APPLICATION NO:
F/2001/3839

LOCATION:
3 Charvil House Road, Charvil Reading.

APPLICANT:
Mr J Rushton C/O W M Graham Associates

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **26/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/06/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

251

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Rushton
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1ER

Application Number: F/2001/3839

Parish: **CHARVIL**

Location: **3, Charvil House Road, Charvil, Reading.**

Proposal: **Proposed two 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 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank walls or above in the west and east elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. 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
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.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. To prevent pollution of groundwater.

Informative
1. This permission relates to the application as amended with revised drawing submitted to the Local Planning Authority on 11th May 2001 showing the window on side elevation of bedroom 2 on ground floor and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

4. 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 ground water. 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.

Informative

5. 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 Policy EN1.
Loddon Area Local Plan Policies LTV1/6 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/06/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3839

Applicant : Mr J Rushton C/O W M Graham Associates.

Location : 3, Charvil House Road, Charvil, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 23/05/01

Date Registered : 20/04/2001

Earliest Date for Decision : 26/05/2001

Latest Consultation Date/Site Notice Expiry Date : 26/05/2001

This application will have expired on: 15/06/2001. 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 :

Environment Agency: Planning conditions/informatives.

Highways: Conditional Approval.

Neighbours: 1 letter of concern

Parish Council: No comments received.

Planning Issues : (Identified settlement)

1) neighbours

2) street scene

3) highways

14/08/01

Application Number: F/2001/3839
Appraisal:

The proposal is for a 2 storey rear extension and a single storey side extension to a single storey bungalow, to form additional living accommodation. It is proposed the loft space will be converted into a bedroom with an additional shower room where a box dormer will be inserted in the west elevation of the roof slope.

The single storey side extension will increase the width of the bungalow overall to 9.5 metres in width, to be within 0.6 metres of the west boundary. It is proposed that the rear extension will project an additional 5.5 metres towards the rear boundary. On the west elevation the eaves height of the proposed pitched roof will be 1.7 metres, where as on the east elevation it will remain at 2.6 metres, the box dormer will be 2.2 metres wide with an eaves height of 5 metres which will be at the same height as the proposed ridge height of the roof to the rear. Also proposed is a new chimneystack on the west facing roof slope.

1) Impact on neighbouring properties.

No.1, to the west, 2 storey, detached house, located 3.5 metres away from proposal behind a 1.8 metre high boundary fence. Main windows at ground floor and at first floor level face the rear garden. Extended to the side with a single storey extension adjacent to proposal. Flank elevation windows consist of an obscured glazed ground floor secondary lounge window and kitchen door and at first floor level a secondary bedroom window and secondary bathroom window.

It is considered that due to the orientation, boundary treatment and distance away the occupants of this property will not be affected.

This neighbour (see letter on file) is concerned with the height of the proposed chimney. They are concerned that smoke may enter their house via their first floor side windows. However it will be at the same height as the chimneystack located on the west facing roof slope of No.5.

No. 5, to the east, detached dormer bungalow, located 3.5 metres away from proposal behind a 1.8 metre high boundary fence. Main windows at ground floor and at first floor level face the rear garden. Previously extended to the rear with a similar 2 storey extension. Flank elevation windows consist of an obscured glazed ground floor toilet window and at first floor level a box dormer bedroom window.

It is considered that due to the orientation, boundary treatment and distance away the occupants of this property will not be affected.

Due to the boundary treatments and distance away the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual amenity of the area

The design and materials will match the bungalow, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2001/3839
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	No Windows To Be Inserted "flank walls or above" in the "west and east " elevations of the extension/building.
4.	CO47	RO47	Obscure Glazing – Bathroom/WC
5.	C122	R122	Parking & Turning Area

6. 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.
6.Reason: To prevent pollution of groundwater.

INFORMATIVES

NO2 This permission relates to the application as amended with revised drawing submitted to the Local Planning Authority on 11th May 2001 showing the window on side elevation of bedroom 2 on ground floor and does not approve the proposals as originally submitted.

NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage

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 ground water. 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.*

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1/6 LBE1 ~~[illegible]~~
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2/3 WBE1 ~~[illegible]~~
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 6/6/01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Charvil House Road
Charvil Reading.

APPLICATION NUMBER: F/2001/3839

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 23/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS Residential
Individual designs, 2 storey semi-detached houses opposite, + detached houses + bungalows.

3. DESCRIPTION OF SITE/BUILDING
Chalet bungalow, behind a 1.8m high privet hedge at front. detached set on medium sized plot along (cul-de-sac) type road. Orange brick + clay tile roof, black + white painted work ash block gables.
enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No.1. extended to side with single storey extension lounge window faces front + kitchen window faces rear garden. flank windows at first floor, sec. bedroom window + sec' toilet w' obscured glazed lounge window + kitchen door.
No.5. first floor box dormer window + ground floor window on flank elevation faces No3. W.C + bathroom both obscured glazed with patio window facing garden on ground floor

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front, on hardstanding covers all front garden area.

LEVELS — No.1 0.1m higher.

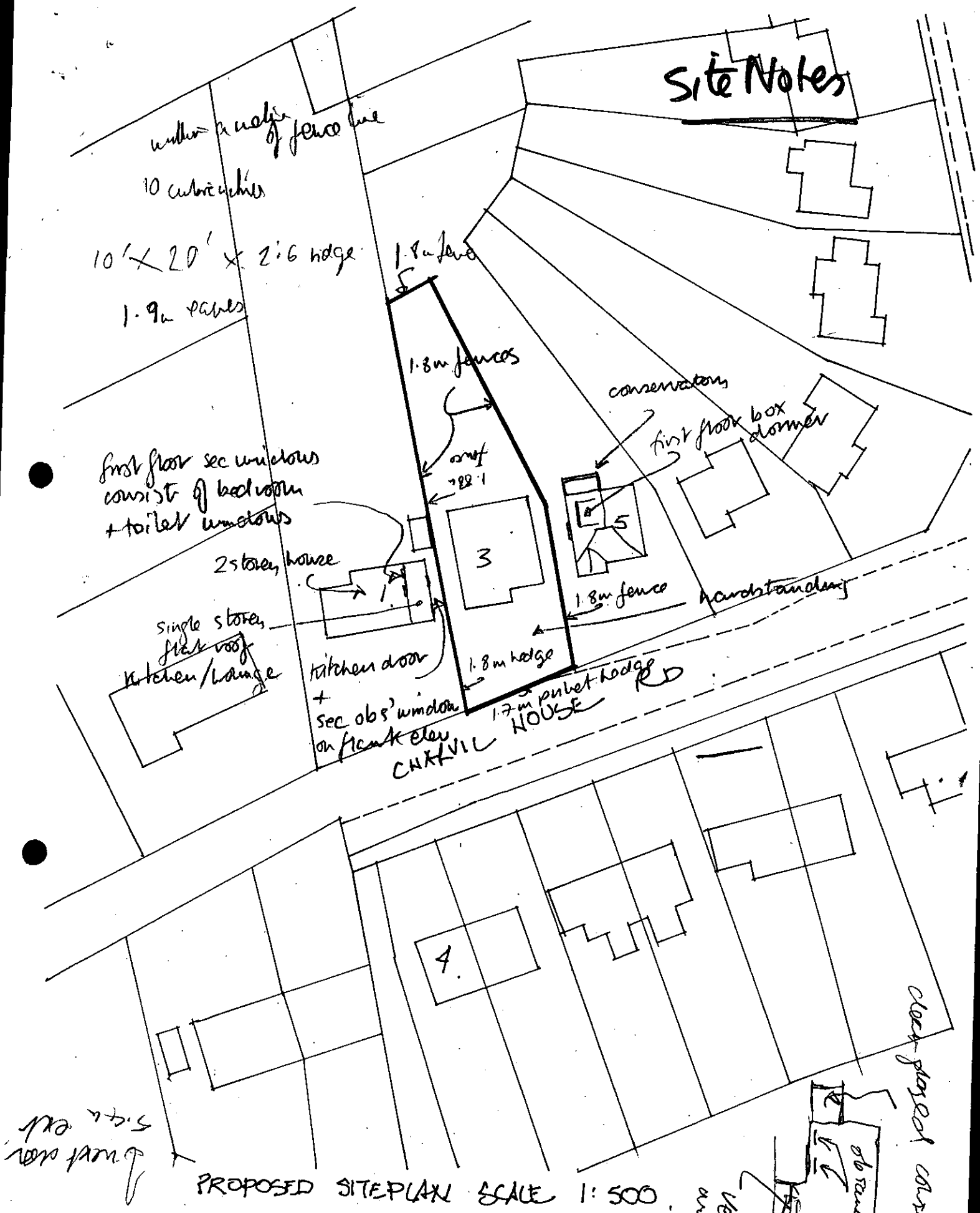
BOUNDARY TREATMENT — No.1. 1.82m high boundary fence.

