APPLICATION NO:
F/2000/1060

LOCATION:
53 Priest Avenue, Wokingham.

APPLICANT:
Mr & Mrs R Gunn C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/04/2000**
28 Day members exp : 04/05/2000
APPLICATION EXPIRY DATE: **19/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Gunn
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1060

Parish: **WOKINGHAM**

Location: **53, Priest Avenue, Wokingham.**

Proposal: **Proposed single storey rear 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.

Condition
3. The W.C. window in the side south elevation of the proposed development facing 55 Priest Avenue shall not at any time be glazed other than with obscure glass.

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 the amenities of the occupants of this property and other properties nearby.

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1060	NB
BUILDING CONTROL NUMBER	FP 2000/0470	Howard
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	53 Priest Avenue WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2959	AH/E/2959
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/5/00	

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/2000/1060

Applicant : Mr & Mrs R Gunn C/O Andesign.

Location : 53, Priest Avenue, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/4 -

WCS ✓ 28/4.

Date of Neighbour Notifications : ✓

Date of Site Visit : 10/4

Date Registered : 24/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 19/05/2000

Consultation Responses :

Wokingham TC : 28/4 - no objection

Neighbours notified : none received.

Planning Issues : (10'd sew)

1) Impact upon the neighbouring properties } WBE1 + WOS3
2) Impact upon the street scene } SBE1 + SBE2

Application Number: F/2000/1060

Appraisal :

1) Impact upon neighbouring properties:-
The proposed development is a single storey ~~rear~~ extension at the rear of the dwelling, but on the side facing 55 Priest Av.
This will form a utility room, W.C and lobby area.
It will be of width 2.8m and length 4.85m (It will be obscured from N° 51 by the existing kitchen which will be a further 1.1m beyond).
It will have a pitched roof, hipped at the side facing N° 55 & be 2.5m to eaves & 3.8m to ridge.
There will be a W.C window in the south elev facing N° 55 but it will be obscurely glazed.
The extension will not extend any further beyond the existing garage wall towards N° 55 and therefore will be set back app 1.5m from the boundary.
Boundaries: 1.8m trellising with N° 55
1.8m close boarded fencing with N° 51
tall hedging at rear

It is not considered that the proposed development will have any overlooking, overbearing or overshadowing effects upon neighbouring properties: no detrimental impact to neighbouring properties.

2) Impact upon the street scene:-
Materials will match existing
W.C window will be obscurely glazed.
Extn is at the rear of the property
∴ no detrimental impact to the street scene.

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

Application Number F/2000/1060
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC20	SR24	W.C
			SIDE SOUTH ELEVATION FACING 58 PRIEST AVENUE

John Mercer
5/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 53 Priest Avenue Wokingham.

APPLICATION NUMBER: F/2000/1060

OFFICER: Natalie Brown

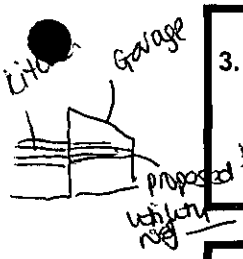
DATE OF SITE VISIT: 10/7

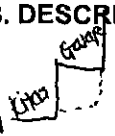
1 SITE/STATUTORY NOTICE DISPLAYED ? (NC)

2. DESCRIPTION OF SURROUNDINGS

Detached dwelling - with integral garages. low wall at front of props. Residential.

3. DESCRIPTION OF SITE/BUILDING





extn will not extend beyond kitchen. Garage & kitchen have pitched roofs.



will be mono-pitched as kitchen, but not as high

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.
Dwelling of Nº 53 will obscure views of the extn from Nº 57.
Nº 55 has a conservatory (set away from boundary line)
extns app 3m from rear b'line

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING Single integral garage plus 2 on driveway (one min, two poss).

LEVELS /

BOUNDARY TREATMENT 1.8m retaining with Nº 55 tall (conifer?) hedging at rear.

OTHERS close boarded fencing with Nº 51 (1.5m?)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 MAR 2000	Map No. 76 Site ...003...
Officer: NAB | Application No. F/2000/1060	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 53 PRIEST AVENUE

Parish: WOKINGHAM Ward: Wescott: 6.4.2000

Applicant: MR | MRS GUNN

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	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			

Received by Wokingham District Council

Application No: F/2000/1060

Proposal:
Proposed single storey rear extension to dwelling.

Location:
53, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. 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: **06 April 2000**

My ref: F/2000/1060

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/2000/1060
53, Priest Avenue, , Wokingham.
Proposed single storey rear 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/2000/1060**
53, Priest Avenue, , Wokingham.
Proposed single storey rear extension to dwelling.
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 6492

Date: **06 April 2000**

My ref: F/2000/1060

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
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Head of Planning and Transportation

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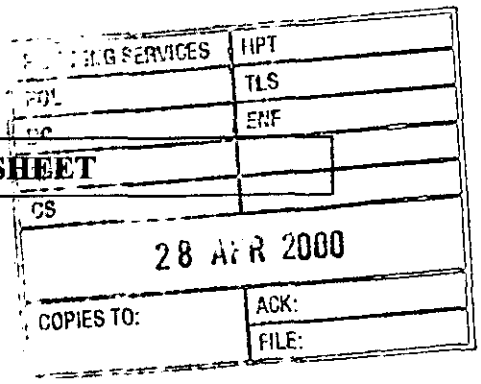
53, Priest Avenue, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1060

Proposal: Proposed single storey rear extension to dwelling

Site Address: 53, Priest Avenue, Wokingham

Applicant: Mr & Mrs R Gunn C/O Andesign

Your observations are required in respect of this application by **30/04/2000**

No objection

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

CLERK TO Wokingham Town Council

53 PRIEST AVENUE (Osterley Tudor) 76

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/3/58.			Construction of roads and sewers, Stage 2 for residential development.	13.3.58	Uncond.		
	BD23462		KITCHEN & LOUNGE (MR. BOOTH)		20 9 84 APP		
22341			" "	18.10.84			

Environmental Services

For office use only.
Application number:
24.MAR2000* 1060

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 & MRS R. GUNN
	Address and postcode	53 PRIEST AVENUE WOKINGHAM BERKS RG40 2LT
	Phone number	9788189
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	TO MATCH EXISTING PLUS LEAD FLAT	
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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS R. GUNN

Date 23/3/2000

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.

31 March 2000 Scale: 1 : 1250