APPLICATION NO:
F/2002/6940

LOCATION:
7 Old Bath Road, Charvil Reading.

APPLICANT:
Mr/Mrs Saunders C/O Stuart Hicks

PROPOSAL:
Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.

EARLIEST DATE FOR DECISION: **28/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/08/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

D2 876

CONFIDENT

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Saunders
C/O Stuart Hicks
Woodrising
St Johns Hill Road
Woking
Surrey
GU21 7RW

Application Number: F/2002/6940

Parish: **CHARVIL**

Location: **7, Old Bath Road, Charvil, Reading.**

Proposal: **Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.**

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.

Condition
3. The first floor bedroom window in the east side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policies LD3 and EN1.
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: 16/08/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

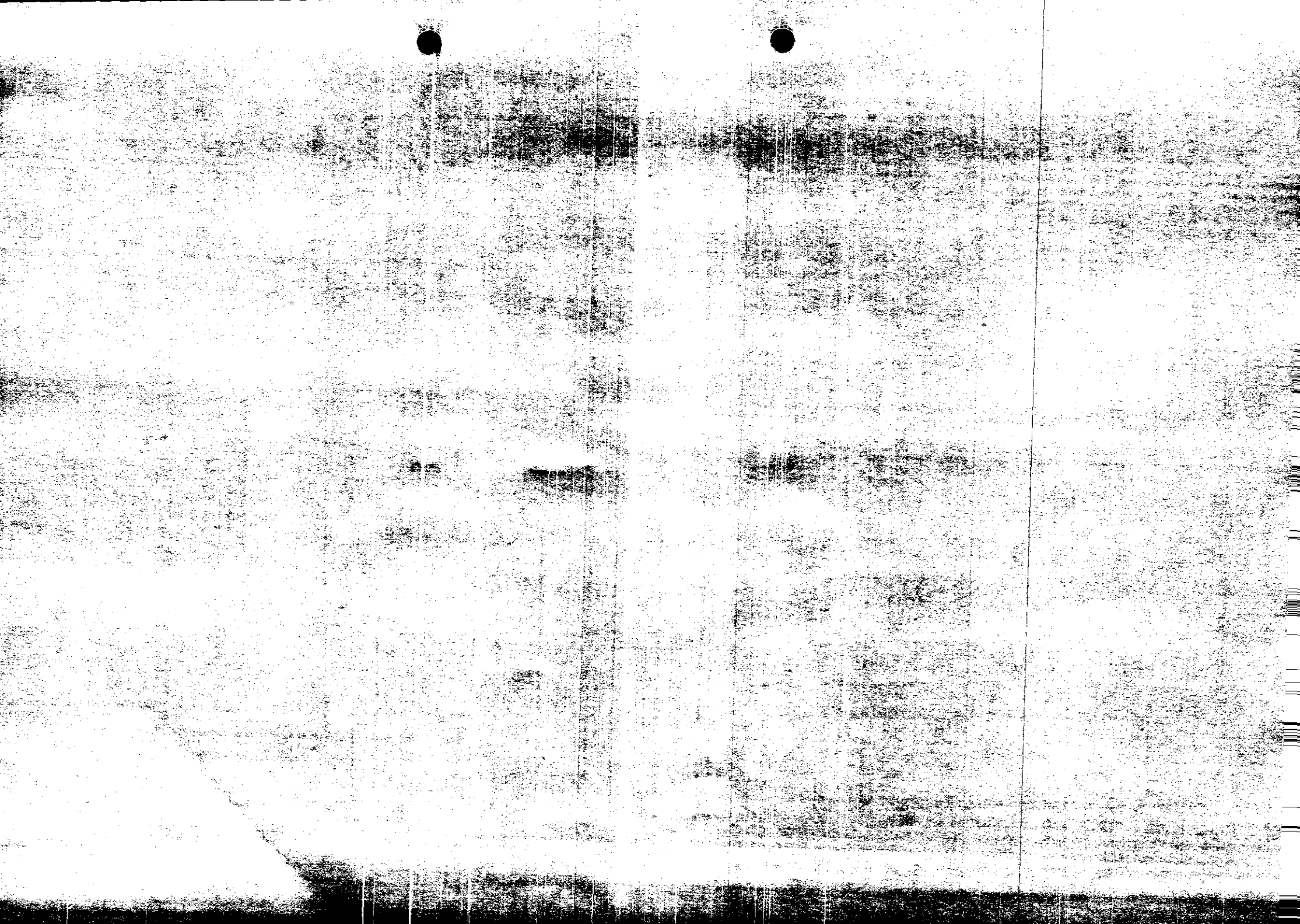
PLANNING APPLICATION NUMBER	6940 PT.
BUILDING CONTROL NUMBER.	FK2002/3553
~~APPLICANT~~/AGENT	Stuart Hicks.
ADDRESS OF SITE	7 Old Bath Road CHARVIL
DESCRIPTION OF PROPOSED WORK	s/s front ext plus alterations to roof + dormer exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1004/SH/1A	1004/SH/1
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/10/02	

