APPLICATION NO:
F/2000/0946

LOCATION:
17 Overbury Avenue, Wokingham.

APPLICANT:
Mr J Loades C/O D J Porter FRICS

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/04/2000**
28 Day Members Exp : 21/04/2000 (BH .: 25/04)
APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Loades
C/O D J Porter FRICS
Castle Hill House
12 Castle Hill
Windsor
Berkshire
SL4 1PD

Application Number: F/2000/0946

Parish: **WOKINGHAM**

Location: **17, Overbury Avenue, Wokingham.**

Proposal: **Proposed first floor 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: 08 May 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	0946	NB
BUILDING CONTROL NUMBER	FP 2001/1523 Howard	
APPLICANT/AGENT	D J Porter	
ADDRESS OF SITE	17 Overbury Avenue WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2000/107/1	2000/107/1
FLOOR PLANS	– "	– "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	31/1/01	

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 : Natalie Brown

Application Number : F/2000/0946

Applicant : Mr J Loades C/O D J Porter FRICS.

Location : 17, Overbury Avenue, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....4/5.....

Date Registered : 15/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

Wokingham PC: "No objections"

Highways: 11/4 - approval with no conditions

Env. Agency: 19/4 - "no objections"

Neighbours/SN:

Planning Issues : (Old Sett & Flood zone).

1) Impact upon neighbouring properties } SBE1, WBE1, WBE3
2) Impact upon the streetscene
3) Impact upon highway safety
4) Impact upon flood zone of Emmbrook

Application Number: F/2000/0946

Appraisal :

i) Impact upon neighbouring properties :-
The proposed development is for a 1st floor side extension. ~~above the existing side~~
It will be the same ridge height of the main dwelling 5m to eaves & 7.3m to ridge. It will ~~cover~~ the footprint of the existing footprint ie, will follow the width & depth of the ground floor
The dwelling is at the end of a cul-de-sac & set back from the cul-de-sac & is therefore not overlooked nor will it overlook any neighbouring properties.
The proposed extension will also not be overbearing nor cause any overshadowing ∴ no detrimental impact.

2) Impact upon the streetscene.
The road comprises detached properties. The proposed extension is on the side of the properties facing an overgrown shrubby area surrounding the turnabout ie, ~~it is facing away from the road~~. the nature of its location means it will not be visible from the majority of the road.
Materials will match existing
∴ no detrimental impact upon the streetscene.

3) Impact upon highway safety.
No bedrooms will remain at 4. There is a garage space plus room for 3-4 cars on the driveway ∴ no impact to highway safety (highways dept do not want to impose any conditions)

4) Impact upon flood zone.
The development is at 1st floor ie no additional increase in footprint area. Environment agency have no objections to the proposal.

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

Application Number F/2000/0946
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK

John Murcien
5/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 17 Overbury Avenue Wokingham. APPLICATION NUMBER: F/2000/0946	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/5.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on lamp - post

2. DESCRIPTION OF SURROUNDINGS

Residential - detached with front integral garages
open plan nature to front gardens

3. DESCRIPTION OF SITE/BUILDING

Existing 1st floor set back app 1m front b'line (garage/porch etc) - is not full width of dwelling
side/rear: not overlooked - shrubs - trees etc.

set back some considerable distance from cul-de-sac & N° 16.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached but adj to N° 15.
front - 1.8m fence (not close boarded) with shrubbery etc
surround 'from Brook'

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Garage & possibly 4 cars on driveway.

LEVELS —

BOUNDARY TREATMENT 1.8m fence at side → river.
1.8m fence other side and rear.

OTHERS —

NB: No neighbours overlook.

— none immediately affected.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAR [illegible]
Officer: NAB	Application No. F|2000|0946

Map No. 60 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 17 OVERBURY AVENUE

Parish: WOKINGHAM Ward: Emmbrook
24.3.2000

Applicant: MR J LOADES

Fee Received 95-00 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 : 24.3.2000 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 (Flood zone.)	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:

..... SN + 15 & 16 Overbury Avenue ✓

..... 20 Ashton Road .....

.....

.....

.....

.....

.....

.....

.....

Received by Wokingham District Council

Application No: F/2000/0946

Proposal:
Proposed first floor side extension to dwelling.