OTHERS — No.5. 1.8m high boundary fence.

— Rear boundary 1.8m high boundary fence —

* proposed chimney same height as neighbours at No.5.

(Garden shed at back measures 3.05m x 6.10m ridge height 2.6m within a metre of No.5 fence line. eaves height 1.9m)


Site Notes
within a metre of fence line
10 cubic metres
10' x 20' x 2'6 ridge
1.9m eaves
1.8m fence
1.8m fences
conservatory
first floor box dormer
first floor sec windows consist of bedroom + toilet windows
2 storey house
single storey flat roof kitchen/lounge
kitchen door + sec obs' window on flank elev
1.8m hedge
1.7m privet hedge
1.8m fence
hardstanding
CHALVIL HOUSE RD
3
4
5
clear glazed conservatory
obscured glass bottom
velux window
pedestrian window
PROPOSED SITEPLAN SCALE 1:500

3839

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

Tel: 0118 974 6441

Date: **03 May 2001**

My ref: F/2001/3839

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/2001/3839
3, Charvil House Road, Charvil, Reading.
Proposed two 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3839**
3, Charvil House Road, Charvil, Reading.
Proposed two 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 Pierce

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3839
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3839

Proposal:
Proposed two storey rear extension to dwelling.

Location:
3, Charvil House 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2001. 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

03 May 2001

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 15 August, 2001
My ref. BC/DC/2001/3839

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) 977 8909
DX: 33506 – Wokingham

Mr J Rushton
c/o W M Graham Associates
1 Rectory Road
Wokingham
RG40 1DJ

Dear Sirs

PLANNING PERMISSION 2001/3839
SITE: 3 CHARVIL HOUSE ROAD, CHARVIL, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3839 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3839	A.T
BUILDING CONTROL NUMBER.	BN/2001/1147 North	
~~APPLICANT~~/AGENT	W M Graham Associates	
ADDRESS OF SITE	3 Chavil House Road CHARVIL	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		-
ELEVATIONS	2342 02	2342 02
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/7/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

1 Charvil House Road
Charvil
Reading RG10 9RD

21 May 01

Mr Andrew Thorley
Planning Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC A1	ENF
APP	
CS OBS	
22 MAY 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir

Re: Planning Applicatin no. F/2001/3839 - 3 Charvil House Rd

I should like to register my concern over the above plans, in particular regarding the chimney shown on the west elevation which is the side nearest to my property, No. 1.

My house has two windows on the east side, the top of which are in line with the existing ridge of the building at No. 3.

If a chimney is built as shown and an east wind blows, unless the chimney is considerably higher than my two windows, smoke will blow on to them and when open will enter my house.

Yours faithfully

Alan H Smethurst

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 30 May, 2001

My ref. AJT/MLT/F/2001/3839

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr.J Rushton
3,Charvil House Road,
Charvil,
RG10 9RD

Dear Mr. Rushton,

RE: GARDEN SHED TO THE REAR OF 3,CHARVIL HOUSE ROAD, CHARVIL.

