APPLICATION NO:
F/2001/3578

LOCATION:
1 Mendip Close, Charvil Reading.

APPLICANT:
Mr Allan

PROPOSAL:
Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/05/2001

CASE OFFICER: **Jackie Emmett**

RAILEX
Marbleboard

EASIFILE EP7

DO 1395a

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Allan
1, Mendip Close
Charvil
Reading
RG109QE

Application Number: F/2001/3578

Parish: **CHARVIL**

Location: **1, Mendip Close, Charvil, Reading.**

Proposal: **Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).**

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. 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.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 and LBE1.
Deposit Draft Wokingham District Local Plan Policy WOS2.

John Mitchell
Development Control Manager
Date: 01/06/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3578	JE.
BUILDING CONTROL NUMBER	FP 2001/1710	Nick
APPLICANT/AGENT	Mr M. J. Paul	
ADDRESS OF SITE	1. Mendip Close CHARVIL	
DESCRIPTION OF PROPOSED WORK	S/S side ext. amendment to consent P/2000/0481	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	No elevations	
FLOOR PLANS	rec'd 7/6/01	05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/6/01	

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	

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3578

Applicant : Mr Allan .

Location : 1, Mendip Close, Charvil, Reading.
Proposal : Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).

Site Notice Displayed ? :

YES	NO	DATE
✓		18.04.01

Date of Neighbour Notifications : .....

Date of Site Visit : 18.04.01

Date Registered : 13/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 08/05/2001. 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 :

Parish Council : no reply received.
neighbours : no replies received.
Propety dept : no objections.
Enviro Design : no objections
Highways : recommend approval with conditions.

Planning Issues :

Street Scene : the development is visable from street, however it is an alteration to garage already there.

neighbouring properties : The development is no more obtrusive to immediate next door neighbour (No 2) than the existing garage.

Highways : There does appear to be adequate parking facilities for development.

Application Number: F/2001/3578

Appraisal :

Impact on street Scene: The development is to alter an existing structure (garage). It is to include a window that will face onto the front street and a door to entre the existing workshop. It is to remain single storey but to include a pitched roof that will replace the flat roof. The development doesn't seem to have any adverse detrimental impact on the street scene.

Impact on neighbouring properties: The property is detached with off road parking. It is screened from neighbours by hedging.
The property next door (No 2) will not suffer overlooking, overshadowing, nor will the proposal be overbearing to No 2. There are no windows proposed in the alteration facing the front. Therefore this doesn't appear to have any detrimental impact on neighbouring properties or amenities.

Impact on Highways: The development does take up garage spacing for one car, however there is still sufficient car parking space for three vehicles to the front of the property as off road parking. Therefore it is considered that there will be no adverse detrimental impact to highways because of this development.

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

Application Number F/2001/3578
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 years condition to develope
2	C014	R014	External finishes to match existing.
3	C122	R122	Parking & turning area before occupation.
	N07		ACCESS CONSTRUCTION (AGENCY)

RECORD OF SITE VISIT

SITE ADDRESS: 1 Mendip Close Charvil Reading.

APPLICATION NUMBER: F/2001/3578

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 12.04.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Residential Area. Uneform detached houses, mostly open plan front gardens. However Nos 1 & 2 both have hedging. All have off road parking.

3. DESCRIPTION OF SITE/BUILDING

Quiet corner plot. Property faces a side view (no windows) of house opposite. Only has one neighbour (No 2.) Building is yellow brick, U.P.V.C windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached from other properties. No overlooking front from of property or back. Neighbouring property does have a small dormer window looking onto present garage.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 cars, but room 3 cars for off road parking

LEVELS —

BOUNDARY TREATMENT

OTHERS —

FROM: [redacted]
Property Dept

TO: [redacted] Jackie Emmett



Date: 24 April 2001

Application Number: F/2001/3578

Proposal: Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481)..

Site Address:
1, Mendip Close, Charvil, Reading.

Applicant:
Mr Allan .

Your observations are required in respect of this application within **7 days** of the above date.

This property is a former Council house sold under the tenants right to buy scheme.

The proposed extension does not appear affect the Council's adjoining ownership.

Sarah Hunter
Property Section.

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 09/04/01

Location: 1 Mendip Close, Charvil

Proposal: SINGLE STOREY EXTENSIONS AND RELLOCATION OF SIDE BOUNDARY

Application Number: F/2000/0481

In response to your consultation dated 9th February 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The 2 Leylandii shown to be removed are becoming too large for this location and are starting to have a negative affect on the amenity of the property. They are not suitable for including in a Tree Preservation order and I have no objections to their being removed.

There is an attractive Hawthorn hedge along the side boundary, which has been pruned to retain it as a narrow feature. This will soften the appearance of the fence in the street scene. The trees, which are shown to be retained along this strip of land, will still be visible above the fence.

Neil Etherington
Senior Arboriculturist

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Jackie Emmett DATE: 20th April 2001

Location:	1 Mendip Close, Charvil, Reading
Proposal:	Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481)
Application Number:	F/2001/3578

In response to your consultation dated 27th March 2001 for the above application, the tree and landscape comments are as follows:

The proposal to alter the proposed glazed roof to a pitched roof will not create any additional visual impact. The revised proposals do affect the existing landscape features over and above those described by Neil Etherington in his arboricultural comments dated 9/04/01.

I therefore have no objection to planning permission being granted.

