APPLICATION NO:
F/2000/2830

LOCATION:
88 Old Bath Road, Charvil Reading.

APPLICANT:
Mr G Curtis C/O Colin Dawson & Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **18/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 12/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Curtis
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/2830

Parish: **CHARVIL**

Location: **88, Old Bath Road, Charvil, Reading.**

Proposal: **Proposed two 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 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. 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 LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 10/01/2001

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2830. GA
BUILDING CONTROL NUMBER.	FL 2001/1651 Nick.
APPLICANT/AGENT	Colin Dawson + Associates
ADDRESS OF SITE	88 old Bath Road CHARVIL
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D562-01A	D562-01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/01	

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: George Allpress

Application Number: F/2000/2830

Applicant: Mr G Curtis C/O Colin Dawson Associates.

Location: 88 Old Bath Road, Charvil, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		29/11/00

Date of Neighbour Notifications : 24/11/00

Date of Site Visit : 28/11/00

Date Registered : 17/11/2000

Earliest Date for Decision : 18/12/2000

Latest Consultation Date/Site Notice Expiry Date : 18/12/2000
22/12/00 (GA)

This application will have expired on: 12/01/2001. 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 :

At the time of writing no comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2830

Appraisal :

The application property is a semi-detached, inter wary years style suburban dwelling that is situated on the south east side of The Old Bath Road, and accessed from a private unmade service road which serves this and the adjoining houses. There is a tree lined hedgerow which largely screens this and the neighbouring dwellings from views from the main road. The property lies within a defined settlement, but within a location which is semi-rural in character.

The application proposes a two storey side extension on the south west unattached side of the dwelling. The extension would be plot depth at front and rear at ground floor level, but part recessed, and the first floor front elevation would be recessed behind the existing to maintain the rhythm of the existing semi-detached character.

The proposed extension amounts to a substantial extension of the house, but the application property has a deep frontage depth and the proposed extension is subservient to the existing dwelling in terms of its scale and proportions, and is designed so that terracing would not result. Therefore no harm to the street scene.

The orientation between this and the adjacent unattached (no.86) is such that ensures against a material loss of light, and no.86 has no flank windows. No.86 has a garage adjacent the boundary so no overbearing impact would result. No other dwelling would be impacted upon.

The extension would necessitate demolition of the existing garage. However, the application property has a long front garden with sufficient space to accommodate parking to meet local plan standards, and the proposed extension would not result in an increase in habitable accommodation requiring additional parking provision.

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

Application Number: F/2000/2830
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

10/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 88 Old Bath Road, Charvil, Reading.

APPLICATION NUMBER: F/2000/2830

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising mix of semi-detached and detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached No.90 to the north east, and unattached no.86 to the south west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage at rear front garden which can accommodate at least four cars.
LEVELS	Level.
BOUNDARY TREATMENT	Wall and metal gates to front timber fencing to rear.
OTHERS	None

Received by Wokingham District Council

Application No: F/2000/2830

Proposal:
Proposed two storey side extension to dwelling.

Location:
88, Old Bath Road, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/12/2000. 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

24 November 2000

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

Tel: 0118 974 6442

Date: **24 November 2000**

My ref: F/2000/2830

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/2000/2830
88, Old Bath Road, Charvil, Reading.
Proposed two 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2830**
88, Old Bath Road, Charvil, Reading.
Proposed two 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 Pierce

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118)**

The Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/562
Tuesday. 14 November 2000

17.NOV.2000* 2330

Dear Sir

RE; 88 OLD BATH ROAD, CHARVIL, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 NOV 2000
Officer: GA	Application No. F/2000/2830

Map No. 32 Site 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 88 OLD BATH ROAD

Parish: CHARVIL Ward: CHARVIL
24.11.00

Applicant: MR G CURTIS

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

Enforcement Section (1) 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 : 24.11.00 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+ 86, 90, 103 Old Bath Road
33, 35, 37 Chevriot Drive ✓

