APPLICATION NO:
**F/2001/5141**

LOCATION:
**Lakenham Milestone Avenue, Charvil Reading.**

APPLICANT:
**Mr S Burgess & Ms V Sherring C/O Michael Vaughton Associates**

PROPOSAL:
**Proposed erection of first floor front extension over existing garage.**

EARLIEST DATE FOR DECISION: **29/11/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**26/12/2001**

CASE OFFICER: **Andrew Thorley**
Francis Leo.

02

RALEX
Marbleboard

POLIFILPLUS

TS2

(FL)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr S Burgess & Ms V Sherring**
**C/O Michael Vaughton Associates**
**Rectory Mews**
**Crown Road**
**Wheatley**
**Oxon**
**OX33 1UL**

**Application Number: F/2001/5141**

**Parish:** **CHARVIL**

**Location:** **Lakenham, Milestone Avenue, Charvil, Reading.**

**Proposal:** **Proposed erection of first floor front extension over existing garage.**

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 that no soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

**Informative**

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact David Walters on 01276 454543 for further details.*

**Informative**

3. 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:

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 10/01/2002

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.**

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

Tel: 0118 974 6441

Date: **05 November 2001**

My ref: F/2001/5141

**CONFIDENTIAL**

Councillor Graddon
C/O Wokingham District Council


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/2001/5141**
**Lakenham, Milestone Avenue, Charvil, Reading.**
**Proposed erection of first floor front extension over existing garage.**

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 **0118 974 6441**.

Yours faithfully,

*Andrew Thorley*

Development Control Officer

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**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/5141**
**Lakenham, Milestone Avenue, Charvil, Reading.**
**Proposed erection of first floor front extension over existing garage.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Graddon

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

**Received by Wokingham District Council**

# Application No: F/2001/5141

**Proposal:**
Proposed erection of first floor front extension over existing garage.

**Location:**
Lakenham, Milestone Avenue, 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/2001/5141 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. 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.**

**Head Planning and Transportation**

**05 November 2001**

01865875275 51224

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC FL | ENF |
| APP | |
| CS | |

24 DEC 2001

# FAX

**Date** 21 December 2001

*Number of pages including cover sheet* 2

COPIES TO: | ACK: | FILE:

**TO:** Mr Leo

**Company:** Wokingham District Council

**Fax:** 0118 974 6484

**FROM:** Allister Godfrey

**RE:** Lakenham

*Michael Vaughton Associates.*
*Rectory Mews*
*Wheatley*
*Oxford OX33 1UL*

**Phone:** *01865 873936*
**Fax:** *01865 875275*
**Web:** *www.michaelvaughton.com*
**E-mail:** *info@michaelvaughton.com*

