EX SYSTEMS LTD

APPLICATION NO:
F/2000/1032

LOCATION:
19 Priest Avenue, Wokingham.

APPLICANT:
Mr & Mrs R Terry C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Terry
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/1032

Parish: **WOKINGHAM**

Location: **19, Priest Avenue, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.**

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.

Condition
3. Prior to the occupation of the proposed conservatory a 2 metre high close boarded fence 2 metres in length shall be erected along the boundary with 17 Priest Avenue immediately to the rear of the single storey extension at 17 Priest Avenue. This fence shall be so maintained thereafter

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above in the side elevation facing 17 Priest Avenue

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 12 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	1032	BP
BUILDING CONTROL NUMBER.	BP 2001/1761 Howard	
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	19. Priest Avenue WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + S/S rear conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Terry 01B	Terry 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	conservatory roof lights added - no restrictive planning Condition	
DATE	3/5/01	

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	

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

Tel: 0118 974 6450

Date: **05 April 2000**

My ref: F/2000/1032

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1032
19, Priest Avenue, , Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1032**
19, Priest Avenue, , Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6450

Date: **05 April 2000**

My ref: F/2000/1032

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1032

Applicant : Mr & Mrs R Terry C/O Greg Farrell.

Location : 19, Priest Avenue, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		26.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8.5.2000

Date Registered : 27/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

- Wokingham Town Council - no objection
- Letters of representation - none received

Planning Issues :

Located within settlement boundary of Wokingham

A. Impact on visual amenity of area : WBE1 of WDLP and SBE1/2 of SEALP

B. Impact on amenities of neighbouring occupiers : -"-

C. Highway issues

PROPOSAL : (as shown on Plan Terry : 01)

First floor extension over existing s/s rear extn., 2 storey infill extension and s/s conservatory extension to rear projecting 3.6m beyond existing extensions.

Application Number: F/2000/1032

Appraisal :

A. IMPACT ON VISUAL AMENITY OF AREA

Policies WBE1 of WDLP
SBE1/2 of SEALP

Proposed extensions located at rear of property. Design considered acceptable. No adverse impact on visual amenity of area.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies. WBE1 of WDLP
SBE1/2 of SEALP

No. 21 Priest Avenue :

Property has been extended with s/s extn. projecting 2.4m beyond existing rear elevation of no.19. Due to position of proposed extns. and relationship with no 21. the amenities of the occupiers of this property would not be adversely affected.

No 17 Priest Avenue :

Property has been extended with s/s extn. built on the boundary with No19. projecting 2.4m beyond existing rear elevation of No19 (as previously extended). Proposed 2 storey element would project 0.5m beyond the rear of the 2storey part of No17. and therefore due to position and relationship there would be no adverse impact. With regard to the proposed conservatory this would project 1.2m beyond the rear of the existing s/s rear extn of no17. Existing boundary treatment would result in garden being overlooked therefore condition proposed for 2m high fence 2m in length. Subject to this no adverse impact.

C. HIGHWAYS

No increase in number of bedrooms and therefore no highway issues raised.

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

Application Number F/2000/1032
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
3.		SR10	Prior to the occupation of the proposed conservatory a 2 metre high close boarded fence 2 metres in length shall be erected along the boundary with 17 Priest Avenue immediately to the rear of the single storey extension at 17 Priest Avenue. This fence shall be so maintained thereafter.
4.	SC08	SR10	first floor or above in the side elevation facing 17 Priest Avenue.

John Mercer
10/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Priest Avenue Wokingham.

APPLICATION NUMBER: F/2000/1032

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 8.5.2000

1 SITE/~~STATUTORY~~ NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Area characterised by detached 2 storey houses.

3. DESCRIPTION OF SITE/BUILDING

4 bedroomed house extended in past. Previous extns. 2 storey and s/s rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer site plan. Both neighbouring properties have been extended.

5. SITE CONSTRAINTS

TREES	None affected
ACCESS/PARKING	as existing
LEVELS	no change
BOUNDARY TREATMENT	2m CB fence with 2l.
OTHERS	flank wall of extn. on adj. property no17. then 1.6m wall (1m brick plinth with 0.6m block work above) in part.

PLANNING SERVICES	RPT
PCL	LS
DC	CNF
APP	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polink

Application Number: F/2000/1032

Proposal: Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory

Site Address: 19, Priest Avenue, Wokingham

Applicant: Mr & Mrs R Terry C/O Greg Farrell

Your observations are required in respect of this application by **29/04/2000**

No objection

SIGNED: _____ **DATE:** **26/04/00**

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1032

Proposal:
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Location:
19, Priest 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~25 JAN 2000~~ 27 MAR 2[illegible]	Map No. 76 Site 005
Officer: BP	Application No. F/2000/1032

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 19 PRIEST AVENUE

Parish: WOKINGHAM Ward: Wescott

Applicant: MR/MRS TERRY

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

Enforcement Section (4) 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	Scales should not be approx.	2/2	
6	Floor plans		27 MAR 2[illegible]	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Drawing 5d shows a first floor extension over existing kitchen. This is not shown on block plan nor on proposed back elevation (drawing 3b) – see upstairs windows.	2/2	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.4.00 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:

..... SLN + 30, 32 Frog Hall Drive. ✓ 7.4.00

.....

.....

.....

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.....

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.....

.....

Environmental Services

For office use only.
Application number: 1032

Householder planning application form

27 MAR 2000

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 & MRS R TERRY 19 PRIEST AVENUE WOKINGHAM BERKS RG40 2LT 0118 978 2919
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel 0118 941 6249
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.	19 PRIEST AVENUE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION AND SINGLE STOREY TO FORM CONSERVATORY.
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.	TWO STOREY: BRICK + TILE TO MATCH EXTENSION CONSERVATORY: BRICK, UPVC AND GLASS.
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: SAME
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 Mr & Mrs Tovey

Date 24-03-00

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



27.1.2000* 1032

Site Plan, Scale: 1 to 1250

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Date: 28 January 2000

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