I refer to the site meeting between yourself and Mr. Thorley on the 23rd May 2001.

I can confirm that the detached garden shed at the rear of your garden, measuring 3.05 metres wide by 6.10 metres deep with an eaves height of 1.9 metres and a ridge height of 2.6 metres, is considered to be permitted development as defined by the Town & Country Planning (General Permitted Development) Order 1995 and therefore, planning permission is not required.

This is provided that:

- it is used for a purpose incidental to the enjoyment of the dwelling house and not to be used as a habitable room
- for it to be sited more than 5 metres away from the existing dwelling house and
- not to cover more than 50% of the land around the original house (excluding the ground area of the original dwelling house).

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr. Andrew Thorley, on the above telephone number.

Yours sincerely,

M L THORP

Principal Development Control Officer

KINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 APR 2001
Officer: AT	Application No. F/2001/3839

Map No. 28. Site .0.05.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 3 CHARVIL HOUSE ROAD

Parish: CHARVIL Ward: Charvil 3.5.01-B

Applicant: MR J RUSHTON

Fee Received 95-00 (5) 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	Window on floor plan not shown on site elevation	3.5.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Our ref: SP\2001\003661\001
Your ref: F/2001/3839
Date: 9th May 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 43159
POI.	TLS
DC AT	ENF
APP	
CS	
11 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir

PROPOSAL: 2 Storey Rear Extension
LOCATION: 3 Charvil House Road, Charvil

Thank you for your letter dated 03 May 2001, which was received on 04 May 2001. You are asked to quote the following reference in any correspondence: **SU77NE/8/22**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that 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 454365 for further details.

Advice To Planning Authority

Waste

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 773 758	144m	Strathmore Drive	Industrial & Commercial Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

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

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes 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.

Conservation

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of the house could also be considered.

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. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: WM Graham Associates, 1 Rectory Road, Wokingham, RG40 1ER

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 03 May 2001

Application Number: F/2001/3839

Proposal: Proposed two storey rear extension to dwelling.

Parish: CHARVIL PARISH

Site Address:
3, Charvil House Road, Charvil, Reading.

Applicant:
Mr J Rushton C/O W M Graham Associates.

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).

C22, R22.

Signed: _____ **Print name:** Adam Coggins 8/4/01

Date: 16 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3839

Location: 3, Charvil House Road, Charvil, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Rushton C/O W M Graham Associates.

Case Officer: Andrew Thorley

The new plans show the following: Revised plan showing window on side elevation of bedroom no 2 on ground floor.

Comments are required by 26/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2001/
App No. 3839 (Planaps) / (Ludhouse) Date Rec. 11/05/01

Location: 3, Charnil House, Road

Parish Charnil

Applicant: Mr. J. Rushton

Description of attached plans
Revised plan showing window on side elevation & bedroom No. 2. on ground floor

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ~~Nos~~ No. 1 Charnil House Road, Charnil

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 16.05.01

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

3839

W.M. GRAHAM ASSOCIATES

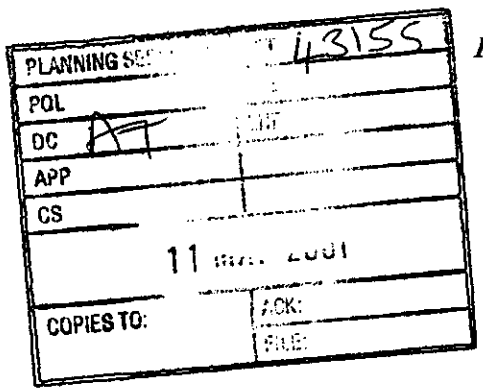
CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2342/wmg/cm

10 May 2001



The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of A Thorley

Dear Sir

3 CHARVIL HOUSE ROAD CHARVIL.

With reference to the above and application No. F/2001/3839 please find enclosed revised copies of Dwg. No. 2342 – 02 marked with a red dot.

We would be grateful if you could substitute these for the drawings in your possession.