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	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6940

Applicant : Mr/Mrs Saunders C/O Stuart Hicks.

Location : 7, Old Bath Road, Charvil, Reading.
Proposal : Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.

Site Notice Displayed ? :

YES	NO	DATE
/		6/8/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/06/2002

Earliest Date for Decision : 28/07/2002

Latest Consultation Date/Site Notice Expiry Date : 28/07/2002

This application will have expired on: 19/08/2002. 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

x2 Neighbour objections - out of character overlooking, overbearing.

Planning Issues :

Impact on Neighbours, Character of Area

Policy LBE1, LBE2
WOS3, WBE1
CD3, EN1

Application Number: F/2002/6940

Appraisal :

The application proposes to add a single storey front extension (porch) and to raise the roof to form rooms in the loft with 6 new dormers (two at front). The current hipped roof would be made into a gabled roof and the dormers would have pitched roofs.

The next door neighbour is No 9 Old Bath Road a bungalow set almost the full width back from No 7. The other neighbour (west) is the "Tree Waif" Hotel which has a large carpark the other side of the tree lined boundary.

The main issue is overbearing presence of the newly formed gable end on the east side facing No 9. A bedroom window would also overlook the front of the Neighbouring property. At the front of No 9 is a large window and front doorway. Light would is already blocked to this window in the late evening by the existing dwelling. The extension would not exacerbate the loss of light.

The properties are separated by a 6.0m gap and considering the nearest part of the gable roof will be the low point by the eaves the overbearing impact is no thought to be unreasonable. The bedroom window will be conditioned to be obscure glazed.

The dwelling is changing from a bungalow to a chalet but this type of conversion has been undertaken across the road on a number of properties. The houses with north side of Old Bath road are of mixed type anyway. No danger to streetscape.

Very large hardstanding area in front of the house. Parking will not be a problem.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/6940
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	Insert
3	C045	R045	1st floor Bedroom window in the ~~s~~ side elevation East side

RECORD OF SITE VISIT

SITE ADDRESS: 7 Old Bath Road Charvil Reading. APPLICATION NUMBER: F/2002/6940	OFFICER: Phillip Taylor DATE OF SITE VISIT: 6/08/02

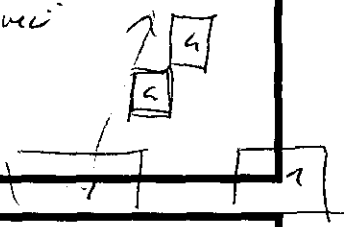
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

adjacent to 'Wee Wait' pub carpark
beach tree 15m high sway the west direction.

3. DESCRIPTION OF SITE/BUILDING

~~street~~ gage set to rear
no 9 gage staggered



4. RELATIONSHIP TO ADJOINING PROPERTIES

no 9 staggered allows overlooking of lounge + long room window from bedroom.
side window with carport on side

5. SITE CONSTRAINTS

TREES large trees in west + , East 2.0m conifer hedge + 1.8m panel fence.

ACCESS/PARKING 42m garden

LEVELS property at rear 50m away no overlook

BOUNDARY TREATMENT 2.1m fence at rear of garden.

OTHERS presented in the street bungalow - chalet with +2 front dormers no 8

no risk of rolling at the rear.
adjacent no 5 has x 3 rooflight in roof slope.

