SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3205

LOCATION:
89 Milestone Avenue, Charvil Reading.

APPLICANT:
R Redrup ESQ C/O Impulse Design

PROPOSAL:
Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **Martin Durkan**

REFUSED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

R Redrup Esq
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2001/3205

Parish: **CHARVIL**

Location: **89, Milestone Avenue, Charvil, Reading.**

Proposal: **Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its size, height, bulk and relationship to the adjoining property, would be detrimental to the amenity of the occupiers of that property. As such, it would be contrary to Policy LD3 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and to Policies WOS2 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason
2. The proposed development, by reason of its scale, form, bulk and siting, would be out of keeping with the character and appearance of existing development in the locality and would thereby be detrimental to the amenity of the area. As such, it would be contrary to Policy LD3 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and to Policies WOS2 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell
Development Control Manager
Date: 28/02/2001

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.

Applicationo	Name & Address
F/2001/3205	M J Summerfield 90 Milestone Avenue Charvil RG10 9TN

App refused letter
Sent 02/03/01

Received by Wokingham District Council

Application No: F/2001/3205

Proposal:
Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.

Location:
89, 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. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/02/2001. 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 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

24 January 2001

Tel: (0118) 974 6446

Date:

My ref: F/2001/3205

CONFIDENTIAL

Councillor C Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2001/3205
89, Milestone Avenue, Charvil, Reading.
Proposed erection of detached dwelling with integral garage.
Demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 16TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3205**
89, Milestone Avenue, Charvil, Reading.
Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Pierce

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3205

Applicant : R Redrup ESQ C/O Impulse Design.

Location : 89, Milestone Avenue, Charvil, Reading.
Proposal : Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	01/02/01

NEW NOTICE DISPLAYED 06/02/01 MD

Date of Neighbour Notifications : .....

Date of Site Visit : 01/02/01

Date Registered : 18/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : ~~17/02/2001~~ 23/02/2001

This application will have expired on: 15/03/2001. 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 :

1. HIGHWAY - NO OBJECTIONS SUBJECT TO CONDITIONS
2. ENVIRONMENTAL HEALTH - LANDFILL GAS PROTECTION MEASURES REQUIRED
3. ONE NEIGHBOUR OBJECTION - SIZE, PROXIMITY, LOSS OF DAYLIGHT, EXTERNAL MATERIALS NOT IN KEEPING WITH ADJACENT PROPERTIES.
4. LANDSCAPE ARCHITECT - NO OBJECTIONS.
5. CHARVIL P.C. - TOO CLOSE TO COMMON BOUNDARY.
6. ENV. AGENCY - NO OBJECTIONS IN PRINCIPLE

Planning Issues : SITE DESIGNATION - WITHIN AN IDENTIFIED SETTLEMENT IN LALP (POLICY LTV1) AND WDLPDD (POLICY WOS2)

1. IMPACT ON ADJOINING OCCUPIERS' AMENITY.
2. IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA.

Application Number: F/2001/3205

Appraisal:

Impact on the Amenity of Adjoining Occupiers
The proposed new dwelling would be closer to the boundaries of both adjoining properties than the exisitng building. It would also be higher, bulkier and would extend out further at the front and rear, beyond the building line of the adjacent properties.

No.88 Milestone Avenue to the south of the application site has three small, opaque windows at ground floor level in its main flank wall facing north towards the site. Although the proposed building would be closer to these windows than the existing building, they would be separated by a 2 metre high fence and there would therefore be no significant reduction in the outlook from these windows or in the amount of daylight that they would receive.

No.88 also has windows in its main rear wall facing east towards the back garden. Although the proposed building would extend out further than the existing building beyond the rear of no.88, the length of the extension would not be excessive and there would be sufficient distance between the extension and the neighbour's windows to ensure that the daylight and outlook of these windows would not be significantly reduced.