ROBERT PETROW
Consultant Landscape Architect

RP

To:
Neil Etherington
Senior Arboricultural Officer

From: Jackie Emmett

28 MAR 2001

Date: 27 March 2001

Application Number: F/2001/3578

Proposal: Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481)..

Site Address:
1, Mendip Close, Charvil, Reading.

Applicant:
Mr Allan .

Your observations are required in respect of this application within **7 days** of the above date.

NO TPO.

Please see neils previous comments

AP
CS
2
COPIES TO:

HIGHWAYS CONSULTATION SHEET

From: Jackie Emmett **Date:** 27 March 2001

Application Number: F/2001/3578

Proposal: Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).

Parish: CHARVIL PARISH

Site Address:
1, Mendip Close, Charvil, Reading.

Applicant:
Mr Allan .

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).

C122, R122.

NO7.

Signed: _____ **Print name:** Adam Goggins 30/03/01

Received by Wokingham District Council

Application No: F/2001/3578

Proposal:
Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).

Location:
1, Mendip Close, 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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

27 March 2001

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

Tel: 0118 974 6449

Date: **27 March 2001**

My ref: F/2001/3578

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/2001/3578
1, Mendip Close, Charvil, Reading.
Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).

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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3578**
1, Mendip Close, Charvil, Reading.
Proposed single storey side extension to dwelling (Amendment to consent F/2000/0481).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2001	
Officer: JE	Application No. F/2001/3578

Map No. 32 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/0481)

Location: 1 MENDIP CLOSE

Parish: CHARVIL Ward: Charvil 27.3.01

Applicant: MR ALLAN

resubmission - fee paid on 2000/0481

Fee Received 00-00 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.3.01 -B 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 : .....

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

NEIGHBOURS:

2 x S/N. a tel map for neighbour notices.

MASTER CARD FOR.
MENDIP CLOSE

ADDRESS

PARISH CHARVIL

32.

PLOT No.

ORD. SHEET No. SU7615-7715

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/10/64	Humphreys & Mitchell	O/L Res Dev to rear of 34 & 134 Old Bath Rd	16. 2. 64	NDA Ref
O/110/65	"	" " "	29 4 64	NA Ref
O/275/65	Adams & Wade	O/L Res Dev to rear of 70-134 Old Bath Rd.	16.10 65	NA Ref
*O/209/67	T.B.C	O/L Res Dev	1 12 67	NA Ref
#O/118/69 *	T.B.C	" "	27. 11. 69	NA Ref
1041/71	Royco / GLC	188 hse garages & road	3. 9. 71	NA Ref
46/72 *	" "	171 hse " to rear of	17 2 72	NA C/A
46/72	"	70-134 Old Bath Rd.	21 3 72	App NA
01487 *		Res Dev		C/A

DATE OF COMPLETION

MINISTRY DECISION * appeal dismissed # appeal allowed. 14.7.71.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 1 MENDIP CLOSE

PARISH CHARVIL

32.

PLOT No. 120

ORD. SHEET No. SU7615-7715

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46/72	Royco / GLC	Det house & garage	17. 2. 72	NA C/A
46/72	"	" "	21. 3. 72	App NA
F/2000/0481	Mr & Mrs D Allan	s/st side ext; s/st front ext: reloc. side boundary	28. 3. 00	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Rec'd 9.10AM 13.3.01

Environmental Services

For office use only.
Application number: 13.MAR2001* 3578

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 D. ALLAN.
	Address and postcode	1, MENDIP CLOSE CHARVIL NR READING RG10 9QE
	Phone number	3750945
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	1, MENDIP CLOSE CHARVIL NR READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE PROPOSED GLAZED ROOF TO PITCHED ROOF
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.	BROWN ROOF TILES TO MATCH EXISTING ROOF TILES
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: NO CHANGE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NO FEE	
	REVISED PLAN OF APPROVED PLANNING APPN N°F2000/0481/28/03/00 BUILDINGS REGS WILL NOT ALLOW GLAZED ~~ROOF~~ AREA		
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.

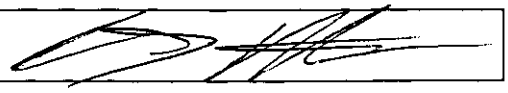
Certificate B

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	COUNCIL OFFICES SHUTE END WOKINGHAM	3/3/00