**REMARKS:** ☒ *Urgent* ☒ *For your review* ☐ *Reply ASAP* ☐ *Please Comment*

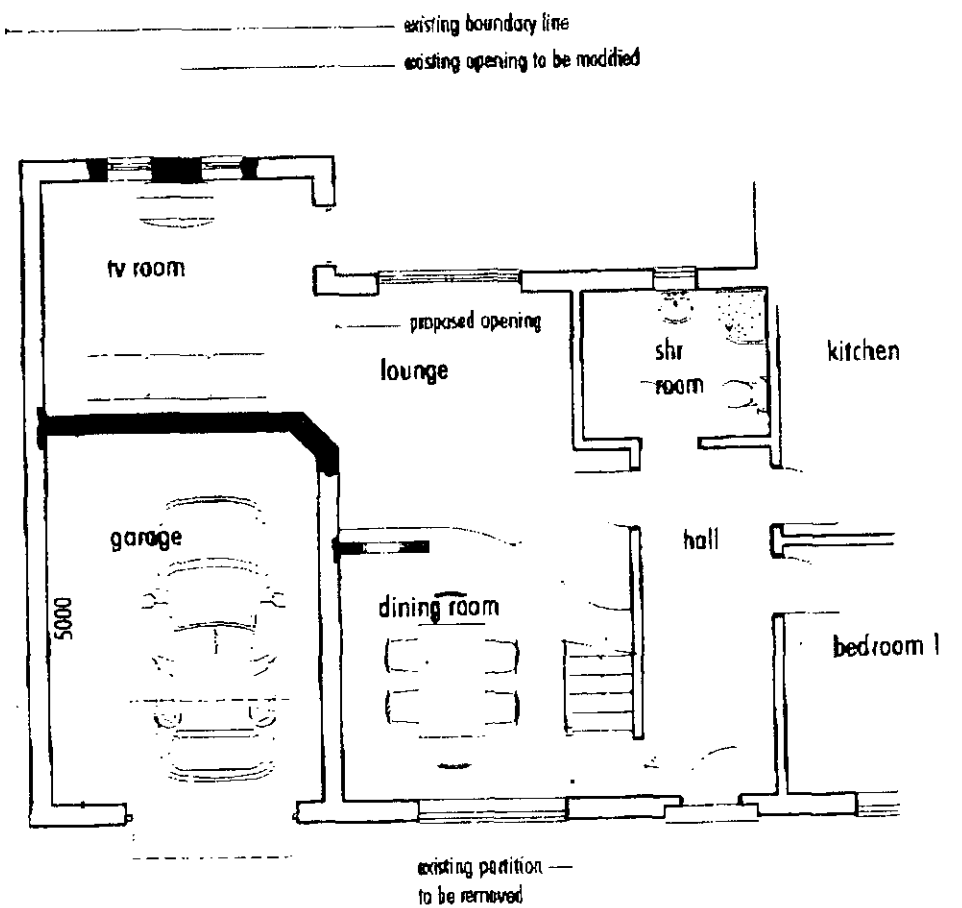
Attached as discussed, a copy of the revised ground floor plan to show the garage at 5m long.

I hope this is satisfactory, and an approval can be issued.

Regards

Allister Godfrey BA(Hons) Dip Arch

21/12/2001 13:14 01865875275 01865875275




# GROUND FLOOR PLAN

SCALE 1:100

ENVIRONMENT AGENCY

**Our Ref :** SP/2001/004813-1/1
**Your Ref :** F/2001/5141

**Date :** 19 December 2001

51198

PLANNING SERVICES | HPT
POL | LS
DC FL | ENF
APP |
CS |
24 DEC 2001
COPIES TO: | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**ERECTION OF FIRST FLOOR EXTENSION OVER EXISTING GARAGE - LEKENHAM, MILESTONE AVE, CHARVIL, READING**

Thank you for your letter dated 5 November 2001, received on 7 November 2001. Please quote the following reference in any correspondence: SU77NE/3/20. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS:**

**CONDITION:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON:** To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

**ADVICE TO PLANNING AUTHORITY**

**Landfills**

According to our records, there are two landfill sites within 250 metres of the site, as follows:

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

| Grid reference | Distance from site | Landfill name | Details |
|---|---|---|---|
| SU773758 | 65m | Strathmore Drive | Industrial/Commercial |
| SU772757 | 130m | Wee Waif | Industrial/Commercial |

In view of distance from site and age of waste it is unlikely that landfill gas will present a risk to this proposal.

**Land Drainage**

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**ADVICE TO APPLICANT**

**Environment Protection**

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

**Water Conservation**

**Household Use**
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of

water a minute should be fitted.

