (ID'd sett).

1) Impact upon neighbouring properties - WBE1, ~~[illegible]~~ 1/2 } SBE1/2
2) Impact upon the street scene - WBE1, ~~[illegible]~~ 1/2 }

Application Number: F/2000/0728

Appraisal :

1) Impact upon neighbouring properties:
The proposed development is for a side extension to the front dormer to form a shower room.
This will bring the forward most part of the first floor level with the porch underneath.
The height of the extension to the dormer will be the same as existing; 1.6m with a flat top; & be of width 1.5m. This will extend the length of the existing dormer from 4.3m to 5.8m.

- No 47, has a front dormer extending the full width of building to the width of the garage.
All of the properties have dormers on the same side of road (in close vicinity) as No 45 have front dormers.
- It is considered that a proposed extn to the existing dormer will not have any detrimental impact to neighbouring properties by either overbearing or overshadowing. There will be no overlooking - a condition will be added that the window to the shower room be obscurely glazed.

2) Impact to the street scene.
materials will match existing
properties already have similar dormers some of which have been extended (ie/ No 47)
∴ there will be no detrimental impact to the street scene.

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

Chris Wm

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~6976~~

Start date: 29 FEB 2000	Map No. 69 Site 0.03
Officer: NAB | Application No. F|2000|0728.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED EXTENSION TO ~~REAR~~ FRONT DORMER OF DWELLING

Location: 45 CHARWOOD ROAD

Parish: WOKINGHAM Ward: Norreys

Applicant: MR | MRS BOARDMAN

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

Enforcement Section to be notified ☐ tick if required (7)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?		
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 : ..... 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:

.....

.....

.....N.o. p.v.e. apps.....

NEIGHBOURS:

.....S/N sufficient.....

.....

.....

.....

.....

.....

.....

.....

.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0728

Proposal: Proposed extension to rear dormer of dwelling

Site Address: 45 Charwood Road, Wokingham

Applicant: Mr & Mrs Boardman c/o Derek Cann

Your observations are required in respect of this application by **06/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 27/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

ADDRESS 45 CHARWOOD ROAD PARISH WOK

PLOT No. 371 ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/56/60	Bend	Res Dev	13/10/69	Ref
0/47/67	Taylor Woodrow	Res Dev	29/12/67	Ref
B/23/69	do	Dwelling house	10/9/69	29/9/69 C
R/48/71		Extension	8/4/71	13/4/71 C
BR 10957	MR A DAWE	UTILITY, CLOAK & EXT TO GARAGE	7.6.79	APP N/A
10832	"	"	2.8.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION Appeal Granted 13/1/69 (0/47/67)

SPECIAL ORDERS

DRAINAGE

091074

29.FEB.2000* 0728

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr & Mrs M. Boardman
	ADDRESS	45 Charwood Road
	29.FEB.2000* 0728	Wokingham
	POST CODE	RG40 1RY tel 9783149
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION	
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	45 Charwood Road
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Side extension to dormer to form shower room
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Vertical tiles 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:3	Proposed:3
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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.

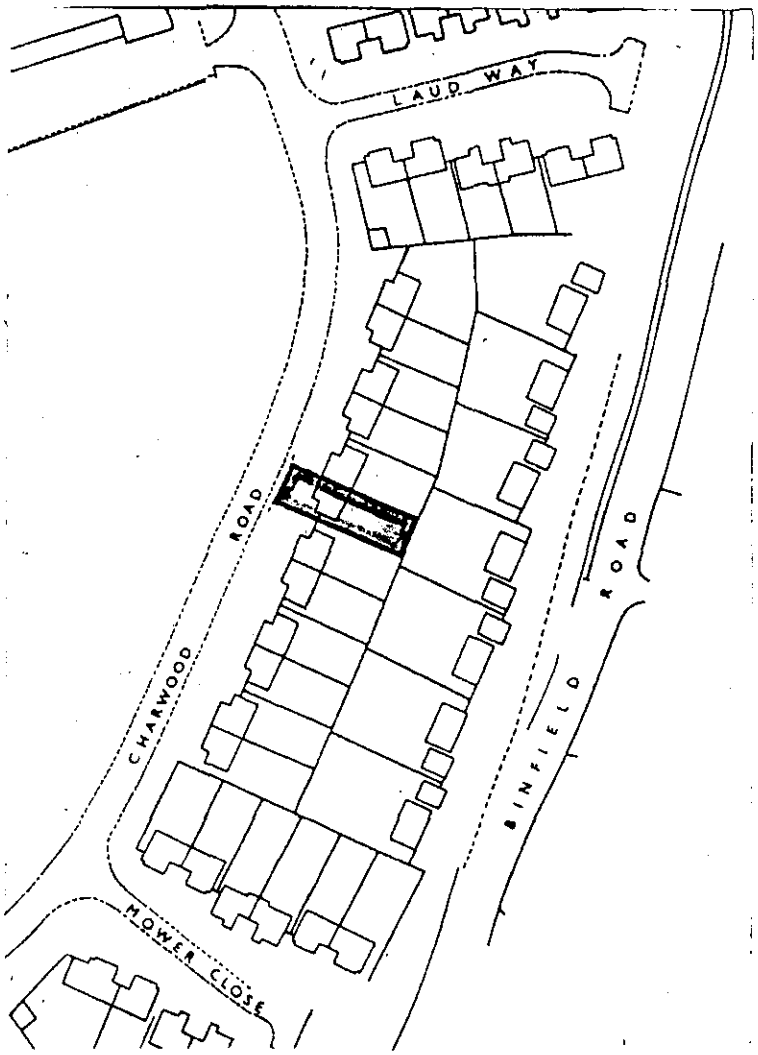
* None of the land forms part of an agricultural holding.

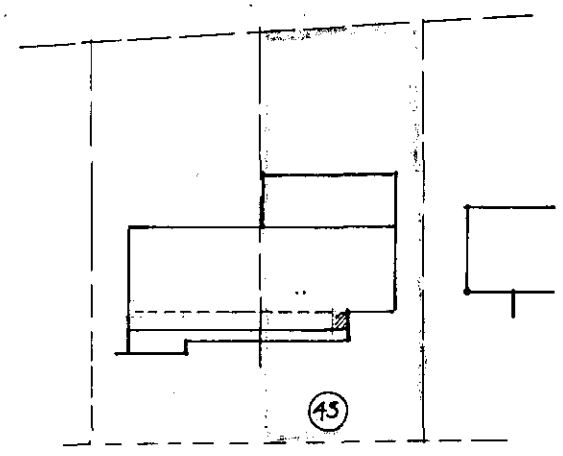
SIGNED  ON BEHALF OF Mr + Mrs Boardman

DATE 28th February 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

23.FEB.2000* 0728





45 CHARWOOD ROAD. - 1:500

APPROVED

SITE PLANS.

45. CHARWOOD ROAD WOKINGHAM. 004·1



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2000

Scale: 1 : 1250

N W E S

29.FEB.2000* 0728