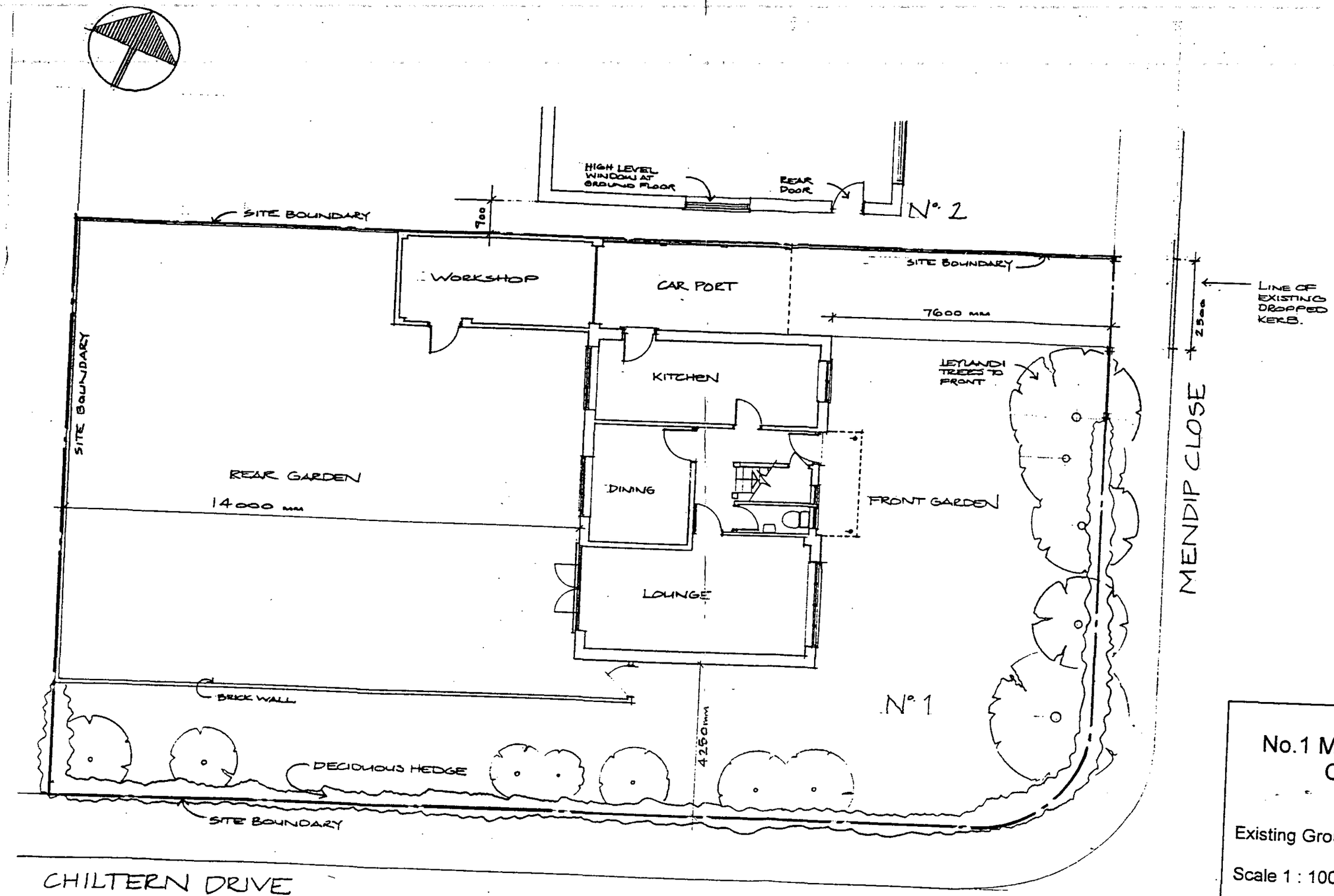
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of