Location:
17, Overbury Avenue, , 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 17/04/2000. 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

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

Tel: (0118) 974 6492

Date: **24 March 2000**

My ref: F/2000/0946

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0946
17, Overbury Avenue, , Wokingham.
Proposed first floor 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0946**
17, Overbury Avenue, , Wokingham.
Proposed first floor 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 Whyte

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

17 Overbury Avenue

PLANNING S... 28547
POL
APP
CS
19 APR 2000
COPIES TO: | ACK:
FILE: Contract | Standard Reply | Reply Handler
19 APR 2000 | CUSTOMER 1st
Reference | Reply Due Date | Actual Reply Date

ENVIRONMENT AGENCY

Our ref: SP\2000\0[illegible]16\001
Your ref: F/2000/094[illegible]

Date: 13th April 2000

District Planning Officer
Wokingham District Council
School Green
Shinfield
Reading
Berkshire
RG2 9HL

Attention: Natalie Brown

Dear Madam

FIRST FLOOR SIDE EXTENSION AT 17 OVERBURY LANE, WOKINGHAM

Thank you for your letter dated 24 March 2000 which was received on 29 March 2000. You are asked to quote the following reference in any correspondence: SU77SE/5/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

This site is within the 1968 floodplain of the Emm Brook. The site is therefore within an area where new development is to be strictly controlled. However, although the site is subject to flooding, this proposal would, because it is a first floor extension, be unlikely further and materially to impede the flow of flood water or to increase the risk of flooding elsewhere. Accordingly I would not advise against this proposal on flooding grounds.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Andy Nixey
Development Planning Officer

Please ask for: Sarah Paxman

cc. D.J. Porter, Castle Hill House, 12 Castle Hill, Windsor, Berks SL4 1PD

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 24 March 2000

Application Number: F/2000/0946

Proposal: Proposed first floor side extension to dwelling.

Site Address:
17, Overbury Avenue, , Wokingham.

Applicant:
Mr J Loades C/O D J Porter FRICS.

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

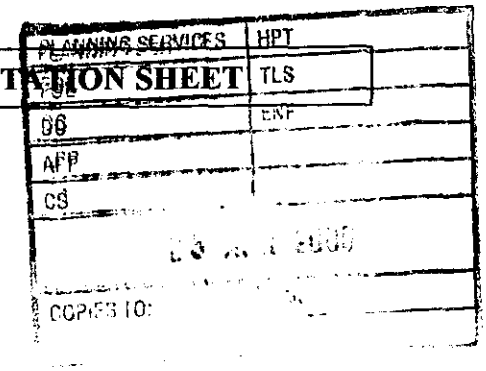
✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Tatler **Print name:** N TROTTER

11-4-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/0946

Proposal: Proposed first floor side extension to dwelling

Site Address: 17 Overbury Avenie, Wokingham

Applicant: Mr J Loades c/o D J Porter FRICS

Your observations are required in respect of this application by **17/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 30/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

15 MAR2000* 0946

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

13th March, 2000.

Dear Sir or Madam,

Re: 17, Overbury Avenue, Emmbrook, Wokingham, Berks.

I enclose 6 copies of the completed Householder application form, 6 copies of drg. no. 2000/107/1, 6 copies of a block plan at a scale of 1:2500, 6 copies of a site plan at a scale of 1:500 and a cheque for £95 in support of my application, on behalf of the owner, for planning permission to build the upper storey extension on the existing single storey side extension. I have highlighted the proposed work.

Please note that the garage will still accommodate a car and there are three existing spaces on the front drive. Therefore the required parking provision can still be met.

If you require any further information, I would be grateful if you would telephone me in the first instance and not return the entire application as this wastes money on postage and only serves to delay its determination.

Yours faithfully,

D. J. Porter,

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

ADDRESS 17 Overbury Avenue PARISH Wokingham

PLOT No. 48 ORD. SHEET No. SU 7970 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
S/18/69	Director of Education	Playing field	12/5/70		C/A
0/3/71	Mrs Pickards	Residential development	8/6/71		Ref.
B/22/73	Focus Homes (Elagons)	Detached house & garage	12/7/73		C/A
11326	Mr. L. Clements	8' screen extension	27.9.74	N/A	C/A
BR 12596	"	Utility & dining room ext	15.1.80	App.	N/A
BR 24486	"	New opening to living room	7.5.85	App	N/A