**Domestic Appliances**
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

**Grey & Rain Water Recycling**
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

**DECISION NOTICE**

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours faithfully



pp **MATTHEW ROSE**
**Development Planning Officer**

CC: Michael Vaughton Associates

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

PLANNING PERMISSION LEB

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS WALTON
C/O ARCHITRCTURAL DRAWING SERVICES
51 KESTREL WAY
WOKINGHAM
RG41 3HA

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.44993 (F )

Proposal:
PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM GARAGE
LAKEHAM MILESTONE AVE CHARVIL

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (N4R)

02 All new external work shall be carried out in materials that resemble as closely as possible, in type, colour and texture, those of the existing building. (N74)

02 REASON To ensure a satisfactory external appearance. (N74R)

Date 24 NOV 1995

Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

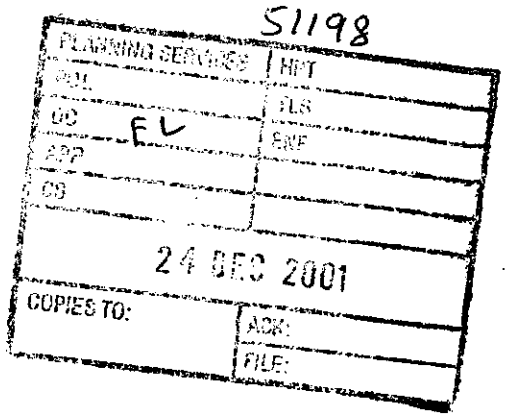
(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

ENVIRONMENT AGENCY

**Our Ref :** SP/2001/004813-1/1
**Your Ref :** F/2001/5141

**Date :** 19 December 2001




District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**ERECTION OF FIRST FLOOR EXTENSION OVER EXISTING GARAGE - LEKENHAM, MILESTONE AVE, CHARVIL, READING**

Thank you for your letter dated 5 November 2001, received on 7 November 2001. Please quote the following reference in any correspondence: SU77NE/3/20. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS:**

**CONDITION:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON:** To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

**ADVICE TO PLANNING AUTHORITY**

**Landfills**

According to our records, there are two landfill sites within 250 metres of the site, as follows:

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Rahaid

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

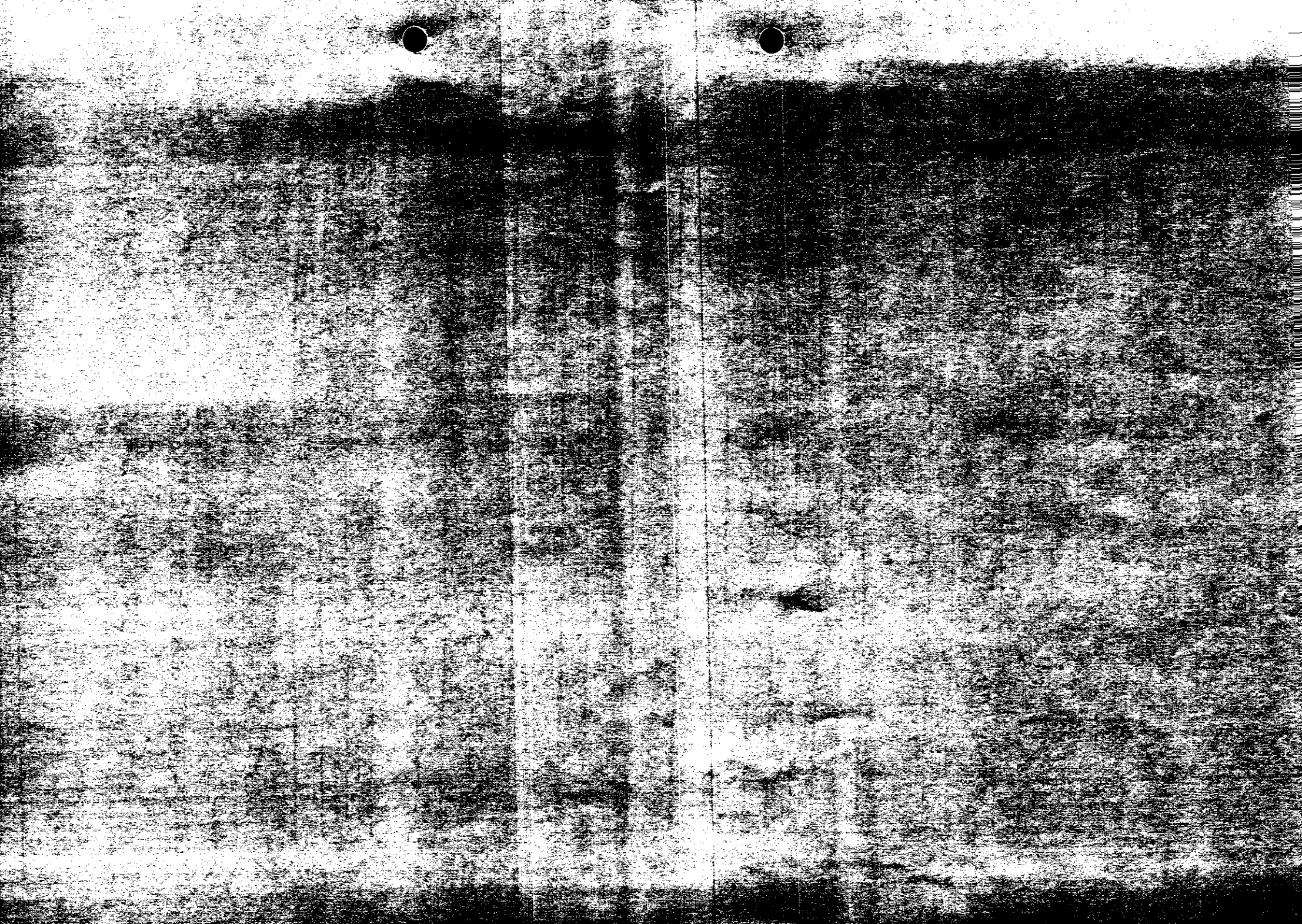
| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 5141 Francis Leo. |
| BUILDING CONTROL NUMBER. | FP 2002/2785 North |
| ~~APPLICANT~~/AGENT | Michael Vaughan Assoc. |
| ADDRESS OF SITE | Lakenham Whitehorse Avenue CHARVIL |
| DESCRIPTION OF PROPOSED WORK | first floor side ext + part garage conversion |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | location | location |
| ELEVATIONS | 0163-W02 A | 0163-P01 |
| FLOOR PLANS | 0163-W01 A | - - |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 10/1/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 13/3/02 | |

| 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 LAKEMAN MILLSTONE AVENUE PARISH CHARVIL

PLOT No. ORD. SHEET No. 54 7775 3

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decisi |
|---|---|---|---|---|
| 373/53 | POWNALL & SON | EST. LAYOUT | 4.8.53 | C |
| 538/53 | MRS. K. HOLTON | BUNGALOW | 19.8.53 | APP A |
| 233/72 | MR. T. LOUGHLEY | ROOF CONV. | 4.3.72 | APP A |
| BR 23579 | MR. P. TILBE | 4S. / ALTS. | 12.10.84 | REF |
| 44993 | MR & MRS WALTON | GARAGE | 24.11.95 | C |
| 95/61084/ES | | | | |
| APP5/3851 | | GARAGE | 18.8.95 | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

MINISTRY DECISION

SPECIAL ORDERS TPO 53

Francis Veo

**WORK SHEET FOR :** ~~Andrew Thorley~~

**Application Number :** F/2001/5141

**Applicant :** Mr S Burgess & Ms V Sherring C/O Michael Vaughton Associates.

**Location :** Lakenham, Milestone Avenue, Charvil, Reading.
**Proposal :** Proposed erection of first floor front extension over existing garage.

**Site Notice Displayed ? :** YES ✓ NO ☐ DATE 7 Dec 01

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 7 Dec 01

**Date Registered : 31/10/2001**

**Earliest Date for Decision : 29/11/2001**

**Latest Consultation Date/Site Notice Expiry Date : 29/11/2001**

**This application will have expired on: 26/12/2001. 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 :**

Highways:. approval with conditions' and a comment.
"would prefer to see the length of the garage kept to a minimum of 5m internally.