Application Number : F/2002/6940	Map No : 32
Case Officer : PT	Site Area : 0.08
Valid Date : 24-6-02	Received Date: 24/06/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.

Location : 7, Old Bath Road, Charvil, Reading.

Parish : CH Ward : CHA 5.7.02 TB.

Applicant : Mr/Mrs Saunders C/O Stuart Hicks.

Fee Required: £110 Fee Received: £110 (10)

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			
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 5.7.02 B

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

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

NEIGHBOURS

1 S/N + see map

OTHERS

- Groundwater protection Zone
- No pre apps

Organisation_Name	Building_Name	address1	Postcode
		4KILOWNA CLOSEREADING	RG109QU
		5KILOWNA CLOSEREADING	RG109QU
		6KILOWNA CLOSEREADING	RG109QU
		7OLD BATH ROADREADING	RG109QP
		9OLD BATH ROADREADING	RG109QP
		12OLD BATH ROADREADING	RG109QR
		14OLD BATH ROADREADING	RG109QR
		16OLD BATH ROADREADING	RG109QR
THE WEE WAIF			RG109RJ

Recd 2.20pm 16.7.02

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

16 JUL 2002

COPIES TO	ACK 18.07.02
	FILE

9, Old Bath Road
Charvil
READING
Berkshire
RG5 4DY

Telephone – Home 0118 932 0977
Work 0118 969 8511

Wokingham District Council
Environmental Services Depart ~ Planning Applications
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mr. Phillip Taylor ~ Case Planning Officer

Dear Mr. Taylor

Re Planning Application # F/2002/6940

Thank you for the courtesy of advising us of an intended alteration to the bungalow at # 7 Old Bath Road, Charvil.

We have today, reviewed the drawings at Woodley Library and whilst we have no objection to certain development being carried out, believe that the proposals put forward will turn the character of property from a bungalow to a detached house and will not be in keeping with the property in the surrounding area.

We feel that the skyline of the building should not change from it's present design and that the 2 proposed dormer windows in the North and the South elevations be reduced to two (2). in each of these elevations 4

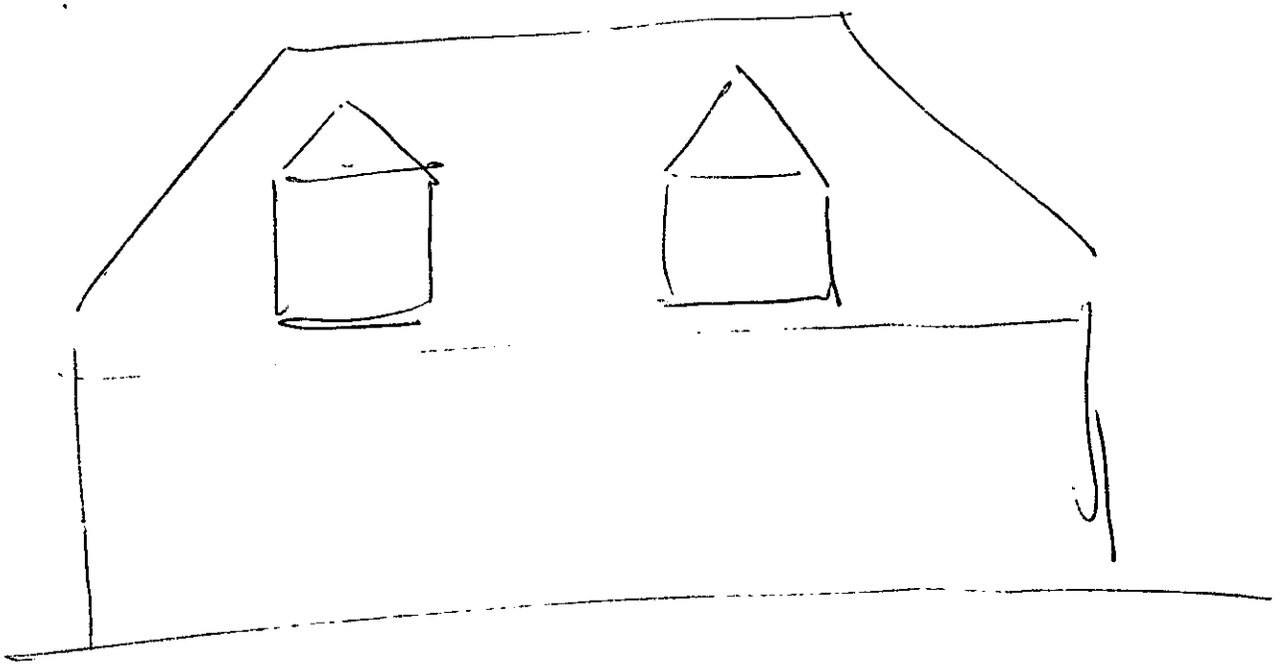
The proposed change in the roof structure making the East & Western elevations into gable ends would also cast a shadow over the neighbouring property and we feeel that we would be imposed upon. As these are intended as two bedrooms, then the design should seriously consider maintaining a hipped roof with skylights installed (Velux) for which we would not object to.

