APPLICATION NO:
F/2000/1127

LOCATION:
17 Cheviot Drive, Charvil Reading.

APPLICANT:
Mr & Mrs Barnes C/O Impulse Design

PROPOSAL:
Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: ~~Nicola Lake~~ Joss Miller

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Barnes
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/1127

Parish: **CHARVIL**

Location: **17, Cheviot Drive, Charvil, Reading.**

Proposal: **Proposed single storey front extension to the dwelling and conversion of garage to kitchen.**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/05/2000

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	1127	JM
BUILDING CONTROL NUMBER.	FP2000/0444	Andy
~~APPLICANT~~/AGENT	Impulse Design	
ADDRESS OF SITE	17. Cheviot Drive TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S ~~front~~ side ext + s/s front (porch ext) + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	1171-00-1	1171-00-1
FLOOR PLANS	1171-00-2	1171-00-2.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		26/5/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	21/3/00	6/6/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	21/3/00	31/3/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1127

Applicant : Mr & Mrs Barnes C/O Impulse Design.

Location : 17, Cheviot Drive, Charvil, Reading.
Proposal : Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/5

Date of Neighbour Notifications : 13/4

Date of Site Visit : 7/5

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :
Highways - Conditions

Planning Issues :
Effect on Street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/1127

Appraisal :

This application is for a single storey front extension and garage conversion.
Neighbours.
No 15 is 4·5m from the proposal. There are no side windows. The garage has established impact as it isn't a new structure. No 19 is 3m from the extension with no side windows. The garage extends forward of the main dwelling so the extension will be partially obscured from the neighbour's view. All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
This single storey front extension has a flat roof. However, there are many flat roofed garages in the area. So this design is in keeping with the surrounding properties. Therefore any impact will be minimised.

There is sufficient parking to satisfy highway policies.

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

Application Number F/2000/1127
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR02	brickwork
3	SC23	SR06	Parking

RECORD OF SITE VISIT

SITE ADDRESS: 17 Cheviot Drive
Charvil Reading.

APPLICATION NUMBER: F/2000/1127

OFFICER: Nicola Lake

DATE OF SITE VISIT: 7/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Modern estate of terraced houses.

3. DESCRIPTION OF SITE/BUILDING
Terraced houses of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
15. Garage extends forward of building line.
15. No side windows - large firs to front and 1.8m fence to side

5. SITE CONSTRAINTS

TREES fruit tree & palm tree (both fairly small)

ACCESS/PARKING 2 spaces ?

LEVELS \

BOUNDARY TREATMENT open

OTHERS \

HIGHWAYS CONSULTATION SHEET

From: ~~Nicola Lake~~ Joss miller

Date: 13 April 2000

Application Number: F/2000/1127

Proposal: Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

Site Address:
17, Cheviot Drive, Charvil, Reading.

Applicant:
Mr & Mrs Barnes 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).

Sc 23 - PARKING (SR06)

DROPPED CROSSING TO BE WIDENED TO FULL WIDTH OF PROPOSED DRIVE. (SR14)

IN08

Signed: N.S. Trotter **Print name:** N TROTTER

25-4-00

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

Tel: (0118) 974 6481

Date: **13 April 2000**

My ref: F/2000/1127

CONFIDENTIAL

Councillor 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/2000/1127
17, Cheviot Drive, Charvil, Reading.
Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1127**
17, Cheviot Drive, Charvil, Reading.
Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/1127

Proposal:
Proposed single storey front extension to the dwelling and conversion of garage to kitchen.

Location:
17, Cheviot Drive, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

Start date: 31 MAR 2000	Map No. 32 Site 003
Officer: JM Application No. F/2000/1127	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO THE DWELLING AND CONVERSION OF GARAGE TO KITCHEN

Location: 17 CITEUIOT DRIVE

Parish: ~~TWYFORD~~ Charvil Ward: Charvil

13-4-2000

Applicant: MR/MRS BARNES

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

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	[redacted]		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.4.2000 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:

S/N + 15 + 19 Chariot Drive .....

1 Cleveland .....

78 + 80 Old Bath Rd .....

.....

.....

.....

.....

.....

.....