Environment Agency } ~~[illegible]~~ informative

**Planning Issues :**

LBE1 LBE2.
WOS3 LBE1.

**Application Number: F/2001/5141** **Officer : Francis Leo**
**Lakenham, Milestone Avenue, Charvil, Reading**

**Appraisal :**

**Development**
For an extended main roof over garage and rear room incorporating a dormer to the front with a pitched roof, a first floor extension at the rear, demolition and rebuilding of existing front dormer with a pitched roof and demolition and rebuilding of existing rear dormer. The proposal is within the foot print of the existing main house. The site is a detached dwelling located within the identified settlement of Charvill.

**Impact upon neighbouring properties**
Because the dwelling is within large grounds and the buildings to the south and east are 20 - 30m away and Bessie the adjoining property to the north is 6m away and the site is very well landscaped, the proposal would have no adverse impact upon the neighbouring properties.

**Impact upon the character of the area**
Almost all properties in this Avenue have dormer windows similar to application site. However the front and rear elevations of Lakenham at present appear awkward because of the garage extension with a flat roof and a false front pitched roof giving it a distorted effect. The proposed development would fill in the roof space over the garage and the rear part and improve its appearance considerably. The dormers are sympathetically added and spaced well thus enhancing the appearance of the property. The architecture, scale and proportions of this property would vastly be improved thus enhancing the appearance and character of the street scent.

**Parking**: Number of bedrooms would increase from 2 to 3 requiring 2 parking spaces. The property has a front garden of some 15m x 15m which is adequate for two car parking spaces in addition to the garage.
There are no conditions attached to the garage permission granted 24 November 1995, hence the proposal of a TV room at the end of the garage is acceptable.

**Recommendation : approval** ☐ **Refusal** ☐

## Application Number F/2001/5141
## Conditions/Reasons for Refusal

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

You are advised that

1. **~~CONDITION~~:** No soakaways ~~shall~~ should be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**~~REASON:~~** ~~To prevent pollution of groundwater.~~

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

# RECORD OF SITE VISIT

~~TDee~~ Francis Lee

SITE ADDRESS: Lakenham Milestone Avenue Charvil Reading.

APPLICATION NUMBER: F/2001/5141

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 7 Dec 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Large detached properties along Milestone Avenue. Mainly single storey with high pitched roof and rooms in the roof. Garage on the side. All have long front gardens.

3. DESCRIPTION OF SITE/BUILDING Single storey detached property with a high pitched roof with a dormer at the front and at rear. Garage to the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES To the north the boundary fence is 2m away from site. Bldg to bldg is about 6m with Bessie adj property to the north. To the south the boundary is some 4m away which also forms the rear garden boundary of property no 1 and 2 Milestone Crescent.

5. SITE CONSTRAINTS

TREES A few trees along southern boundary.

ACCESS/PARKING no change.

LEVELS none

BOUNDARY TREATMENT 1.5m high hedge bet site and adj ~~Bessie~~ properties called Bessie. Similar hedge to south side.

OTHERS

**HIGHWAYS CONSULTATION SHEET**

**From:** Andrew Thorley **Date:** 05 November 2001

**Application Number:** F/2001/5141

**Proposal:** Proposed erection of first floor front extension over existing garage.

**Parish:** CHARVIL PARISH

**Site Address:**
Lakenham, Milestone Avenue, Charvil, Reading.

**Applicant:**
Mr S Burgess & Ms V Sherring C/O Michael Vaughton Associates.

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).

C04A, R04A
C122, R122.

Comment.

Would prefer to see the ~~size~~ length of the garage kept to a minimum of 5 metres (internally).

**Signed:** _____ **Print name:** AC 7/11/01

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: ~~15 OCT 2001~~ Valid 31 OCT 2001 | Map No. 32 Site ...0:96... |
| Officer: AT Application No. F/2001/5141 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed erection of first floor front extension over existing garage.

