26/2 - 9.50 - Discussed with BPS advised - to hip roof and reduce depth of rear extension. P.M. advised difficulty over tipping roof in world need gutter - Suggested stepping flush in to accommodate - Hist. con. at client and respond. [illegible]

APPLICATION NO:

F/2001/3289

LOCATION:

11 Quantock Close, Charvil Reading.

APPLICANT:

Mr & Mrs Smith C/O BPC Services

PROPOSAL:

Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Smith
C/O BPC Services
Unit B Hawkhurst
Headley Road East
Woodley
Berkshire
RG5 4SZ

Application Number: F/2001/3289

Parish: **CHARVIL**

Location: **11, Quantock Close, Charvil, Reading.**

Proposal: **Proposed two storey side 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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Condition
4. 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
5. 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 side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
4. To ensure that the external appearance of the building is satisfactory.

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. 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

3. This permission relates to the application as amended with revised plans number GP/QC/11-12/A and 12/C1 submitted to the Local Planning Authority on 2nd March 2001 showing reduction in depth of ground floor extension by 1.0 metre: reduction in front elevation by 0.5 metre: reduction in ridge height by 0.4 metre, and insertion of front dormer window and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

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

Tel: 0118 974 6442

Date: **08 February 2001**

My ref: F/2001/3289

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/2001/3289
11, Quantock Close, Charvil, Reading.
Proposed two storey side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3289**
11, Quantock Close, Charvil, Reading.
Proposed two storey side 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**********

Received by Wokingham District Council

Application No: F/2001/3289

Proposal:
Proposed two storey side extension to dwelling.

Location:
11, Quantock 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. 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

08 February 2001

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3289.	GA
BUILDING CONTROL NUMBER.	B/2001/1803	Nick
~~APPLICANT~~/AGENT	BPC Services	
ADDRESS OF SITE	11. Quantock Close CHARD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	GP/QC/11-12 D1	GP/QC/11-12 C1
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	10/5/01	

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: George Allpress

Application Number: F/2001/3289

Applicant: Mr & Mrs Smith C/O BPC Services

Location: 11 Quantock Close, Charvil, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/02/01

Date of Neighbour Notifications : 08/02/01

Date of Site Visit : 15/02/01

Date Registered : 31/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001
including 10days consultation on revisions = 15/03/01 (GA)

This application will have expired on: 28/03/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

The owner of the adjoining property no.12 Quantock Close writes to object to the extension because of a loss of light to habitable accommodation and overbearing and oppressive sense of enclosure that would result from the two storey extension being built hard against the boundary, and that the extension would be out of keeping with the character of the dwelling and result in considerable harm to the street scene.

Environment Agency – unlikely that land fill gas would present a risk

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3289
Appraisal :

The application property is a detached single family dwelling which is located on an estate of uniformly designed houses. The dwelling is rectangular in plan form, with a building envelope that is deeper in plan form than it is wide. It has pitched roof with a gable front and rear with ridge running front to rear. To the north side there is a car port at front side with an attached garage commencing 7.0 metres behind the front elevation and projecting around 2.0 metres beyond the rear elevation. There is a gap between flank and boundary on the opposite side of the dwelling, that with the neighbour to the south, no.10.

The house types on this estate alternate between dwellings of the same design as the application property and small terrace groups. The application property house type represents the majority on this road, and a considerable proportion of the dwelling type on this estate.

No house of this type, where its relationship to the neighbouring dwelling is the same as the application property, has been similarly or otherwise extended at two storeys at the side.

The application proposal therefore represents the first, first floor level side extension. The only houses which have two storey extensions are those which occupy corner or end plots. However, equally, there appears to be no planning history of a refusal of planning permission for this type of extension on this estate.

The houses are modest dwellings, attractive and well maintained. They are compact in their layout with minimum separation between dwellings.

Due to the compactness of the estate layout there is limited scope to extend the dwellings. The application proposes a first floor extension over the site of the car port and part of the existing garage. The extension would finish flush with the rear elevation at first floor level. At ground floor level the existing extension would be extended to 3.0 metres. At the front of the building, the first floor extension would oversail the ground level car port, but be recessed behind the front elevation by 1.5 metres. The roof has been kept to a minimum by adding a longer slope to the front and including a dormer window to reduce bulk on the boundary. The new ridge line would be below the existing.

The application has been revised since its initial submission in an attempt to minimise impact to the neighbouring dwelling. The resultant design is considered to achieve an extension which is visually subservient and appropriate in this location. Therefore no harm to the street scene is considered to result.

The adjacent dwelling, no.12 has been visited. The property has two flank elevation windows, one to the ground floor which is long and narrow and a secondary window to a through lounge (the main source of light is from rear facing windows), and an upstairs bathroom window. Therefore no material loss of light to principle habitable room windows.

The extension would be built within the front and rear building lines of this and the neighbouring dwelling and as such follows a pattern of extension that is normally considered an acceptable from of extension. No.12 has its 2.0 metre side gap on this side of the property, however, this is not usable amenity space. Therefore no unacceptable overbearing is considered to result.