ADDRESS 17 CHEVIOT DRIVE PARISH CHARVIL

PLOT No. 184 ORD. SHEET No. SU7675-7775 32

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01487	Royco / GLC.	End terrace hs & garage	3.10.74	app CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD ENQ - S/ST Side Ex, S/ST Front porch Ex, & Garage Conversion 22.03.00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 01.MAR2006 1127

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 BARNES
	Address and postcode	17, CHEVIOT DRIVE TWYFORD BERKS.
	Phone number	
	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD. EARLEY READING BERKS. RG6 5QZ.
	Phone number	0118 9212282.
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.	17, CHEVIOT DRIVE TWYFORD BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO KITCHEN + SINGLE STOREY EXTN AND ALTERATIONS.
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 EXTG. FLAT ROOF AS EXTG.
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: 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

- 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.

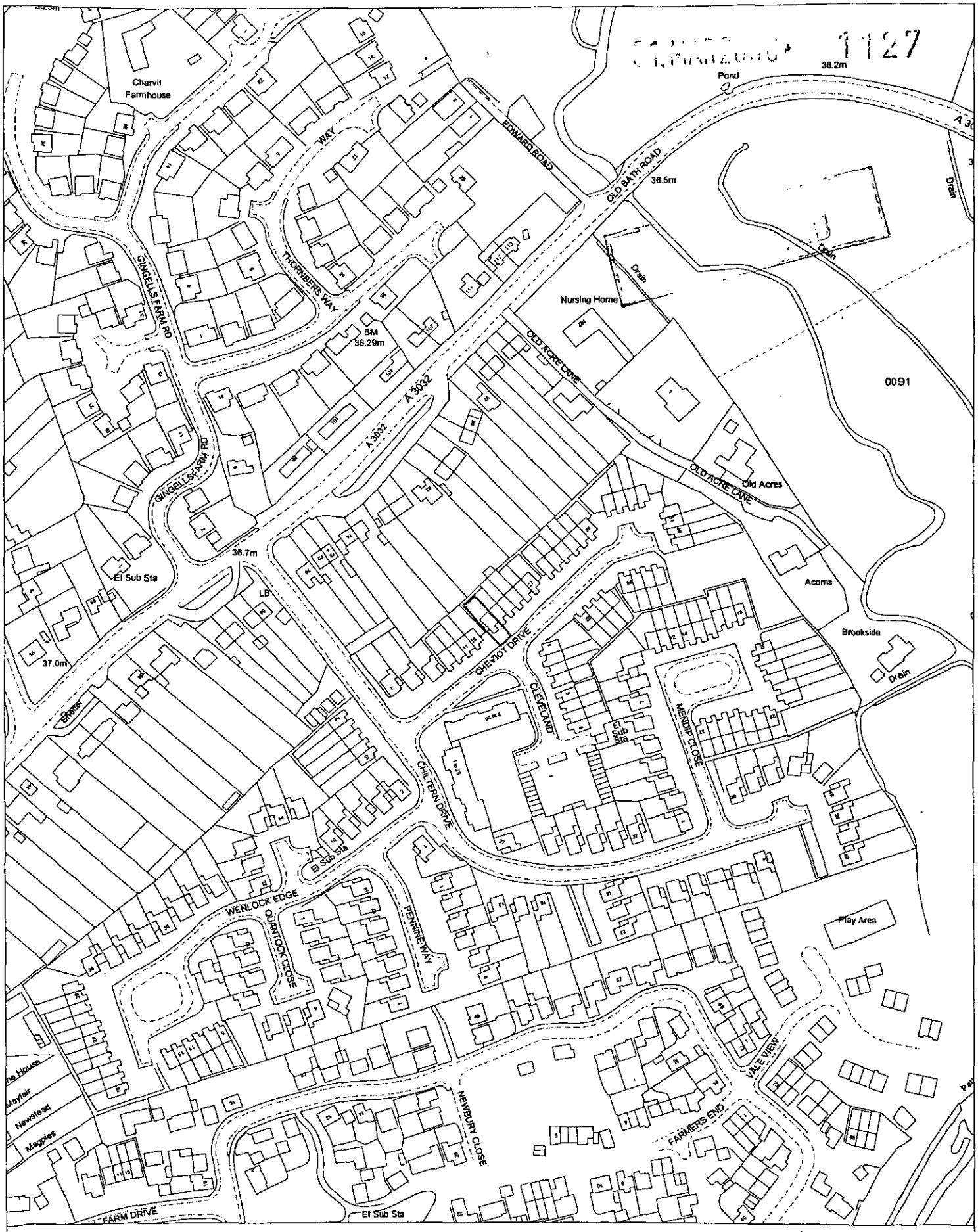
Owner's name	Address at which the notice was served	Date on which the notice was served
WOKINGHAM D.C.	PROPERTY DEPARTMENT P.O BOX 157 SHUTE END WOKINGHAM. RG40 1WR.	24TH MARCH 2000.