Location: Lekonhara, Milestone Avenue

Parish: Charvil Ward: Charvil 5.11.01 73.

Applicant: Mr S Burgess & Ms V. Sherring

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

(4)

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 up to 3 Bedrooms. | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | Parking plan. 2 parking spaces ~~the~~ location plan showing position of proposed extension over garage. | 26/10 | 31/10 |
| 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 : 5.11.02 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 ✓ 250m landfill consultation zone

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

### OTHERS:

Groundwater Protection Zone - see guidance note from Mike/Conrad
No pre-apps.

### NEIGHBOURS:

S/N + see map.

31.OCT.2001* 5141

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 0163/01j09WDC/RA

9 October 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam,

**Re: First Floor Extension over existing garage, Lakenham, Milestone Avenue, Charvil, Berkshire.**

Please find enclosed 6 copies of our drawing no's 0163/P01 and P02 together with forms, particular's and a cheque to the sum of £95.00 all as required to complete a detailed planning application.

Should you have any queries please do let me know.

Yours faithfully

Richard Anderson BA(Hons) Dip Arch ARIBA

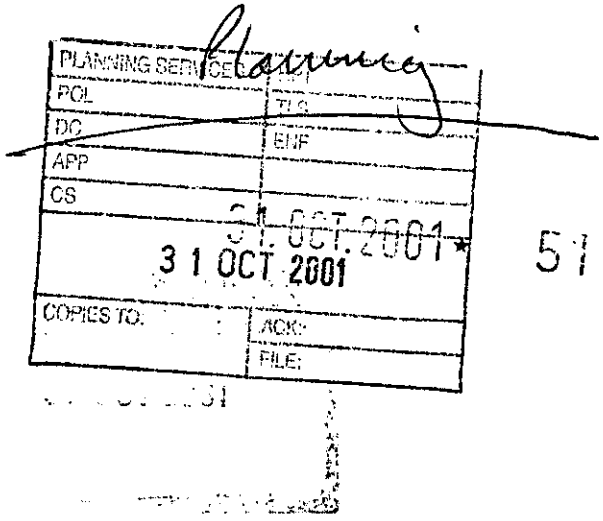
*Partners:*
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275




Our ref: 0163/01j29WDC/RA

29 October 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam,

**Re: First Floor Extension over existing garage, Lakenham, Milestone Avenue, Charvil, Berkshire.**

Further to your letter dated 26 October please find enclosed all documents sent with my letter of application dated 9 October including the block plan which has been amended to show the proposed parking layout.

In the light of the delay in processing the application I would be grateful if you could now deal with its registration as soon as possible.

If there are any queries please do not hesitate to contact me by telephone in the first instance.

Yours faithfully

Richard Anderson BA(Hons) Dip Arch ARIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

# Environmental Services

For office use only.
Application number:
31.OCT.2001* 5141

## 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 S BURGESS & MS V. SHERRING |
| | Address and postcode | LAKENHAM, MILESTONE AVENUE<br>CHARVIL<br>BERKSHIRE<br>RG10 9TN |
| | Phone number | |
| 2 | Agent's Name | MICHAEL VAUGHTON ASSOCIATES |
| | Address and postcode | RECTORY MEWS CROWN ROAD<br>WHEATLEY<br>OXON<br>OX33 1UL |
| | Phone number | 01865 873936 |
| 3 | Site<br>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. | LAKENHAM, MILESTONE AVENUE, CHARVIL. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | FIRST FLOOR EXTENSION OVER EXISTING GARAGE |
| 5 | Are there any trees on the site?<br>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. | BRICK WALLS TO MATCH EXISTING<br>PLAN TILE TO MATCH EXISTING<br>WHITE PAINTED JOINERY |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 2 | Proposed: 3 |
| 10 | Does a public right of way touch the site?<br>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).<br>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 |
|---|---|---|
| | | |