We trust that you find all now in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Recd 3.50PM 19.4.01

CHARTERED WMG ARCHITECTS

20 APR 2001

3839

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2342/wmg/cm

19 April 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

3 CHARVIL HOUSE ROAD CHARVIL

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Planning Application including Certificate A
b) Fee Note for £95 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2342 – 01 & 02

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1933

ADDRESS 3 Charvil House Road PARISH Charvil

PLOT No.

ORD. SHEET No. SU. 7776 (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

Householder planning application form

20 APR 2004 73939

WOKINGHAM DISTRICT COUNCIL

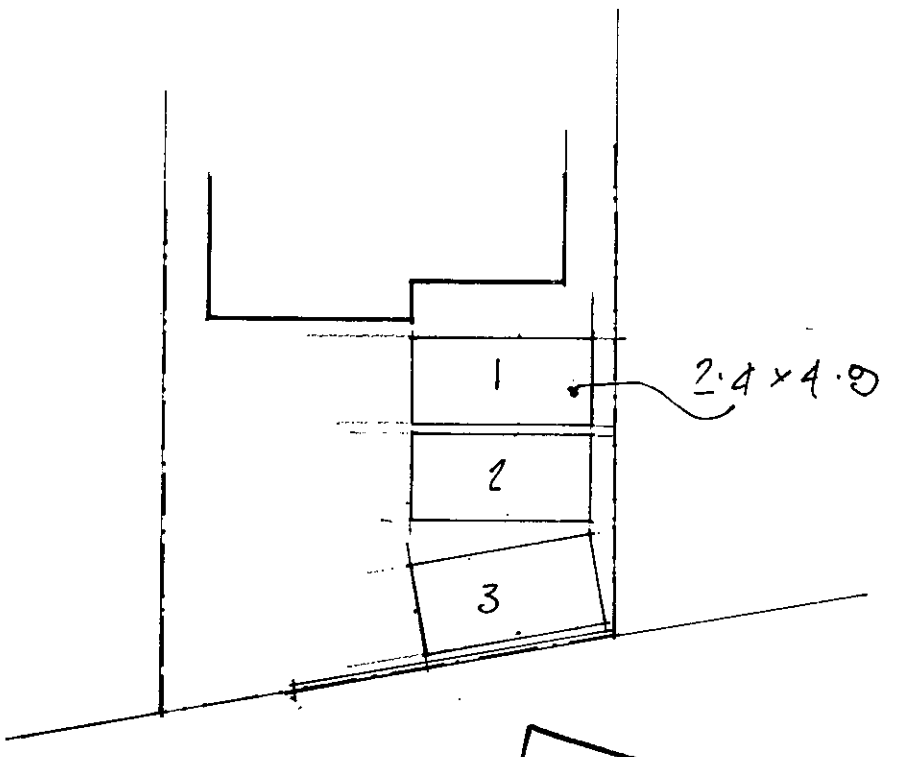
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR J RUSHTON
	Address and postcode	3 CHARVIL HOUSE ROAD CHARVIL RG10 9RD
	Phone number	
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1ER
	Phone number	0118 977 0464
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.	3 CHARVIL HOUSE ROAD CHARVIL
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey rear extension to provide extra bedroom & enlarge kitchen & living room
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 ☑ Non affected
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
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 ☑

