APPLICATION NO:
F/2002/6804

LOCATION:
38 Park View Drive North, Charvil Reading.

APPLICANT:
Mrs S Greenwood C/O W Longstaff

PROPOSAL:
Proposed single storey front extension to dwelling to form bay window

EARLIEST DATE FOR DECISION: **13/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

345

D1

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2002/6804 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs S Greenwood
C/O W Longstaff
7 Cambrian Way
Reading
Berks
RG31 7DD

Application Number: F/2002/6804

Parish: **CHARVIL**

Location: **38, Park View Drive North, Charvil, Reading.**

Proposal: **Proposed single storey front extension to dwelling to form bay window**

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. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/07/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6804

Applicant : Mrs S Greenwood C/O W Longstaff.

Location : 38, Park View Drive North, Charvil, Reading.
Proposal : Proposed single storey front extension to dwelling to form bay window

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/07/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16th July

Date Registered : 07/06/2002

Earliest Date for Decision : 13/07/2002

Latest Consultation Date/Site Notice Expiry Date : 13/07/2002

This application will have expired on: 02/08/2002. 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 :

Charvil Parish Council – No comment

No comments received from neighbours.

Planning Issues :

Impact on Character of the area, Neighbour properties

LBE1, LBE2
WOS3, WBE1
CD3, ENC

Application Number: F/2002/6804

Appraisal :

The application proposes a bay window at the front of the dwelling. Sited within the identified curtilage No 38 Park View Drive North is adjacent to the bay A4. The dwelling also has an attached single garage.

The bay window would project 1.0m forward with an eaves height of 2.6m & ridge height of 3.9m ridge. The roof is pitched with a gable end. The would be glass on all sides. Tiles would be hung on the frontage.

The dwelling is on a corner plot between Park Drive North and the A4. The adjacent neighbour no 40 is not considered to be at risk of any adverse impacts arising from the formation of the window.

The window form an inconsequential feature on the house and is not considered out of character either on the dwelling or within the locality.

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

Application Number F/2002/6804
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 38 Park View Drive North Charvil Reading.

APPLICATION NUMBER: F/2002/6804

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 16/07

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

off A4, Res. detached & attached mixed design.

3. DESCRIPTION OF SITE/BUILDING

bungalow with attached flat roofed garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

A4

No 40 well distanced

5. SITE CONSTRAINTS None

TREES None

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT hedge + shrubs

OTHERS

Application Number : F/2002/6804	**Map No :** 28
Case Officer : PT	**Site Area :** 0 09
Valid Date : 7.6.02	**Received Date: 07/06/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling to form bay window

Location : 38, Park View Drive North, Charvil, Reading.

Parish : CH **Ward : CHA** 20.6.02 B.

Applicant : Mrs S Greenwood C/O W Longstaff.

Fee Required: £110 **Fee Received: £110** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Both side elevations required.	20-6	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 20·10·02 RS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Landfill Cons.
– Groundwater Prot. Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

Sub_Building_Name	Building_Name	Thoroughfare_Name	Dependent_ThFare	Post_Town_Name
	43	GINGELLS FARM ROAD		READING
	45	GINGELLS FARM ROAD		READING
	47	GINGELLS FARM ROAD		READING
	49	GINGELLS FARM ROAD		READING
	40	CHARVIL HOUSE ROAD		READING
	38	PARK VIEW DRIVE NORT		READING
	40	PARK VIEW DRIVE NORT		READING
	51	PARK VIEW DRIVE NORT		READING
	51A	PARK VIEW DRIVE NORT		READING
	36	PARK VIEW DRIVE SOUT		READING

Environmental Services

For office use only.
Application number: 0411.12 6004

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MRS. S. GREENWOOD,
	Address and postcode	38, PARK VIEW DRIVE NORTH, CHARVIL, READING. RG 10 9QY.
	Phone number	0118 934 5470
2	Agent's Name	W. LONGSTAFF
	Address and postcode	7, CAMBRIAN WAY, CALCOT, READING, RG31 7DD
	Phone number	0118 941 9152
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.	38, PARK VIEW DRIVE NORTH, CHARVIL, READING, RG10 9QY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED BAY WINDOW TO LOUNGE.
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.	BRICKWORK, ROOF TILES & WINDOWS ALL 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: TWO	Proposed: TWO
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 MRS. S. GREENWOOD.

Date 28/05/02.