No.90 Milestone Avenue to the north of the application site has a dining room window at ground floor level in its main flank wall facing south towards the site. There are also French doors in the flank wall of the rear extension to the house facing towards the site. In addition, there are kitchen and living room windows in the main rear wall facing east towards the back garden. The proposed building would not significantly reduce the outlook from or the daylight received by the kitchen and living room windows of no.90. However, it would considerably reduce the daylight and outlook of the dining room window in the main flank wall of the property. Consequently, it is concluded that the proposal would be harmful to the amenity of the occupiers of no.90.

Impact on the Character and Appearance of the Area
The dwellings at nos.87 to 95 (conseq.) are built in a similar style, form and finish. The proposed dwelling would represent a considerable alteration to the form and increase in the scale of the development on the site. It would be higher than the existing building and would also be wider and significantly bulkier than both the existing building and adjoining properties. In addition, it would extend beyond the front and rear building line of adjacent properties.

The height to the roof ridge would be increased from 6 metres to 7 metres; the maximum width of the dwelling would be increased from 8.5 metres to 10.1 metres and the maximum length would be increased from 7.7 metres to 11.5 metres. In addition, the footprint would be increased from 63 square metres to 104 square metres and the gross floor area would be increased from 63 square metres to 184 square metres.

It is concluded that the scale and form of the development in relation to the neighbouring properties would be out of keeping with the general character and appearance of the area. Consequently, it is recommended that planning permission should be refused.

Recommendation: ~~Approval~~ **Refusal....**

Application Number: F/2001/3205
Reasons for Refusal

No.	Non-Standard Reasons for Refusal
1	The proposed development, by reason of its size, height, bulk and relationship to the adjoining property, would be detrimental to the amenity of the occupiers of that property. As such, it would be contrary to Policy LD3 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and Policies WOS2 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).
2	The proposed development, by reason of its scale, form, bulk and siting, would be out of keeping with the character and appearance of existing development in the locality and would thereby be detrimental to the amenity of the area. As such, it would be contrary to Policy LD3 of the Berkshire Structure Plan, Policies LBE1 AND LBE2 of the Loddon Area Local Plan and Policies WOS2 AND WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).



Application Number F/2001/3205
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			SEE ATTACHED SHEET

RECORD OF SITE VISIT

SITE ADDRESS: 89 Milestone Avenue
Charvil Reading.

APPLICATION NUMBER: F/2001/3205

OFFICER: Martin Durkan

DATE OF SITE VISIT: 01/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? (NO;
NEW NOTICE DISPLAYED
06/02/01 MD)

2. DESCRIPTION OF SURROUNDINGS
DETACHED DWELLINGS ON EAST SIDE OF ROAD.
AGRICULTURAL LAND ON WEST SIDE OF ROAD.
NOs 89 TO 95 (CONSEQ.) OF SIMILAR DESIGN & MATERIALS

3. DESCRIPTION OF SITE/BUILDING
DETACHED SINGLE STOREY BUNGALOW.
LONG REAR GARDEN. OFF-STREET PARKING
AVAILABLE. UNOCCUPIED; IN GOOD CONDITION.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NEW DWELLING WOULD BE LOCATED
CLOSER TO THE BOUNDARIES OF THE
ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES ON REAR BOUNDARY

ACCESS/PARKING EXISTING ACCESS AND PARKING

LEVELS EVEN

BOUNDARY TREATMENT

OTHERS

Our ref: SP\2001\003082\001
Your ref: F/2001/3205

Date: 20th February 2001

ENVIRONMENT AGENCY

40291

PLANNING SERVICES	HEF
POL	TLS
DC MD	ENF
APP	
CS	
23 FEB 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Martin Durkan

Dear Sir

ERECTION OF DETATCHED DWELLING & INTERNAL GARAGE
89 MILESTONE AVENUE, CHARVIL, READING

Thank you for your letter dated 24 January 2001 which was received on 25 January 2001. You are asked to quote the following reference in any correspondence: SU77NE/8/21.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided 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 Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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

Grid Reference	*Distance from site*	*Landfill name*
SU 769 763	207 metres	Milestone West
SU 770 764	220 metres	Milestone East

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

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.