3144 Crystal Mark
Clarity approved by Plain English Campaign

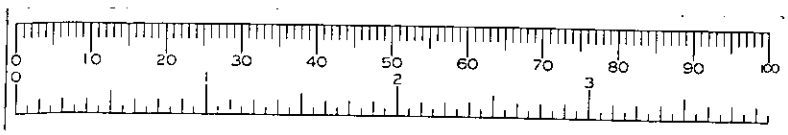
Please turn over

20.APR.2001 • 3839



APPROVED

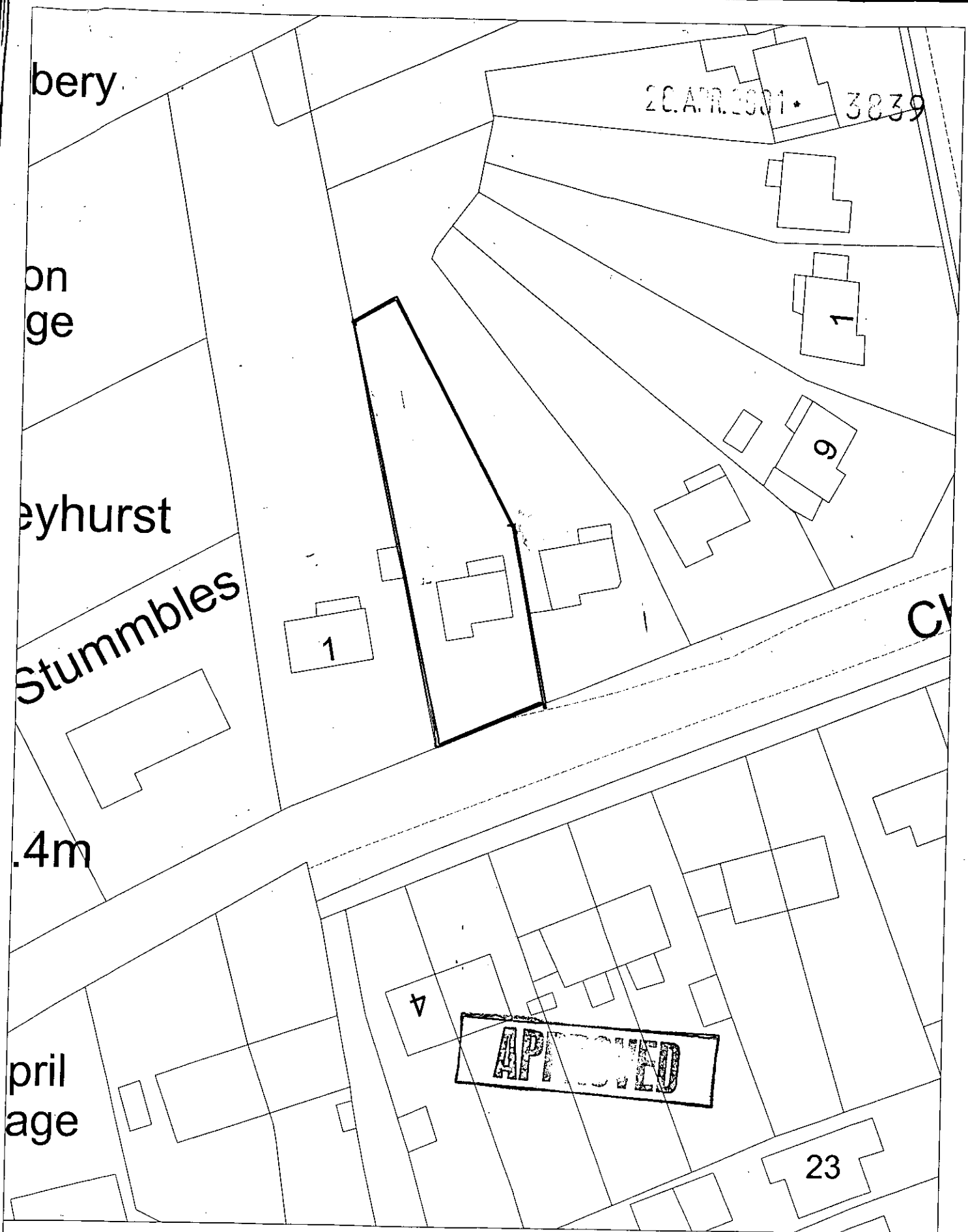
3 CHARVIL HOUSE RD PARKING. SCALE 1:200.





PROPOSED SITEPLAN SCALE 1:500.

3839



EXISTING . Site Plan, Scale: 1 to 500 .