None of the land forms part of an agricultural holding.

Your signature: P.R.O'FARRELL on behalf of MR + MRS BARNES.

Date 24/3/00.

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



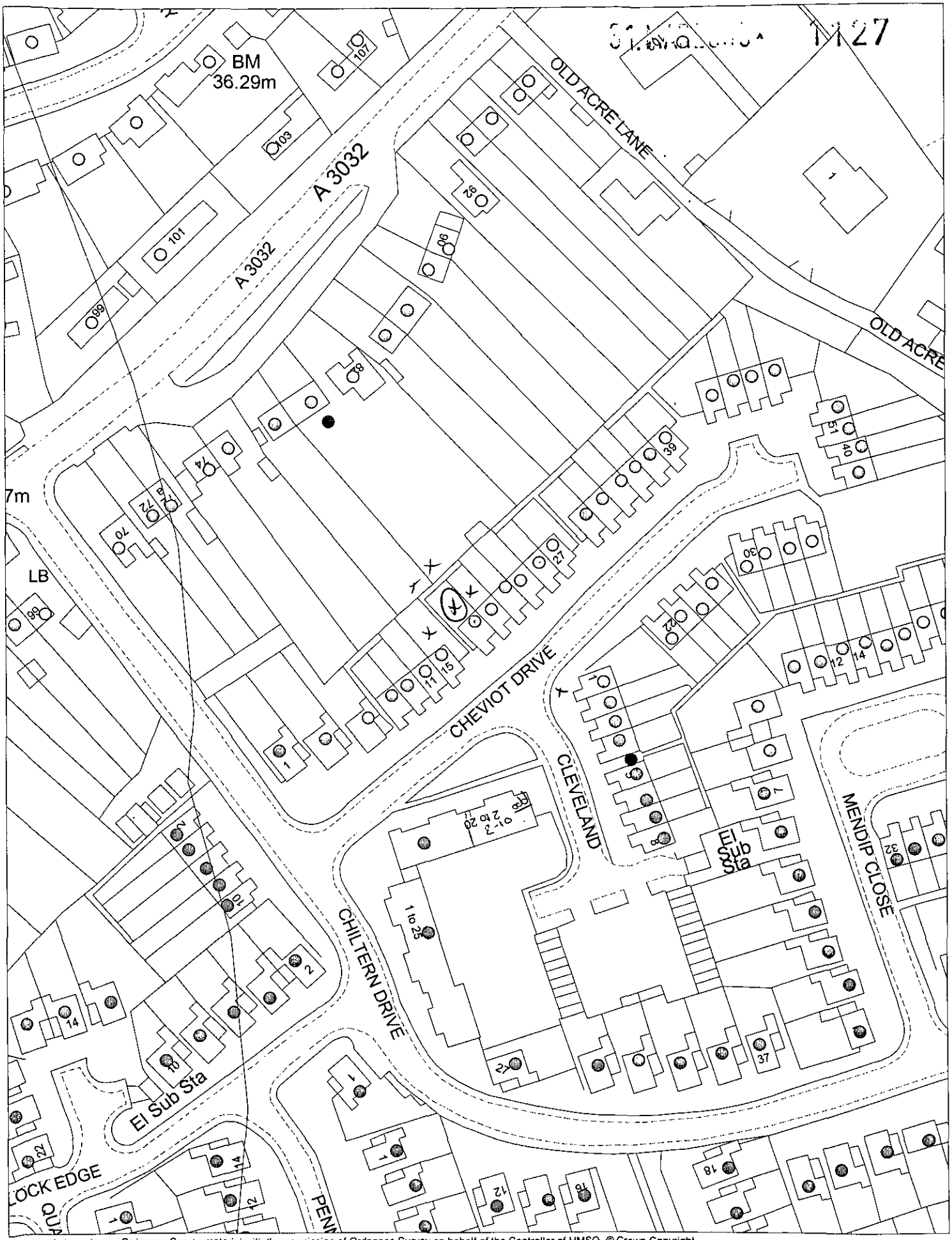
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 March 2000