Date 12/3/01

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



EXISTING GROUND FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

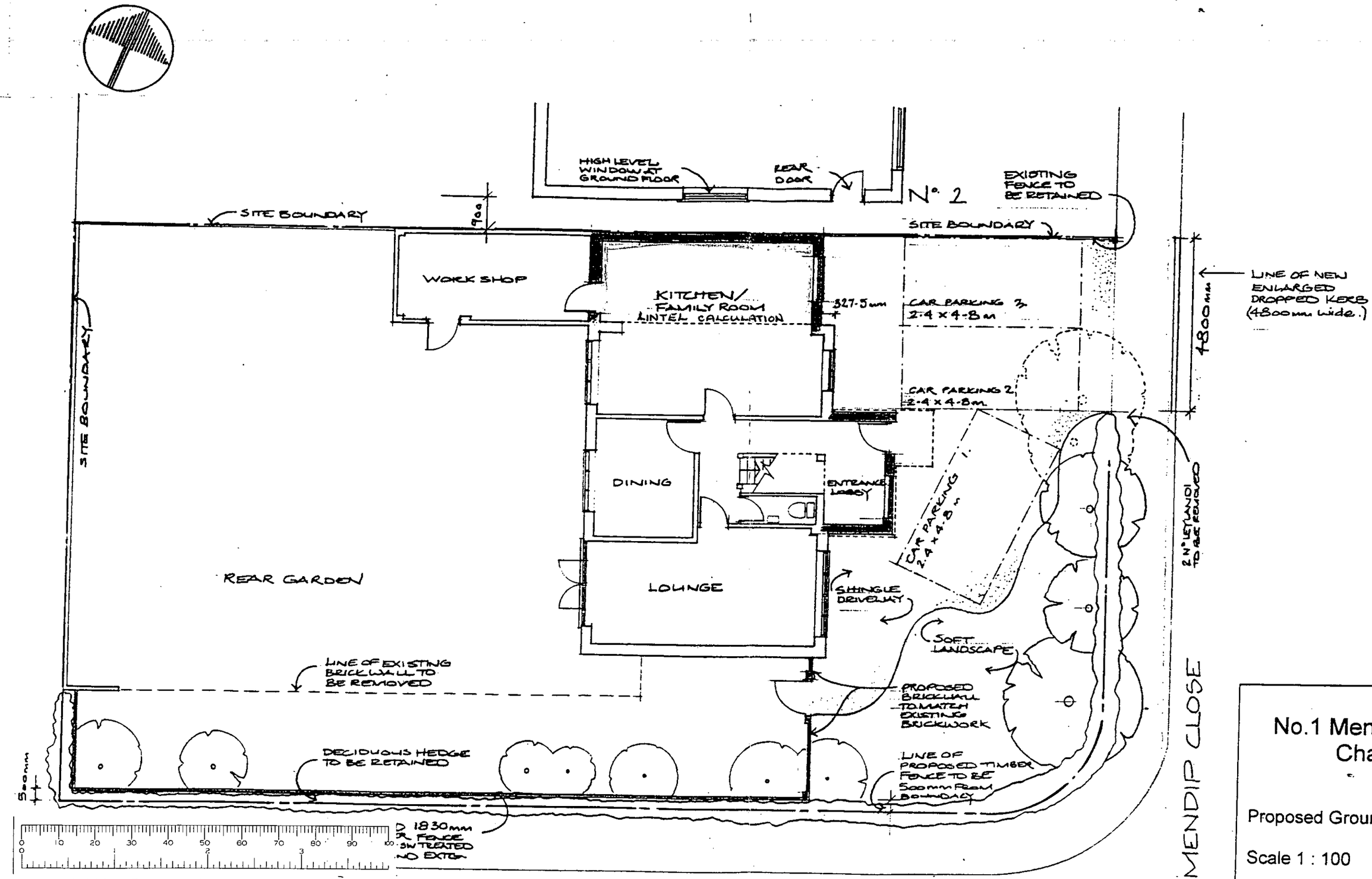
No.1 Mendip Close
Charvil

Existing Ground Floor Plan

Scale 1 : 100

Planning Application Jan '00

Drawing No. 03



PROPOSED GROUND FLOOR PLAN