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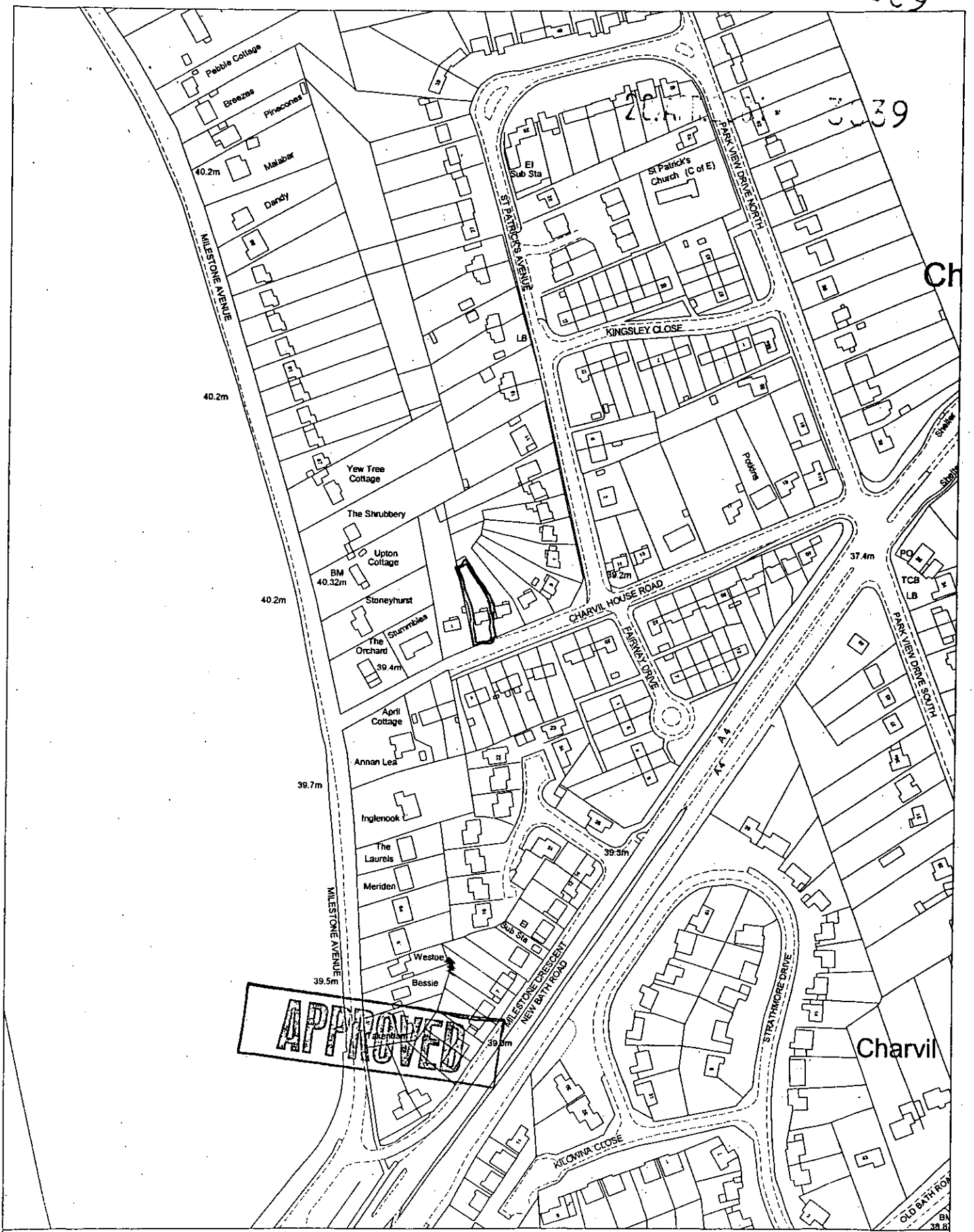