DECISION NOTICE

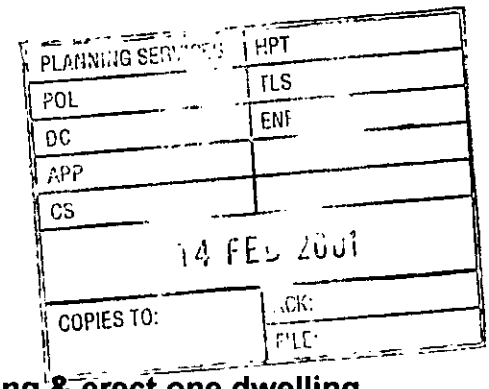
Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Impulse Design, 36 Loxwood, Earley, Reading Berks RG6 5QZ

PLANNING OBSERVATION SHEET - 126



FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER **F/2000/3205**

PROPOSAL **Demolish existing dwelling & erect one dwelling**

ADDRESS **89 Milestone Ave**

APPLICANT **R. Redrup**

CASE OFFICER **Martin Durkan**

PARISH COUNCIL COMMENT

Council is concerned that this proposed development is closer to the common boundary than any other property on Milestone Avenue.

Irvine Cohen
Clerk to the Council

12th February 2000

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 2 February 2001

Location:	89 Milestone Avenue, Charvil, Reading
Proposal:	Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.
Application Number:	F/2001/3205

In response to your consultation dated 24 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The proposed dwelling will have a limited impact on the open countryside to the west, as there is a fairly substantial hedgerow alongside Milestone Avenue limiting views to the properties from the west. There are no trees within the site that will be affected by construction of a new dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect

Re: Planning Application
F/2001/3205
89 Milestone Avenue
Charvil

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0135	MD.
05 FEB 2001	
COPIES TO:	ACK:
	FILE:

90 Milestone Avenue
Charvil
Nr Twyford, Berks
RG10 9TN

Tel/Fax: 0118 969 9734

01 February 2001

Dear Sir
We have viewed the plans for the above application and whilst in principle we have no objections to the proposed property, we would like to make the following comments:

1. The new property will increase in both size and height, and having spoken to the Planning Office, it appears that the main building will extend into the rear garden by approximately 3 metres with a further extension, for a study, of 2 metres all of which is only 1 metre from our boundary line. To maintain a reasonable level of natural daylight to our kitchen, lounge and patio we feel that this is too close and large.
2. The outside finish is to be of red brickwork, and this we feel, is not inkeeping with properties including the present 89, 87, 88, 90, 91, 92, 93, 94, 95, Yewtree Cottage and The Shrubbery. All these properties are finished in painted roughcast render.

We noted on the plans that the proposed property is for re-sale on completion and not for the developers personal use and although this is not a planning matter we would hope that this fact could be taken into consideration.
In conclusion we should like to point out that for nearly 16 years we have enjoyed living in our home at 90 Milestone Avenue and should hope that we may be able to continue doing so for many more years in a similar way.

Yours Faithfully,

Mr and Mrs M J Summerfield

1327

WOKINGHAM DISTRICT COUNCIL

To Marks

Date _____ Time _____

WHILE YOU WERE OUT

Name Mrs Summerfield

Of 90 MILESTONE AVE.

Phone No. 9463063 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 2001/3205

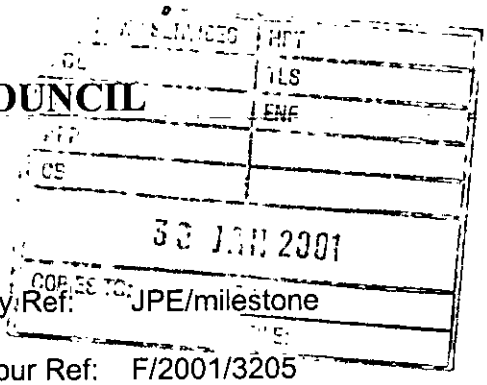
89 Milestone Ave.