No.1 Mendip Close
Charvil

Proposed Ground Floor Plan

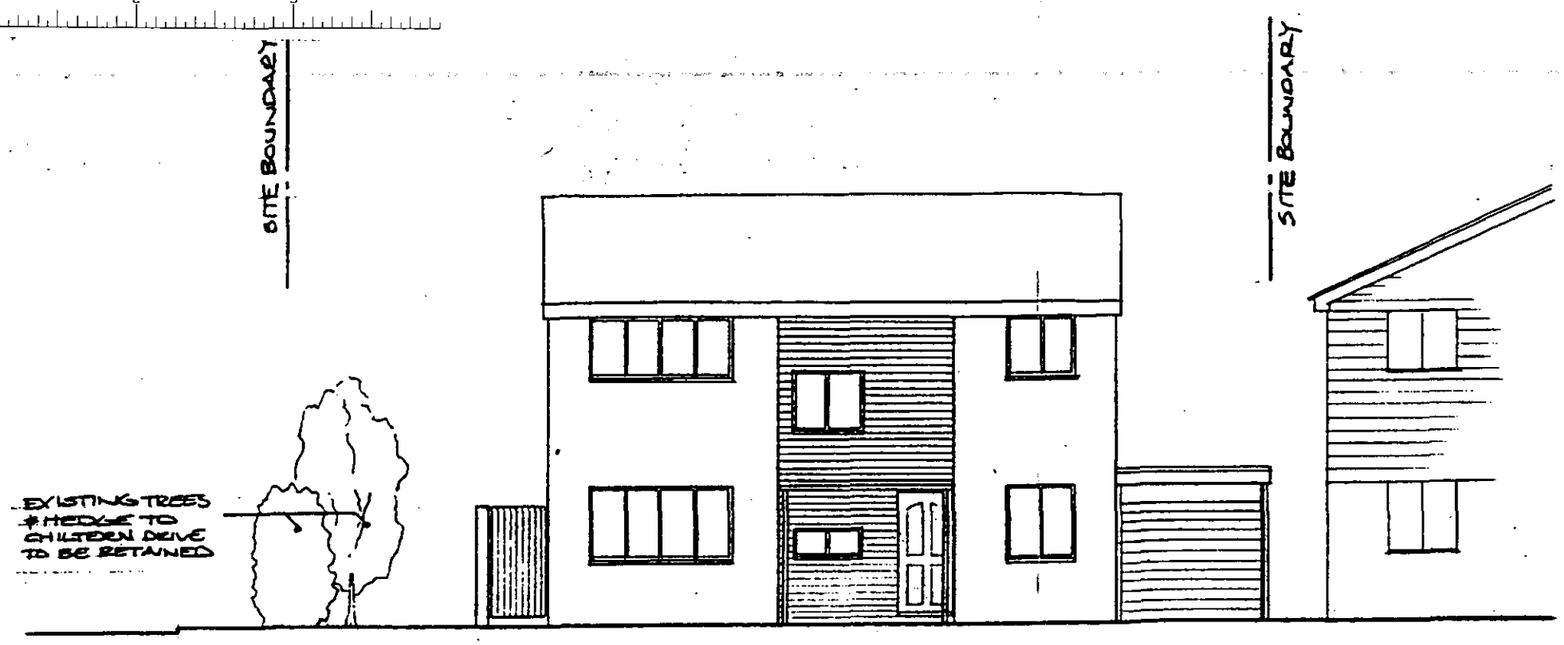
Scale 1 : 100

Planning Application Jan '00

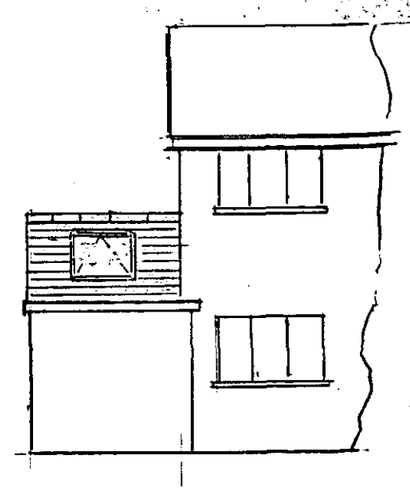
Drawing No. 05

D 27/6/01

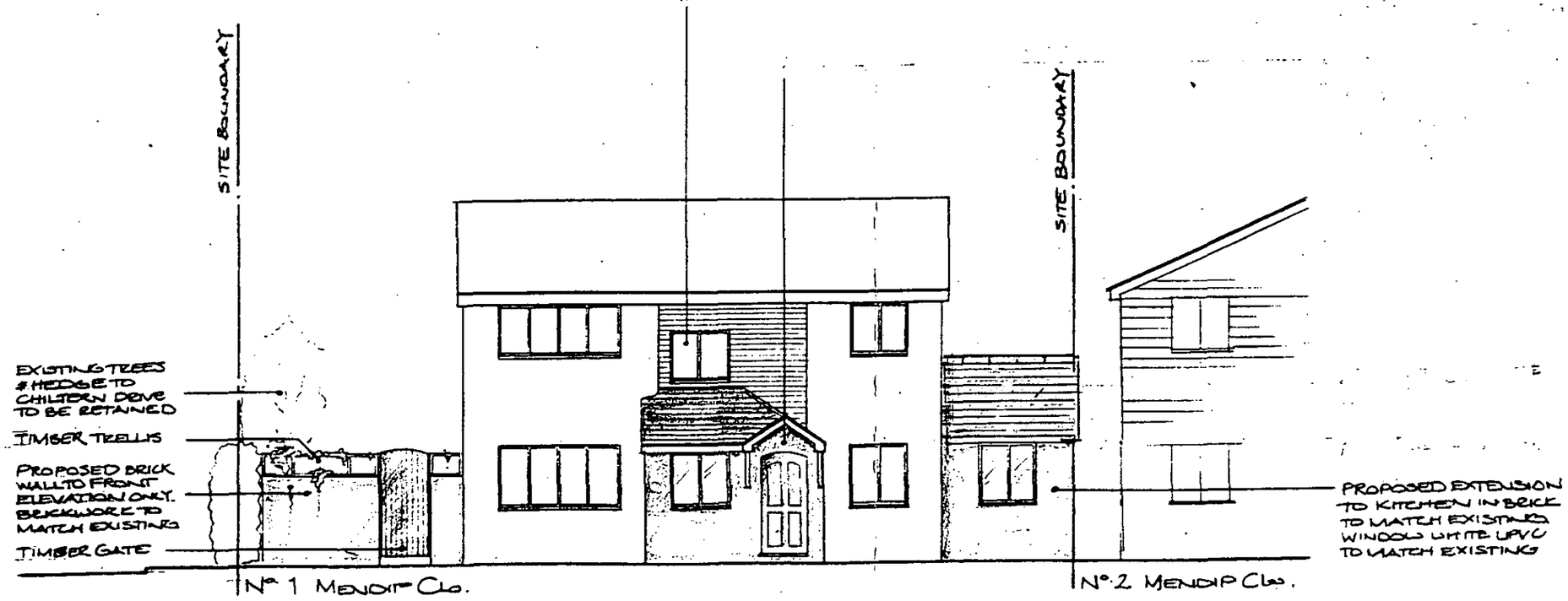




EXISTING FRONT (EAST) ELEVATION



- PROPOSED REAR ELEVATION -
(SHOWING NEW ROOF)