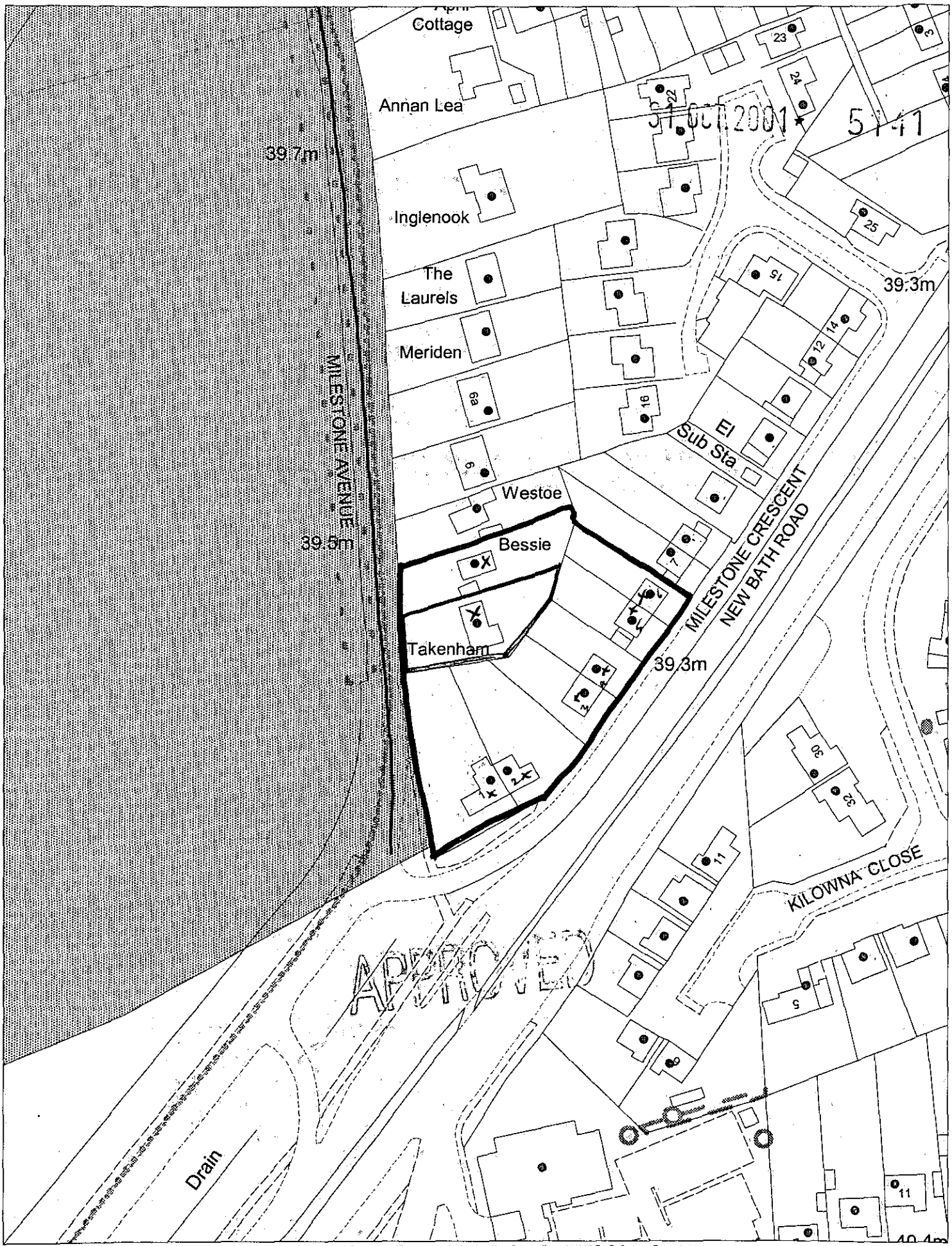
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR S. BURGESS & MS V. STEERS

Date 2/10/0

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.

23 October 2001

Scale: 1 : 1250