DATE OF COMPLETION

MINISTRY DECISION 0/3/71 - Appeal granted - 31/5/72

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
15.MAR2000* 0946

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. J. R. LOADES
	Address and postcode	17, OVERBURY AVENUE, WOKINGHAM, BERKS RG41 1LB
	Phone number	0118 9789631
	Agent's Name	D. J. PORTER F.R.I.C.S.
	Address and postcode	CASTLE HILL HOUSE, 12 CASTLE HILL, WINDSOR, BERKS SL4 1PD
	Phone number	01753 833360
3	Site	17, OVERBURY AVENUE, EMMBROOK, WOKINGHAM, BERKS
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR STOREY ON TOP OF EXISTING 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.	RED FACING BRICKS TO MATCH EXISTING, CONCRETE 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.	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: 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.		
	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

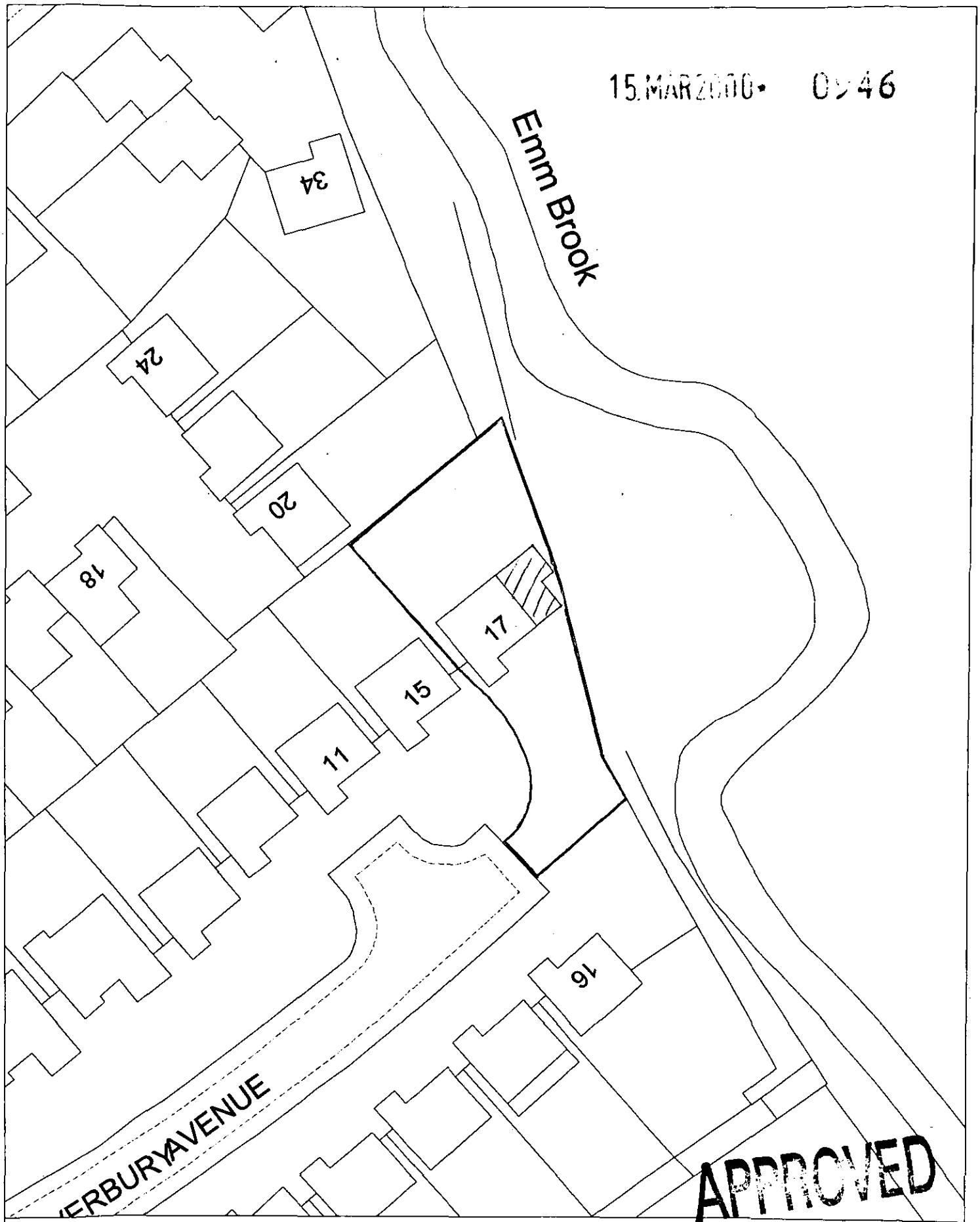
None of the land forms part of an agricultural holding.