PROPOSED FRONT (EAST) ELEVATION

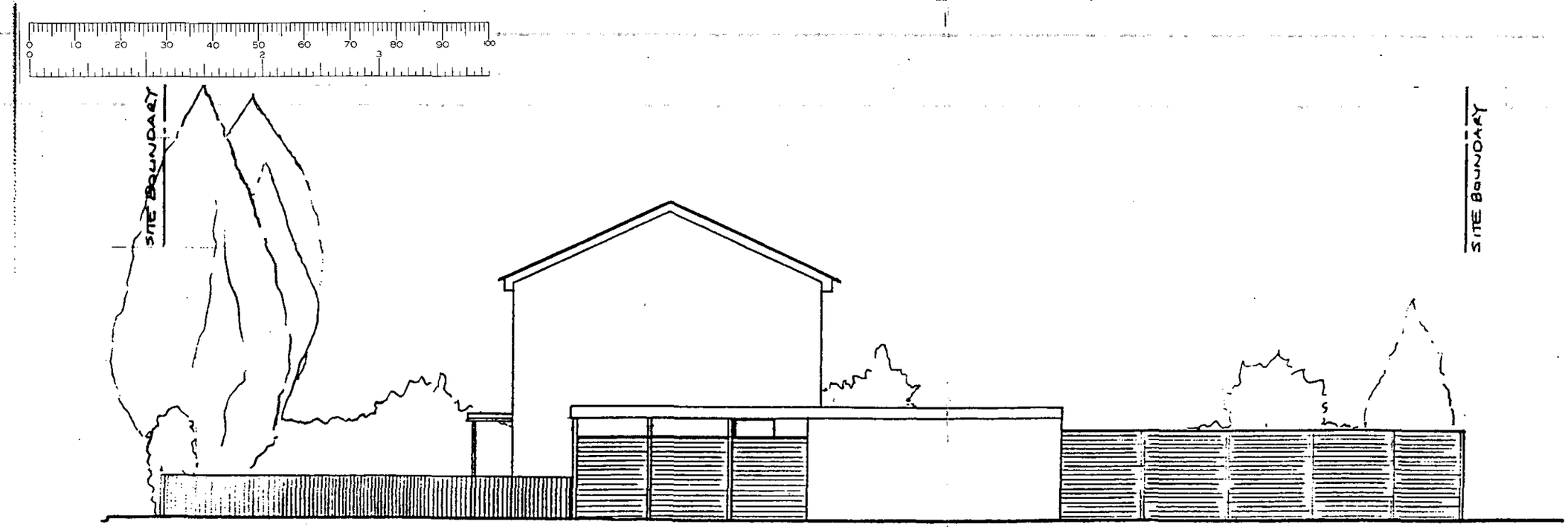
No.1 Mendip Close
Charvil

Proposed Front Elevation

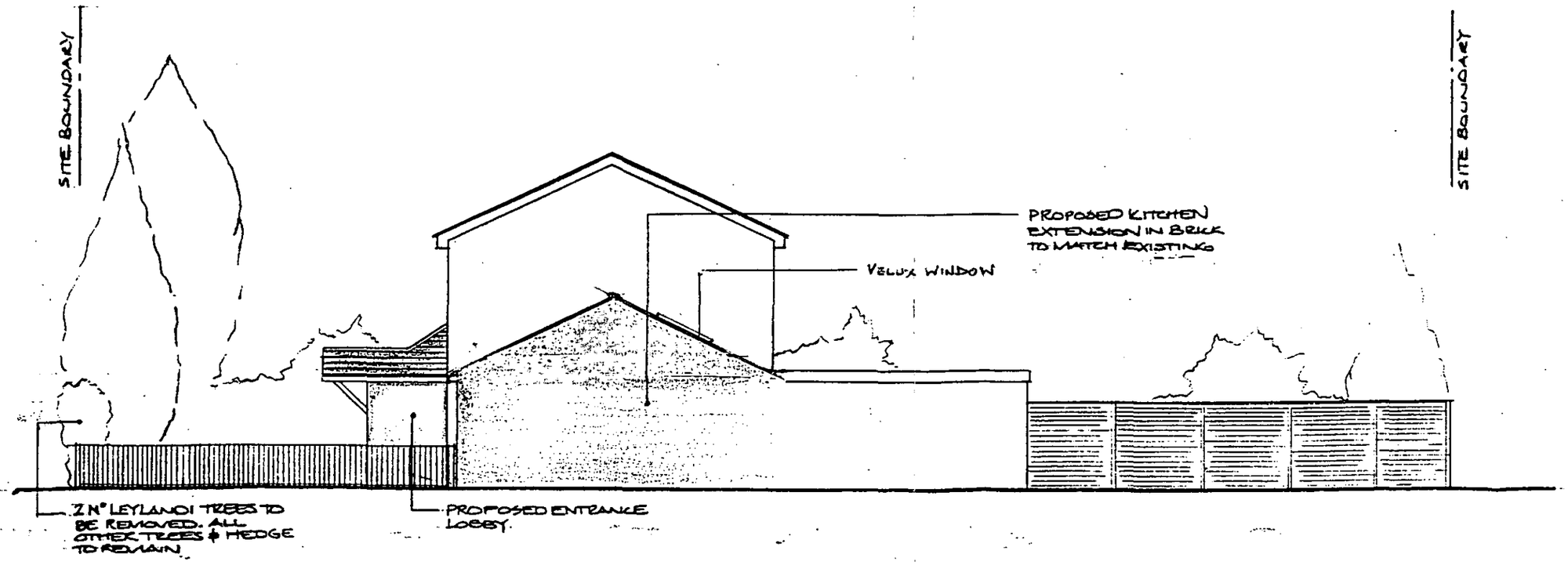
Scale 1 : 100

Planning Application Jan '00

Drawing No. 06



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

No.1 Mendip Close