Returned call 01/02/01. I advised her of the distance it would be from her house and also how far out it would extend. She also wanted to know if it would be occupied by the builder or sold on. I advised her this was not a planning matter.

Signed M. Durkan

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

To: Martin Durkan, Development Control

My Ref: JPE/milestone

Your Ref: F/2001/3205

Date: 29 January 2001

PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE. DEMOLITION OF EXISTING DWELLING
89 MILESTONE AVENUE, CHARVIL

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 24 January 2001

Application Number: F/2001/3205

Proposal: Proposed erection of detached dwelling with integral garage. Demolition of existing dwelling.

Parish: CHARVIL PARISH

Site Address:
89, Milestone Avenue, Charvil, Reading.

Applicant:
R Redrup ESQ C/O Impulse Design.

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).

C049, R049.
C122, R122.
C129, R129.
C130, R130.

Signed: _____ **Print name:** Adam Coggins. 29/01/01

M.D

792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3205 relates.

Address of site 89, MILESTONE AVENUE

CHARVIL, READING, BERKS.

Signed _____ (P.R.O FARRELL)

Date 29TH JANUARY 2001.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: MD	Application No. F/2001/3205

Map No. 23 Site 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE: DEMOLITION OF EXISTING DWELLING

Location: 89 MILESTONE AVENUE

Parish: CHARVIL Ward: CHARVIL 24.01.01

Applicant: R. REDRUP ESQ.

Fee Received 190.00 Required ..... Additional ..... Refund .....
(2)

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	Site = 89 Milestone AV App = 25 Church St Henley-on-Thames		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.01.01. 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	250 m landfill consultation ✓
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

No pre apps
River Valleys Policies Area

NEIGHBOURS:

Site notice and see map + 8 & 9 Milestone Ave. (within red line)

Opposite: Grade 1 and 2 Agricultural Land
Archaeological Site
Mineral Site Consultation Area
Rural Area
Area / Site of Archaeological Pot.

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

WOKINGHAM DISTRICT COUNCIL

18 JAN 2001 * 3205

For office use only
Application No.

1.	YOUR NAME	R. REDRUP ESQ.
	ADDRESS	25, CHURCH ST
		HENLEY ON THAMES, OXON
	POST CODE	RG9 1SE Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	IMPULSE DESIGN
	ADDRESS	36, LOXWOOD
		EARLEY, READING, BERKS.
	POST CODE	RG6 5QZ Tel No. 0118 9212282
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	89, MILESTONE AVENUE
		CHARVIL
		BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.083 HECTARES.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXTG BUNGALOW
		+ ERECTION OF NEW DWELLING
		WITH INTEGRAL GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☑
- OTHER

9. What type of Planning application are you applying for ?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No.
- Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL DWELLING.

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

[redacted] / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICKWORK
BROWN / ORANGE PLAIN TILES
STAINGO JOINERY, FACIAS ETC.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

[redacted] / NO — SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / [redacted]

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

[redacted] / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / [redacted]

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	ONE
	5 or more	
	TOTAL	ONE
Nos. of residential units lost through demolition or conversion		ONE
	NET CHANGE	NILL.

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

RAMPED ACCESS / W.C. PROVISION DOOR WIDTHS ETC. WILL BE PROVIDED.

YES / [redacted]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

[redacted] / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

[redacted] / NO

23. THE FEE ENCLOSED IS £190-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P.R.O FARRELL ON BEHALF OF R. REDRUP ESQ DATE 16-1-2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) .....

.....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed ..... (P.R.O'FARRELL)...

On behalf of ..R.REDRUP..ESQ.....

Date ..16TH JANUARY 2001.....

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1789/a

SECTION 66 CERTIFICATE

Application No. 18.JAN.2001* 5205

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
H. Simmonds	25, Park View Road Charvil Berks.	16TH Jan 2001

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1933

ADDRESS 89 Milestone Avenue PARISH Charvil

PLOT No.