N
W E
S



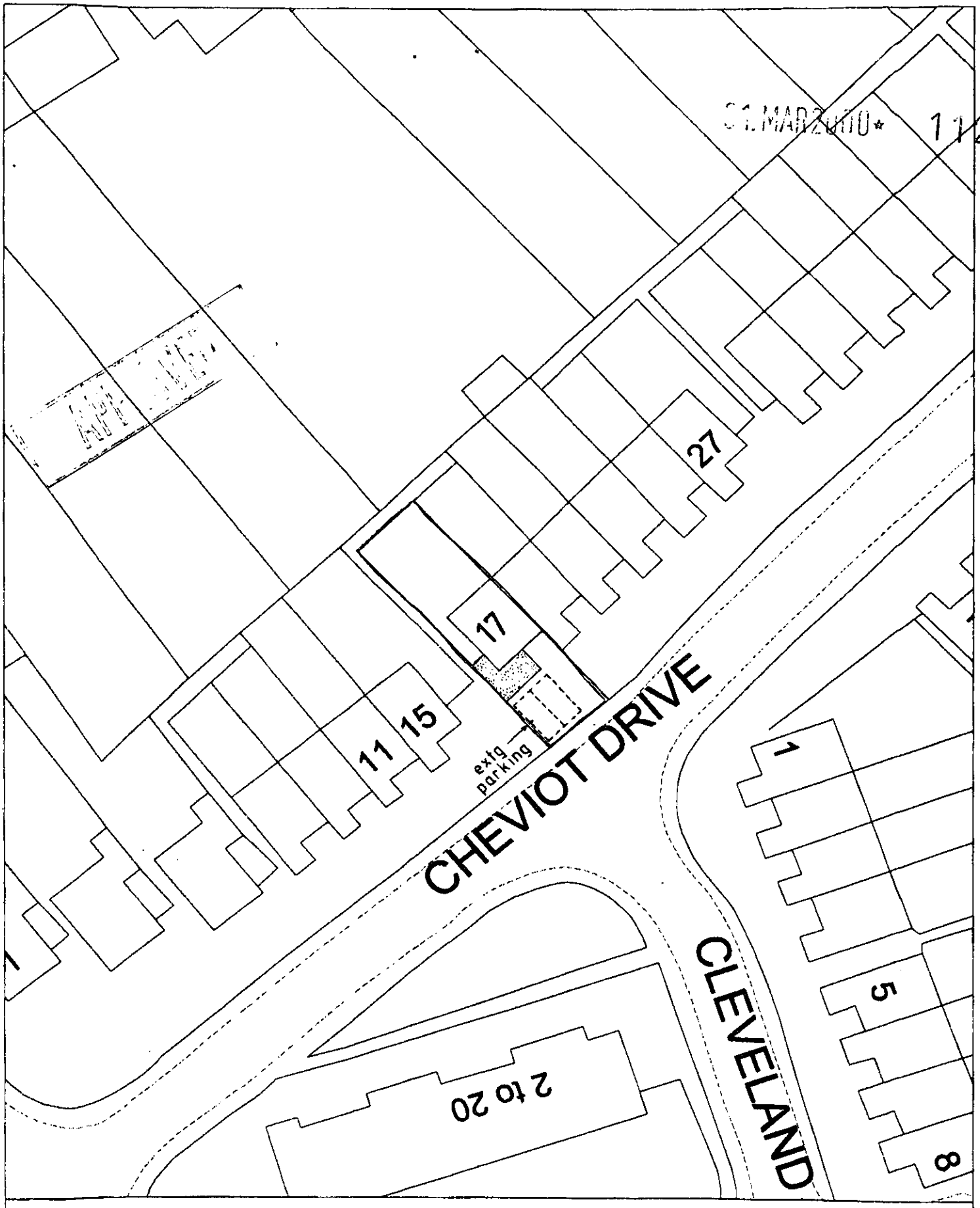
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 March 2000