APPROVED

Site Plan, Scale: 1 to 2500

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e: 9 April 2001

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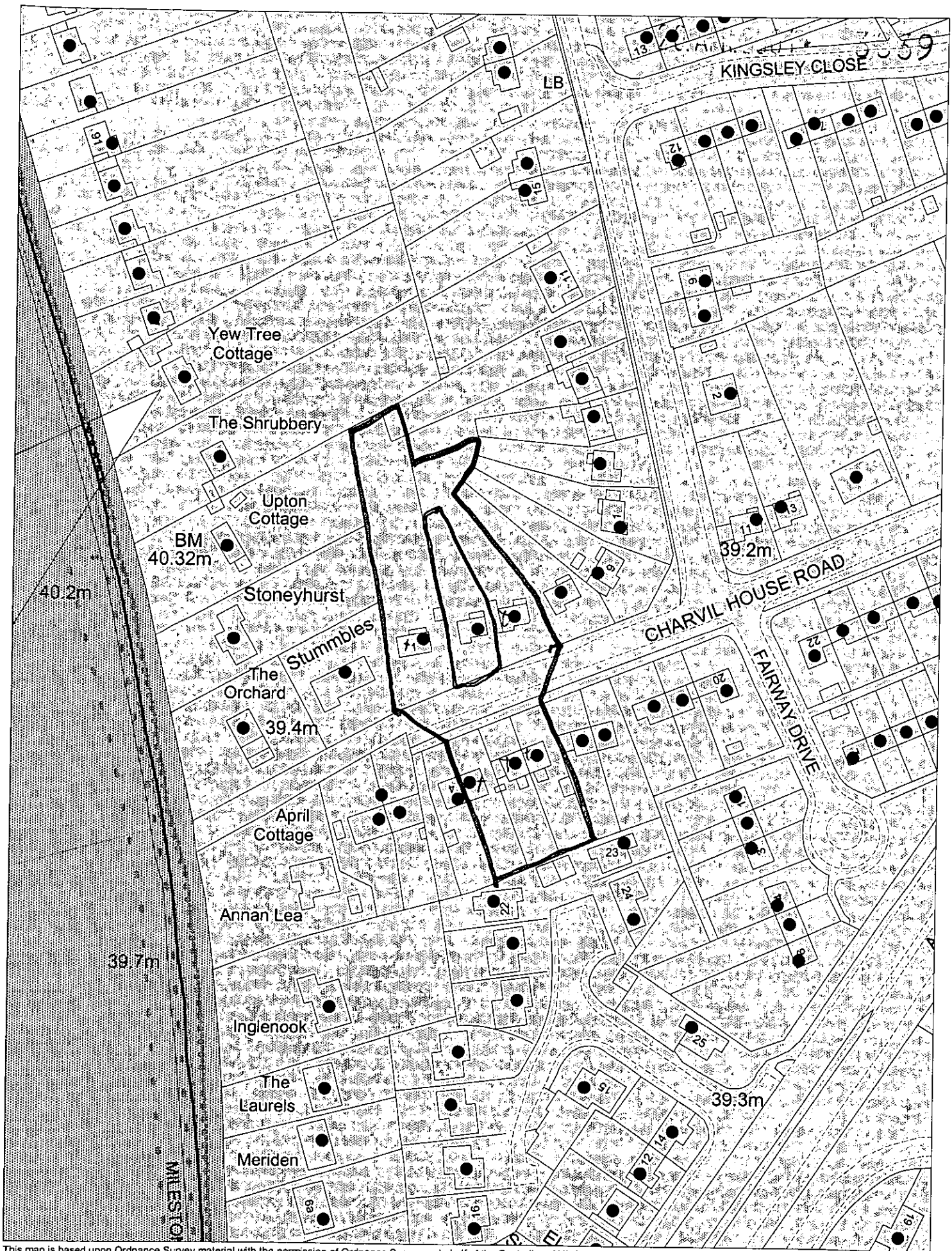

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Development Control Section. Environmental Services, Wokingham District Council.

24 April 20

Scale: 1 : 1250

Applicationo	Name & Address
F/2001/3839	Alan H Smethurst 1 Charvil House Road Charvil Reading RG10 9RD

Application approved letter sent 13/06/01