Environmental Services

For office use only.
Application number: 17.NOV.2006 2330

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 G Curtis 88 Old Bath Road Charvil Reading Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way Twyford Reading, Berks RG10)PY 0118 9343322
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.	88 Old Bath Road, Charvil Reading Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two 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.	Pink common bricks to match existing Red plain roof tiles to match existing White double glazed windows and doors 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: 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.	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: W R Lawton

on behalf of Mr G Curtis

Date 14/11/00

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

1933

ADDRESS 88 Old Bath Road PARISH Charvil

PLOT No. ORD. SHEET No. SU.7775 3

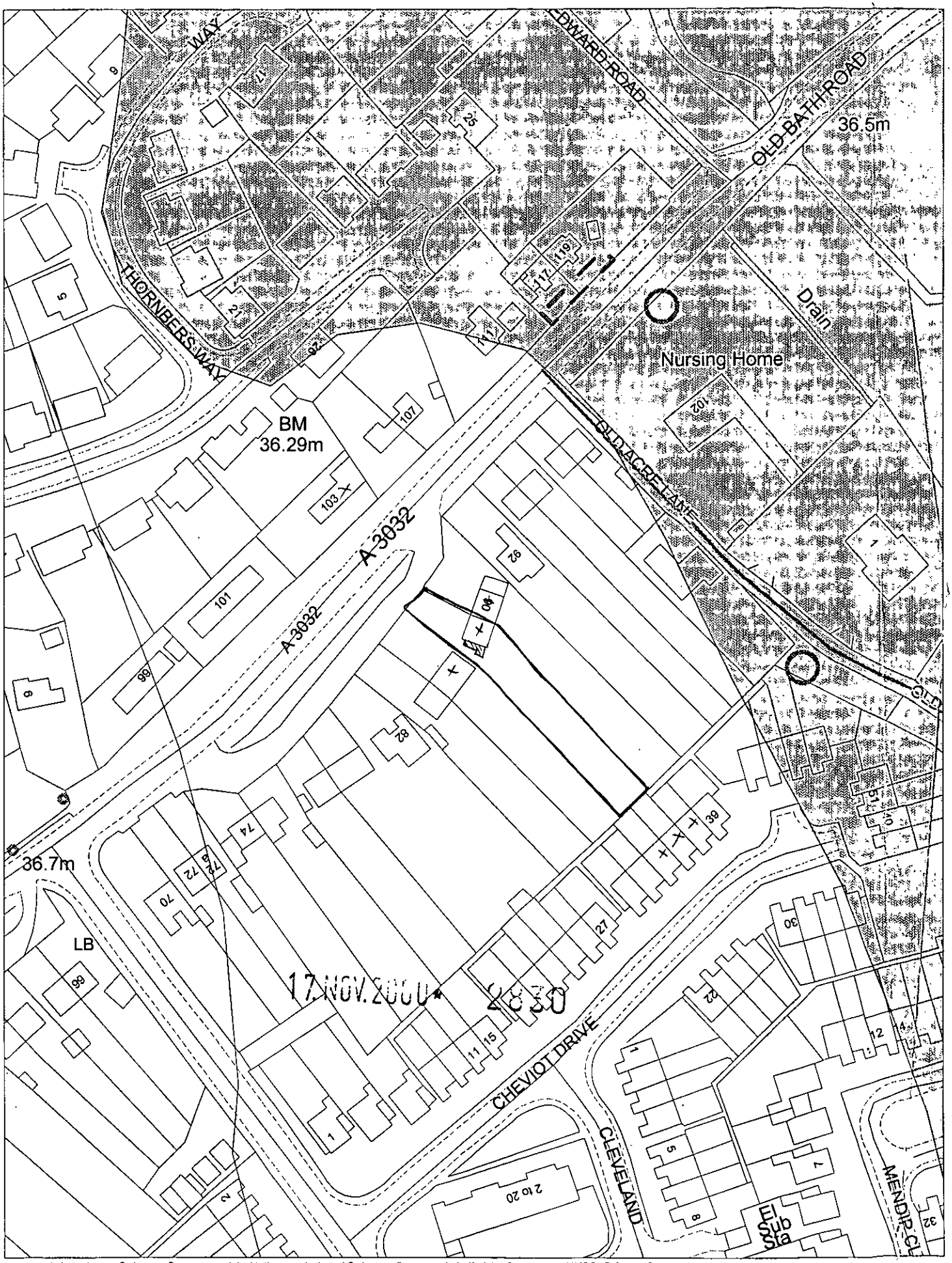
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio

MINISTRY DECISION

SPECIAL ORDERS

D



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Development Control Section, Environmental Services, Wokingham District Council.

22 November 2000 Scale: 1 : 1250