APPLICATION NO:
F/2000/0880

LOCATION:
4 Brant Close, Arborfield Cross Reading.

APPLICANT:
Mr B Watkins C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **10/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Watkins
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/0880

Parish: **ARBORFIELD**

Location: **4, Brant Close, Arborfield Cross, Reading.**

Proposal: **Proposed single storey side 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: 20 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0880	AT
BUILDING CONTROL NUMBER	FP/2000/0395	Martin
~~APPLICANT~~/AGENT	Anderson	
ADDRESS OF SITE	4. Brent Close ARBORFIELD	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2950A	AH/E/2950A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/5/00.	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0880

Applicant : Mr B Watkins C/O Andesign.

Location : 4, Brant Close, Arborfield Cross, Reading.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 18/4/2000

Date Registered : 08/03/2000

Earliest Date for Decision : 10/04/2000

Latest Consultation Date/Site Notice Expiry Date : 10/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

Arborfield + Newland Parish Council: No Comment / No Objection

Neighbours: None received.

Planning Issues : (identified settlement)

1). Neighbours

2) Street scene.

Application Number: F/2000/0880

Appraisal :

1) Impact on amenities of neighbouring properties.

Proposed single storey side extension to dwelling to form porch and shower room. It will be 6.2m wide and protrude from side elevation by 1.8m overall. It will have a pitched + flat roof 2.8m to eaves and 3.1 m to the lean to ridge. The entire rear garden is bounded by a 1.8m fence.

- No 8, 28 to 38, Melrose Gardens, due to the distance away from the proposal and set slightly on higher ground, will not be overlooked - no adverse visual impact to these properties.

- No 10 & No 14 Chamberlains Gardens, due to the distance away and behind a 2.8m high (approx) hedge the occupants of these properties will not be affected, visually.

2) Impact on street scene / visual amenity.

Materials will match existing and the roof of the proposed may be visible from behind the garage, however no significant impact on street scene.

John Mitchell 20/6/00

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

Application Number F/2000/0880
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: 4 Brant Close
Arborfield Cross Reading.

APPLICATION NUMBER: F/2000/0880

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front drainpipe

2. DESCRIPTION OF SURROUNDINGS
Residential, ~~mixture of~~ (2 storey semi detached houses at rear) single storey semi detached bungalows Private drive/access to backland dev site. detached house + shop at entrance.

3. DESCRIPTION OF SITE/BUILDING
Backland / ~~infill~~ dev site.
Single storey semi detached bungalow with detached garage + parking spaces at front. red brick, white UPVC windows + doors, concrete tiled roof, open plan front garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer location plan. Mainly parallel / in line with adjoining properties.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front + in garage at side.

LEVELS — The site at the rear of the property slopes upwards to rear boundary, 1.8m fence.

BOUNDARY TREATMENT

OTHERS — Z No 3, 1.8m fence.
- West elevation 1.8m fence stepped up along boundary from behind garage
- In front of garage at front 2.8m high Ledge
- No 10 to No 14, Chamberlands Gdns 2.8m high Ledge approx

No. Roof may be visible from behind the garage, but not a significant impact on neighbours.
No impact on street scene.

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

Tel:

Date: **17 March 2000**

My ref: F/2000/0880

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/0880
4, Brant Close, Arborfield Cross, Reading.
Proposed single storey side 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0880**
4, Brant Close, Arborfield Cross, Reading.
Proposed single storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2000

Officer: AT | Application No. F/2000/0880

Map No. 89 Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 4 BRANT CLOSE

Parish: ARBORFIELD Ward: Arborfield. 17.3.2000

Applicant: MR B WATKINS

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

Enforcement Section (3) 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 : 17.3.2000 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:

NO PRE-APPS

.....

.....

NEIGHBOURS:

S/N + 3 BRANTS CLOSE ✓

28, 30, 32, 34, 36, 38 + 8 MELROSE GARDENS

10, 12 + 14 CHAMBERLAINS GARDENS

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES | HPT
POL
DC
APP
CS
10 APR 2000
COPIES TO:

4 April 2000

Mr Andrew Thorley
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Thorley

Reference P.A. F/2000/0880, 4 Brant Close, Proposed single story side extension

The Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Environmental Services

For office use only.
Application number:

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 B.E. WATKINS
	Address and postcode	4 BRANT CLOSE ARBORFIELD, BERKS RG2 9PF
	Phone number	9760619
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION

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.	FELT & CHIPPINGS TRANSLUCENT SHEET TO MATCH CONSERVATORY, FACING 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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

08.MAR2000* 0880

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.	6	
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 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.