We would very much appreciate it if you will seriously consider our concerns when reviewing this planning application.

Mr. & Mrs A.M. Parker

Site visit would be most agreeable.

Acceptable for front & back.



ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6940
CASE OFFICER: Phillip Taylor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

7 Old Bath Rd

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6940. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES
POL
DC
APP
26 JUL 2002
COPIES TO

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6940

YOUR NAME: NICHOLAS MURZELL

YOUR ADDRESS: (if these details are incorrect please amend)
5 KILOWNA CLOSE
CHARVIL
READING
RG109QU

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

PLEASE SEE ATTACHED LETTER.

Continue over the page if more room required

0118 934 1573

5 Kilowna Close
Charvil
Reading
RG10 9QU

25 July 2002

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Attn : Mr P Taylor, Development Control Officer

Dear Mr Taylor

Re: Planning Application F/2002/6940

I write to express my objection to the above planning application with reference to the property at 7, Old Bath Road, Charvil, whose grounds adjoin ours at the back.

These are large mature plots with good quantities of land which lend themselves well to development and I have no general objection to improvements to this house.

However, the plans for which approval is being sought involve major changes to the roof and its ends, and will add six dormer windows at the back and front of the house. This will completely change the appearance of the house and will place it out of character with the other houses on that side of the Old Bath Road as well as changing the skyline. I believe this extent of change is inappropriate.

In addition, the installation of the large number of windows will add a second storey to what is now a bungalow and will mean that our back garden would be overlooked, causing a reduction in privacy.

I would have much less objection to a more conservative improvement plan for this bungalow.

I thank you for the opportunity to comment on this planning application.

Yours sincerely

Nicholas Murzell

Nicholas Murzell

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

Tel: (0118) 974 6442

Date: 05 July 2002

My ref: F/2002/6940

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6940
7, Old Bath Road, Charvil, Reading.
Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6940**
7, Old Bath Road, Charvil, Reading.
Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Graddon

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

Received by Wokingham District Council

Application No: F/2002/6940

Proposal:
Proposed single storey front extension to dwelling, plus alterations to the roof and dormer extensions.

Location:
7, Old Bath Road, 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/2002/6940 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 28/07/2002. 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

05 July 2002

Recd 21.6.02 11.15AM

6940

Environmental Services

For office use only.
Application number 24 JUN 2002 6940

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 Address and postcode Phone number	MR & MRS SAUNDERS 7, OLD BATH ROAD, CHARVIL, READING, BERKS
2	Agent's Name Address and postcode Phone number	STUART HICKS WOODRISING, St JOHNS HILL Rd, WOKING, SURREY GU21 7RW. 01483 772917
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 Nº 1.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY PORCH ADDITION & ROOMS IN ROOF SPACE.
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 TO MATCH TILES TO MATCH. PLAIN CONC TILE HANGING
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: 3	Proposed: 3
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 MR & MRS SAUNDERS

- 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: Stuart Hucks

on behalf of MR & MRS SAUNDERS

Date 21/6/02.