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

Received by Wokingham District Council

Application No: F/2002/6804

Proposal:
Proposed single storey front extension to dwelling to form bay window

Location:
38, Park View Drive North, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6804 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/07/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

20 June 2002

6804

WILF LONGSTAFF ASSOCIATES
REGISTERED ARCHITECT
7, CAMBRIAN WAY
CALCOT
BERKSHIRE RG31 7DD
0118 941 9152
EMAIL WSTEPWIL@AOL.COM

6804

2nd. June 2002

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE RG40 1WR

Dear Sir,

re - ***Proposed Bay Window @***
38, Park View Drive North, Charvil, for
Mrs S. Greenwood

I enclose herewith fee, application forms and drawings in respect of the above for your due consideration under the Town and Country planning Act.

Yours sincerely,

Wilf Longstaff

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6804	PT
BUILDING CONTROL NUMBER.	FX2002/3169	North
~~APPLICANT~~/AGENT	W. Longstaff	
ADDRESS OF SITE	38 Park View Drive North CHARVIL	
DESCRIPTION OF PROPOSED WORK	S/S front bay window	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	WL/5/02	WL/5/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/8/02	

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	

1933

ADDRESS 38 PARK VIEW DRIVE W. PARISH CHARVIL

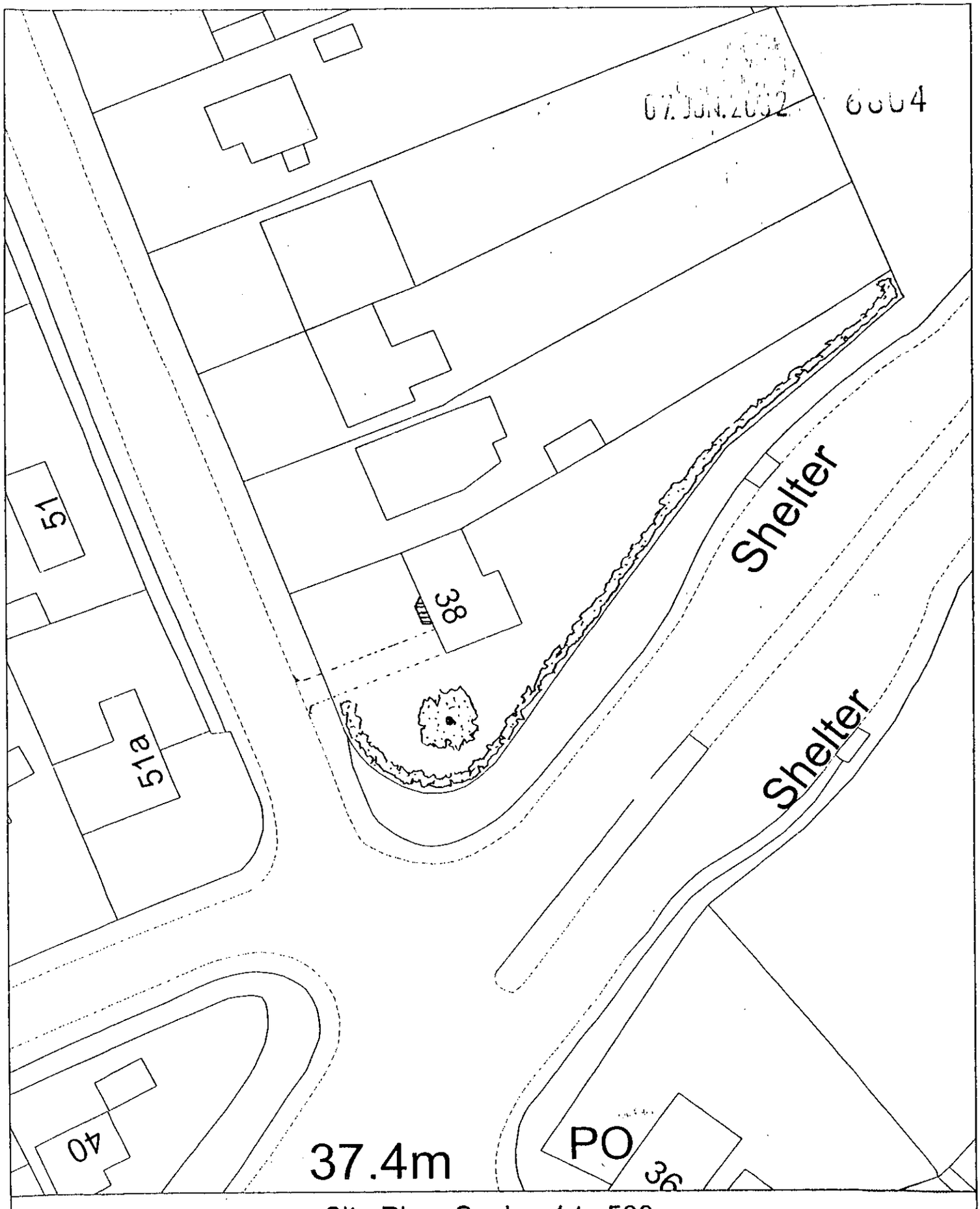
PLOT No. ORD. SHEET No. SU 7776 =

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
288/54		REMODELLED BUNGALOW	20.7.54	APPCL