Your signature: D. J. Potter F.R.I.C.S.

on behalf of MR & MRS. J.R.LDADES.

Date 13.3.00.

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



Site Plan, Scale: 1 to 500

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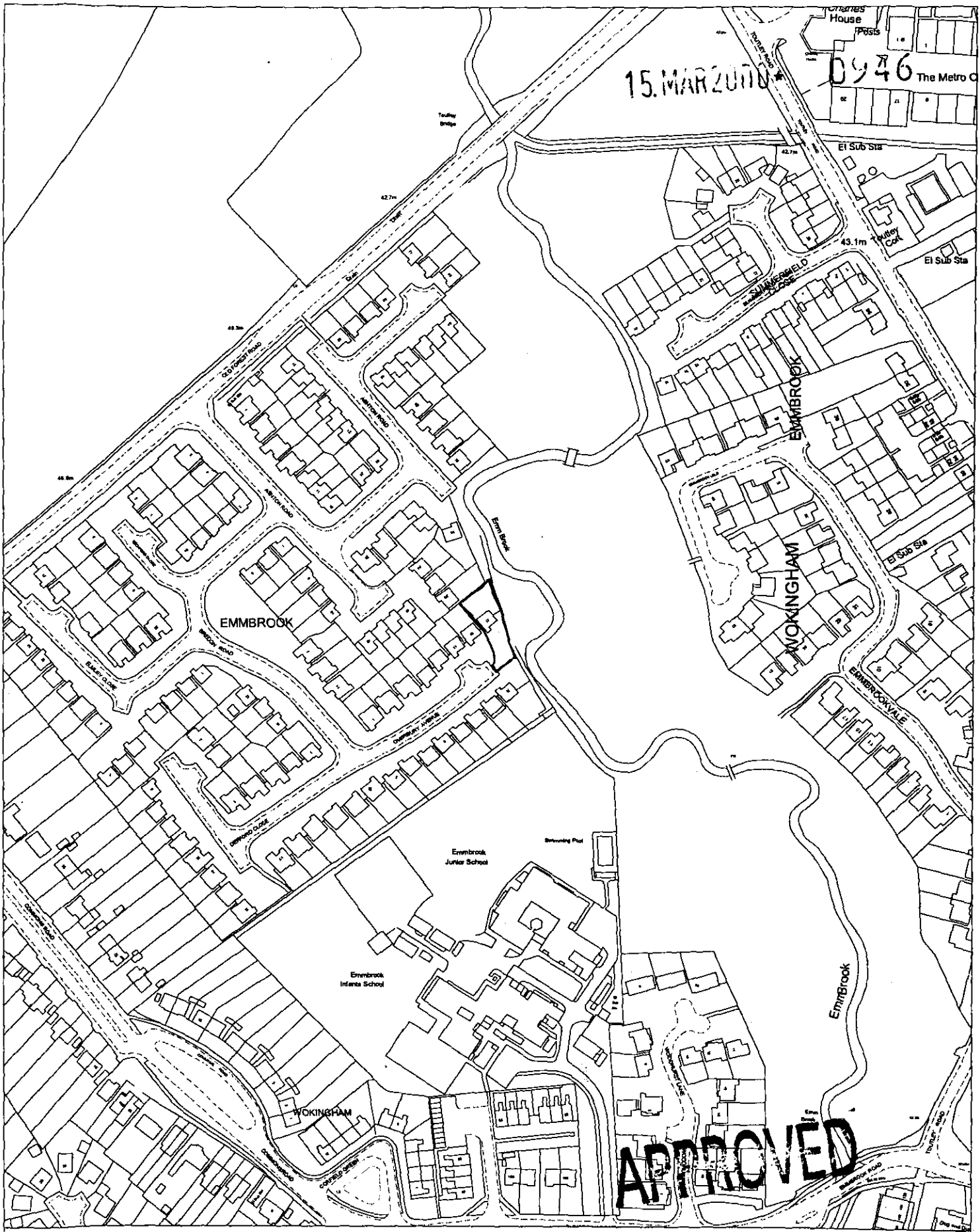
Date: 13 March 2000



Site Plan, Scale: 1 to 2500

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Date: 13 March 2000

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W E
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