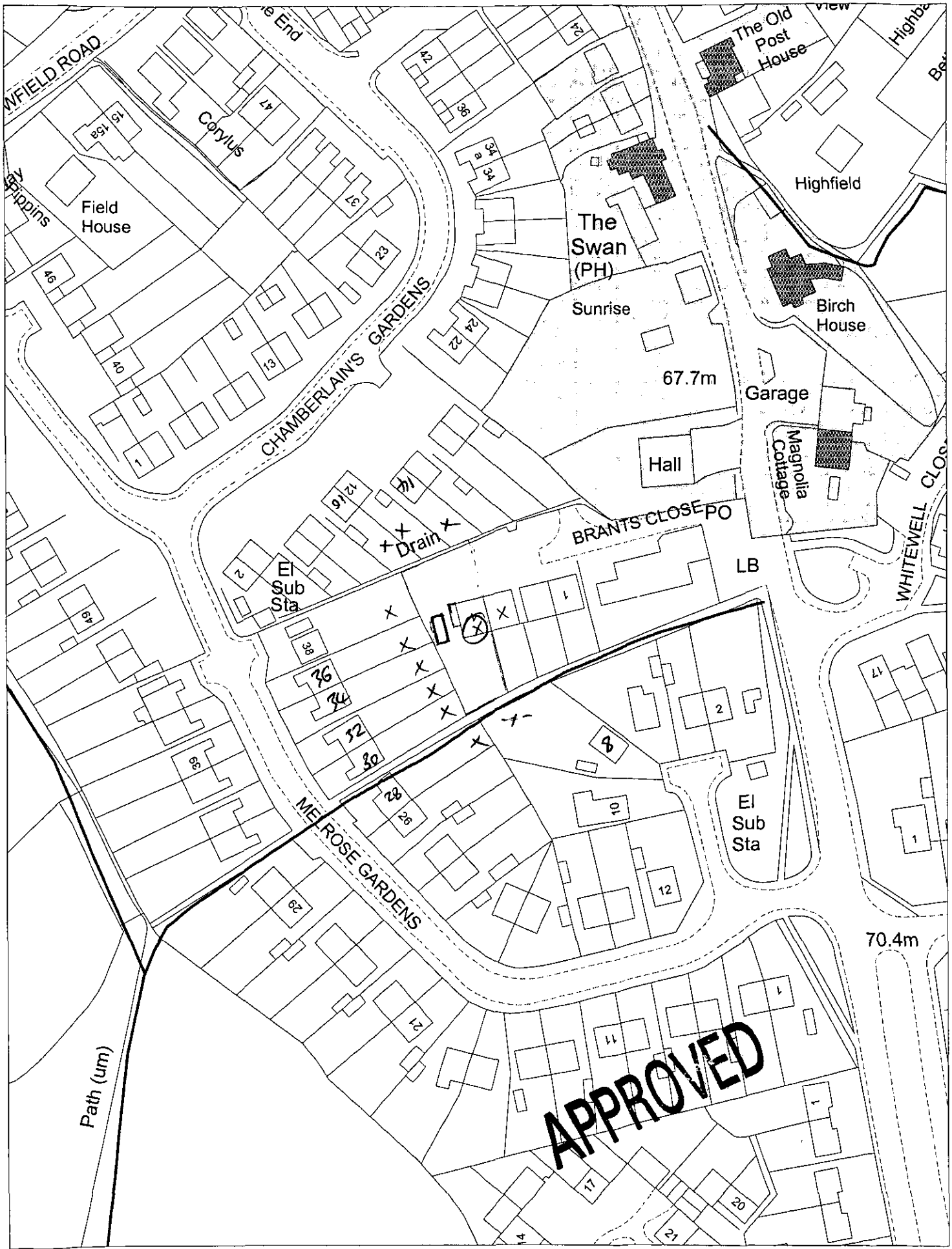
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of B.E. WATKINS

Date 6/3/2000

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.

15 March 2000

Scale: 1 : 1250

N W E S

08 MAR 2000 0680