MINISTRY DECISION

SPECIAL ORDE



Site Plan, Scale: 1 to 500

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Date: 20 May 2002

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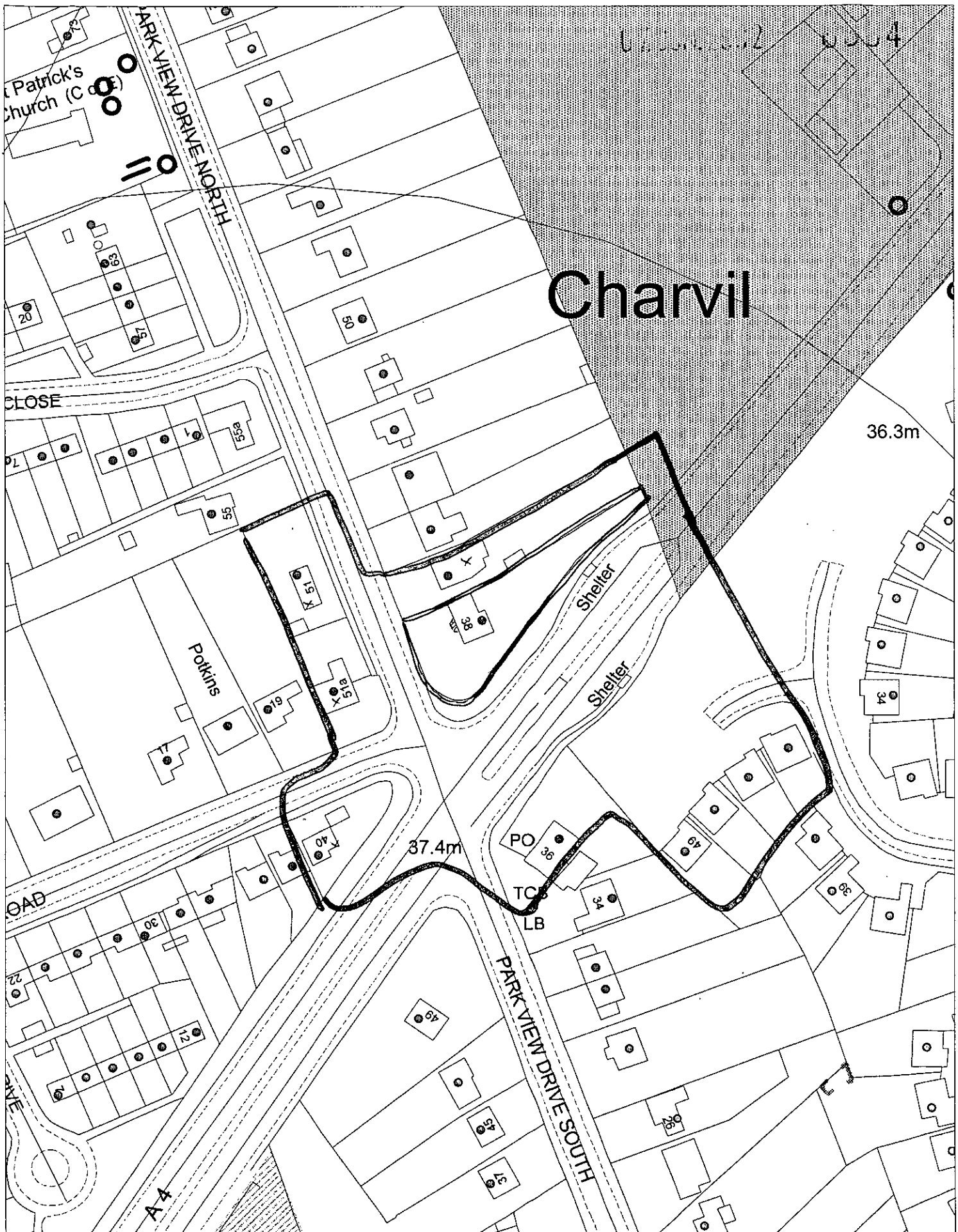

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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2002

Scale: 1 : 1250