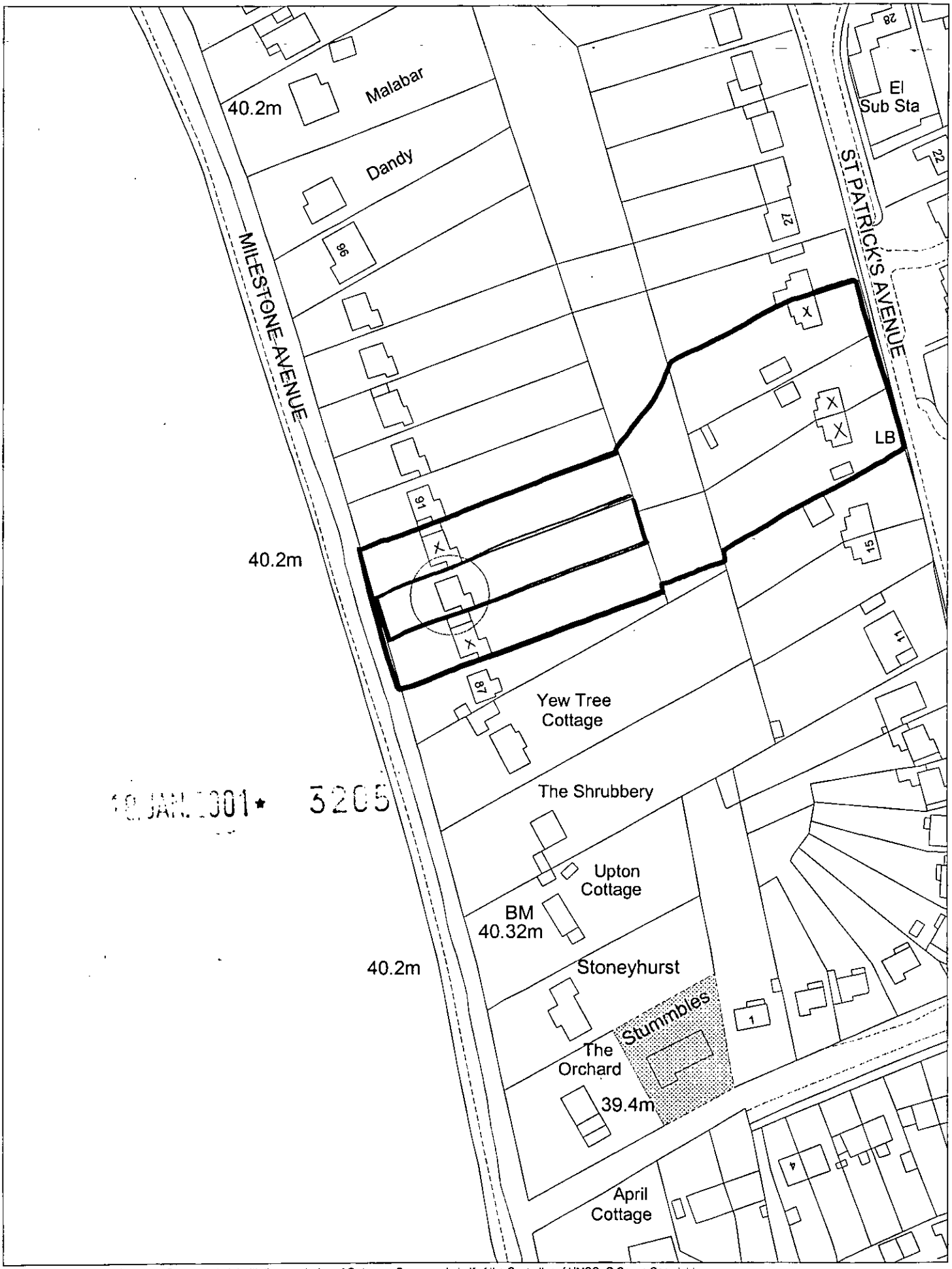
ORD. SHEET No. SU. 777628

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS



10 JAN 2001 ★ 5205

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Development Control Section, Environmental Services, Wokingham District Council.
24 January 2001 Scale: 1 : 1250