Charvil

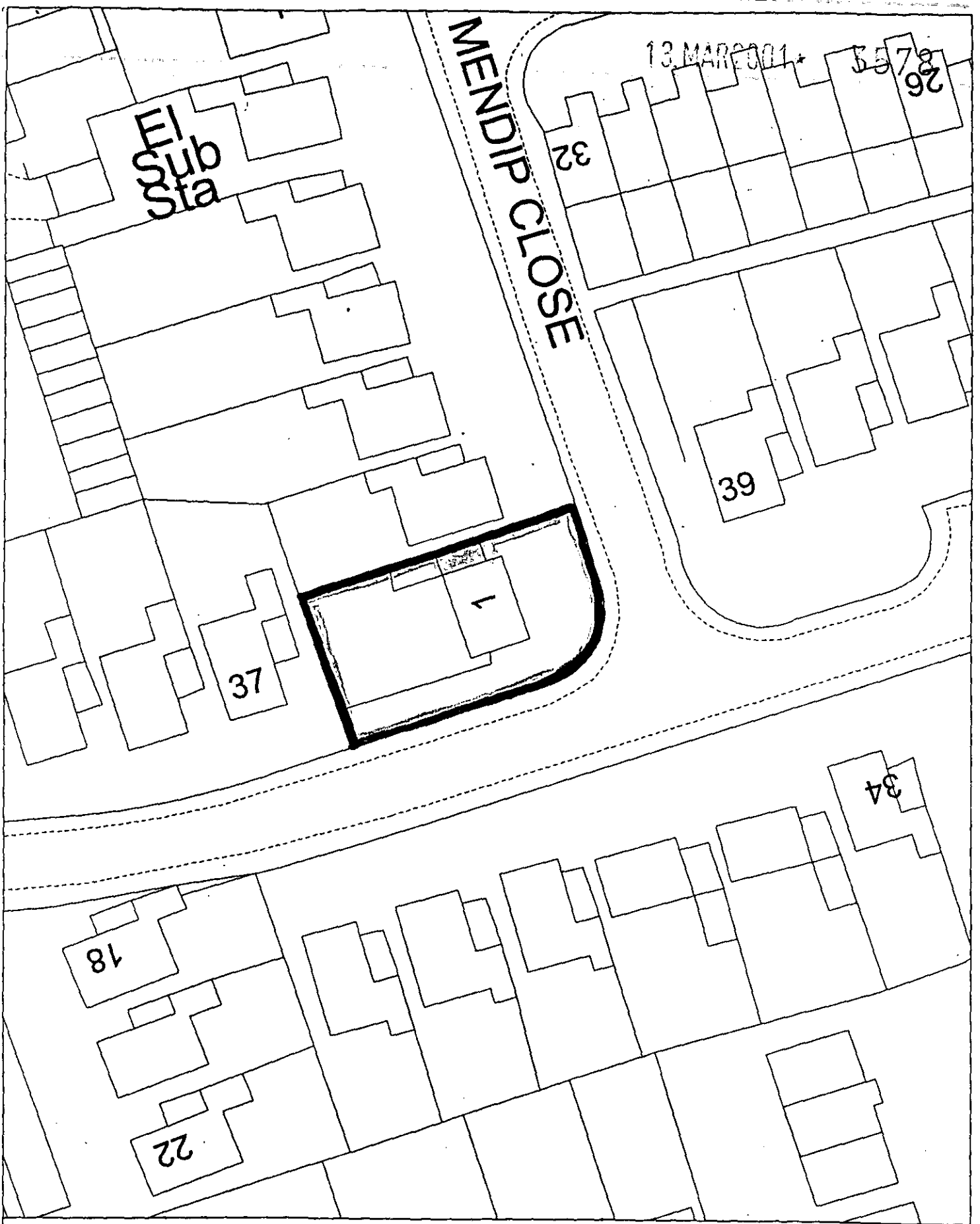
Proposed North Elevation

Scale 1 : 100

Planning Application Jan

Drawing No. 07

AMENDED 7/03/01
PITCHED ROOF

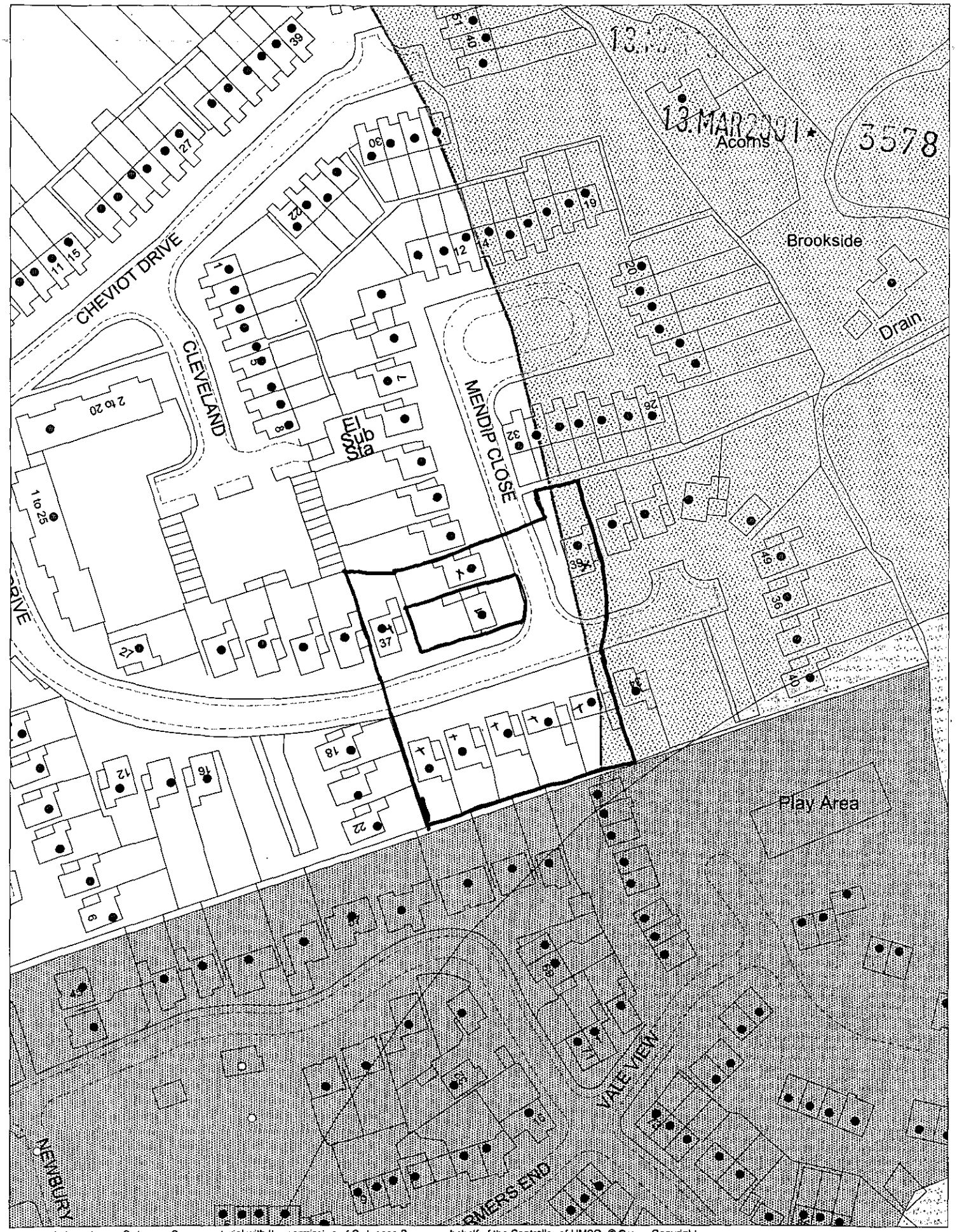


Site Plan, Scale: 1 to 500

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: 13 September 1999