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

1933

ADDRESS 7 Old Bath Road PARISH Charvil

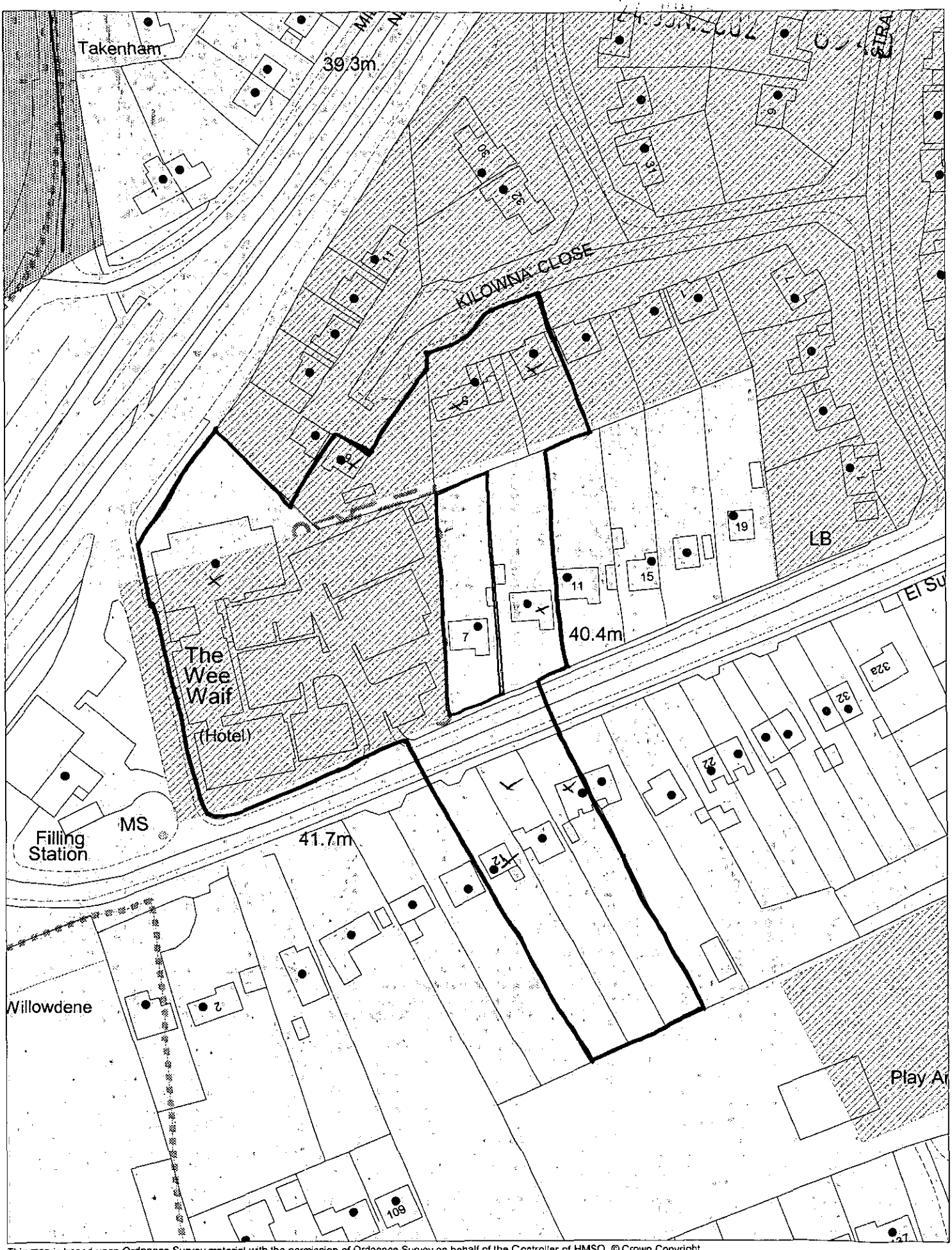
PLOT No. ORD. SHEET No. SU.7775 / 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1023/53	Miss J. Tutts	Bungalow	16.1.56	App C
PA/26/58	"	Garage	11.2.58	App
F/2002/6940	Mr. & Mrs. Saunders	S/St/F + alts to roof & dormer exts.		

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2002

Scale: 1 : 1250