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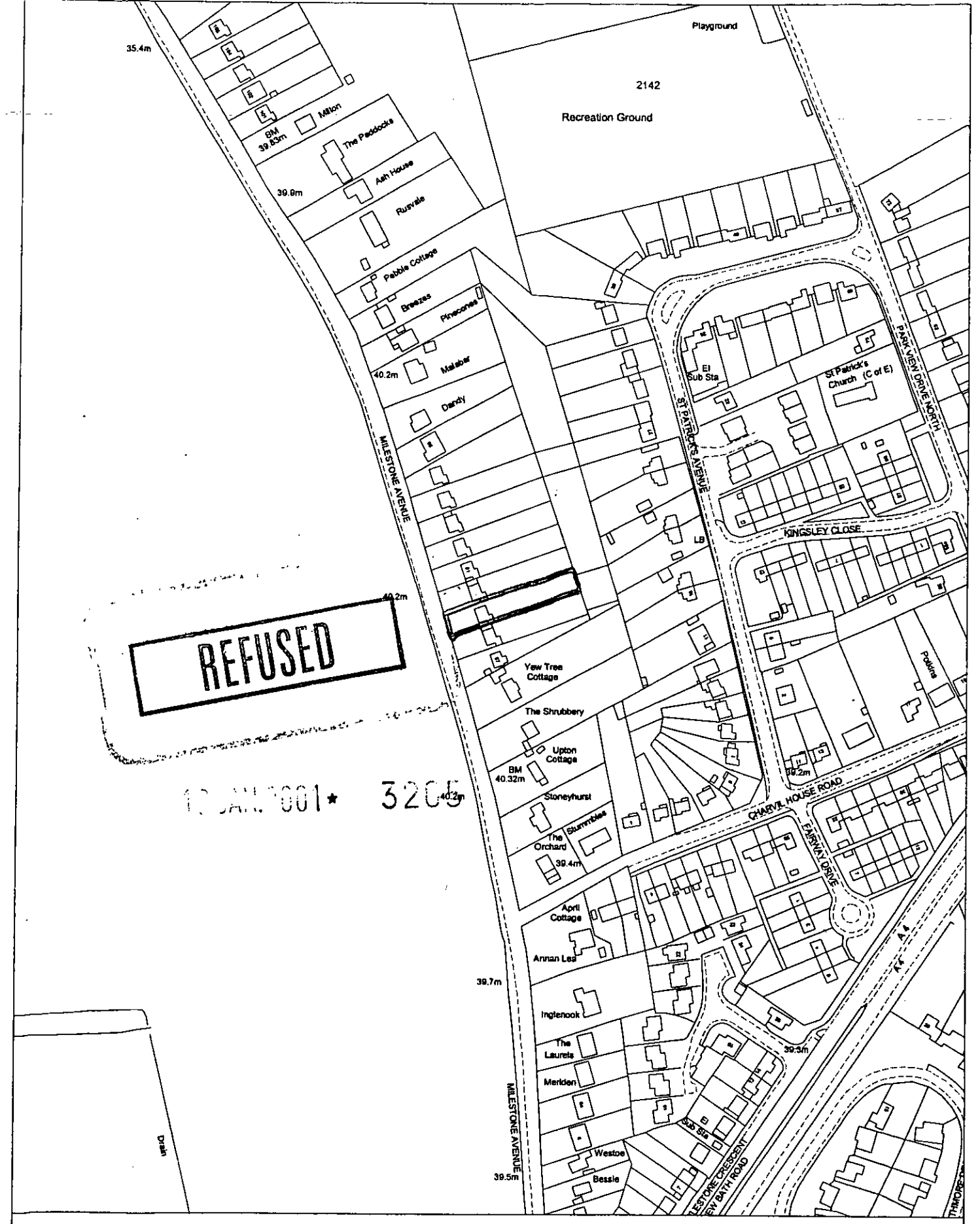