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

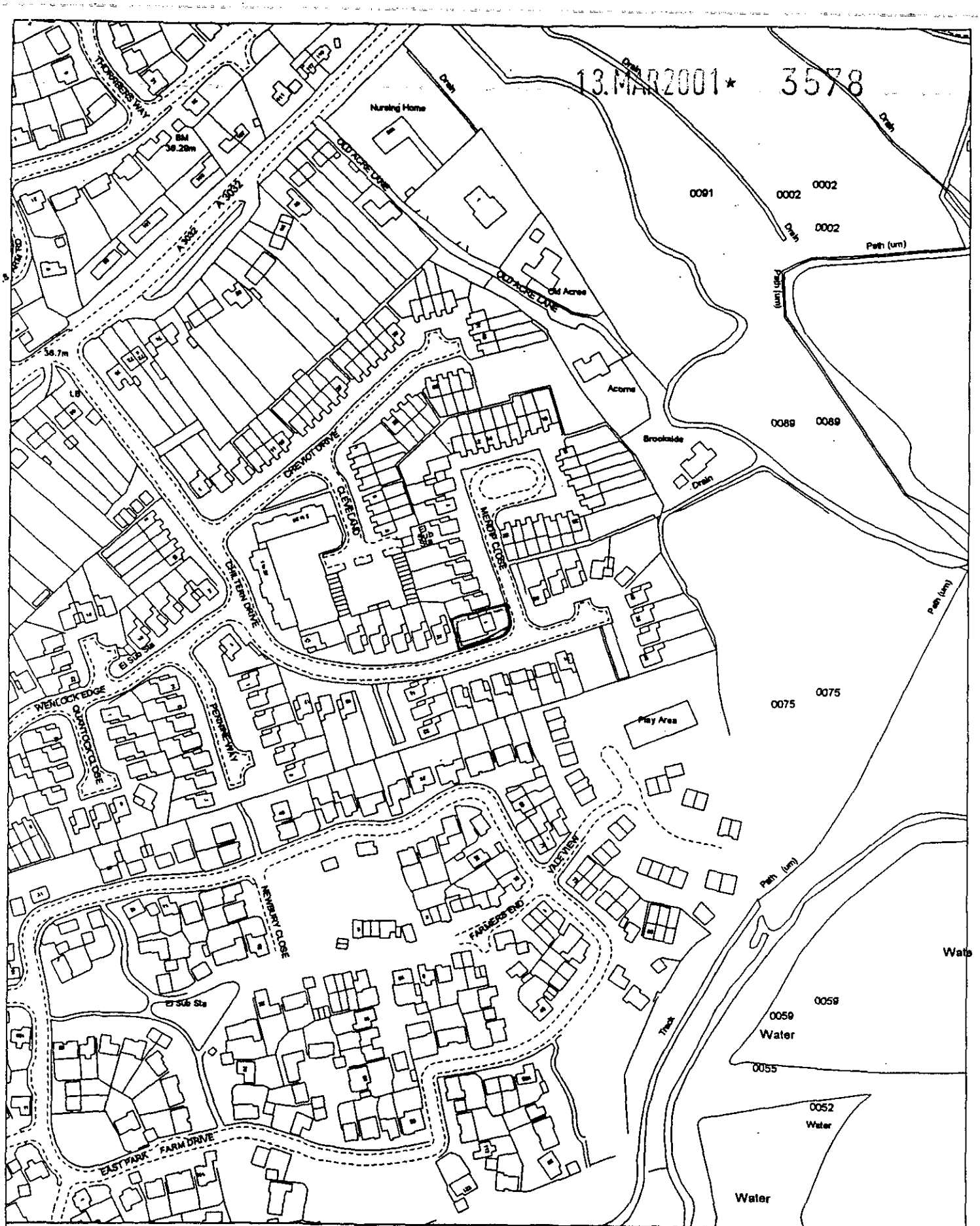
Development Control Section, Environmental Services, Wokingham District Council.

14 March 2001

Scale: 1 : 1250

N W E S

13.MAR2001* 3578



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: 13 September 1999