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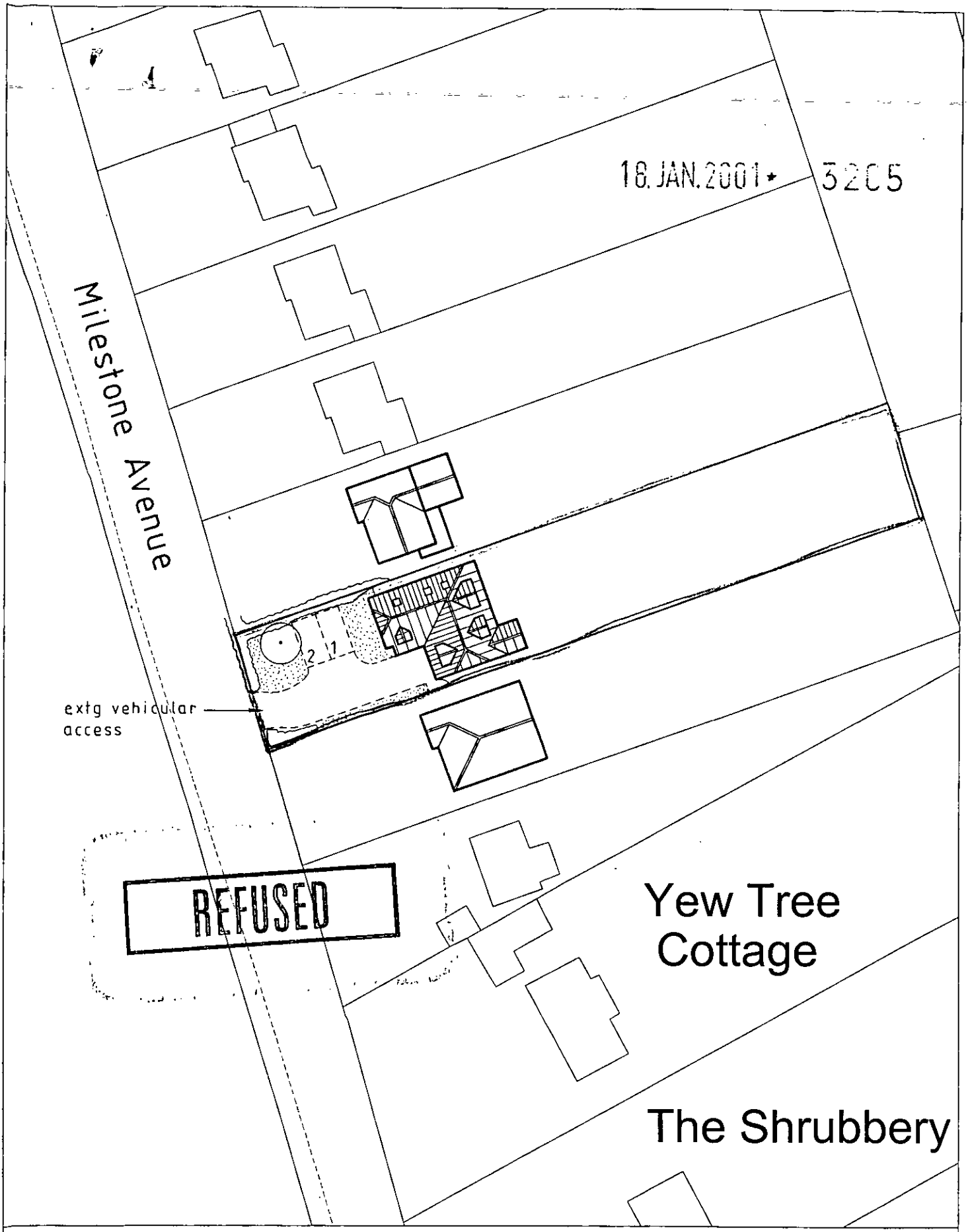
Date: 29 November 2000



Site Plan, Scale: 1 to 500

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Date: 29 November 2000

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