The proposal demonstrates compliance with parking standards.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3289
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
4	C014	R014	EXTERNAL FINISHES TO MATCH
5	C044	R044	NO WINDOWS TO BE INSERTED ..IN THE SIDE ELEVATIONS....
6	C046	R046	OBSCURE GLAZING AS APPROVED
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE
3	N02		REVISED PLANS ....plans no.GP/QC/11-12/A and 12/C1.... ....2nd March 2001.... .....reduction in depth of ground floor extension by 1.0 metre: reduction in front elevation by 0.5 metre: reduction in ridge height by 0.4 metre, and insertion of front dormer window.....

John Mitchell
19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 11 Quantock Close, Charvil, Reading.

APPLICATION NUMBER: F/2001/3289

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern semi-detached houses.

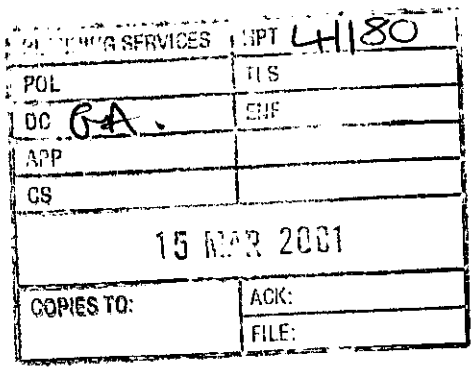
3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.12 to the north and no.10 to the south - no other dwelling impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension
ACCESS/PARKING	Car port, garage and front hardstanding.
LEVELS	House approximately 0.5 metre below street level, otherwise ground fairly level in all directions.
BOUNDARY TREATMENT	Open plan to front, timber fencing elsewhere.
OTHERS	None

PLANNING OBSERVATION SHEET - 129/01



FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER **F/2000/3289**

PROPOSAL **2 storey side extension with revision to reduce the floor area**

ADDRESS **11 Quantock Close**

APPLICANT **Mr & Mrs Smith**

CASE OFFICER **George Allpress**

PARISH COUNCIL COMMENT

Council is concerned that this proposed extension is too close to, and overlooks the adjacent property. This neighbours should be asked to comment.

The erection of a second storey above the Garage will seriously detract from the street scene and will set a precedent for filling the gaps between properties which will destroy the open nature of Quantock Close.

Irvine Cohen
Clerk to the Council

12th March 2001

468357136

19/3/2001

Environmental Service Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG 40 1WR

SDS

Mr + Mrs. John Sugrue
Selangsvagen 142
192 54 Sollentuna
SWEDEN
tel: 00 48 8 754 37 85
e-mail: jsugrue @ nortelnetworks.com

	TLG
DC CA	ENF
APP	
CS 005	
14 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Ref: George Allpress
F/2001/3289

Dear Sir,

We would like to make a few comments on the proposed extension of 11, Quantock Close, Charvil. This extension, if it should be built will mainly effect the dwelling at 12, Quantock Close.

In recent correspondence we have mentioned that we are not living at 12, Quantock Close at the present, but at the above achress in Sweden, our home is let.
Unfortunately, this means that we have not been able to communicate with Mr + Mrs. Smith on a face to face level. We have always had a very good relation to our next-door neighbours, which we wish to continue that way. Our feeling is that Mr + Mrs. Smith have not had the chance to think through all the consequences of this extension.

The proposed extension of 11, Quantock Close is planned right to the boarder of 12, Quantock Close, by extending the garage app. 1-2 meters down along the gorden and by adding an additional floor to the full length

of the carport and the main part of the garage. This will have a negative effect on the dwelling at 12, Quantock cl.

By building above the carport at Nr. 11, the dining room at Nr. 12 will have a most severe loss of light. The existing carport is admittedly higher then the position of our dining room window - however - above the carport is an empty space to let light through.

It has been argued that this is a subsidiary window and not the main window of the dining room. Living at 12, Quantock Close, you wouldn't feel that way.
The dining-room is part of an L-shaped lounge, which has a patio-door to the garden. The dining room is set deeply back off the lounge, the part closest to the main window/patio-door is app. 4 meters, the part furthest away app. 7 meters. Please see sketch.
Should the proposed extension be build, will it be necessary to enlarge the existing window.

The quality of our garden will also be effected by the proposed extension. Not only by the loss of light, but also by the overbearing effect of a two storey building that much closer to our grounds.

We appreciate that there is a revised plan for the extension of the garage along the garden boarder. However, we can not find any mentioning of the height of the garage in the plans. We estimate the garage to be

app. 0,6 - 0,7 meters higher than the garden fence. If there is a regulation allowing a garden fence only to be of a certain height, then presumably the same regulation would apply to a building replacing a garden fence.

All that have been suggested in the proposed plan might very well be within all existing regulations. This doesn't nessecarily mean it's suitable in the context of any site. A storey above the carport, we think, is not consistant with the original design of these buildings, 11 Quantock close is part of an estate with a number of the same type of houses.

Finally, whatever decision is made on this application it will not only involve the two propertys 11 and 12 Quantock close, but anyone in the estate wishing to make a similar extension and anyone opposing such a plan. The result will set a precedent. In these circumstances we would like to know that the Development Control Manager has taken part in the decision process.

Yours Sincerely

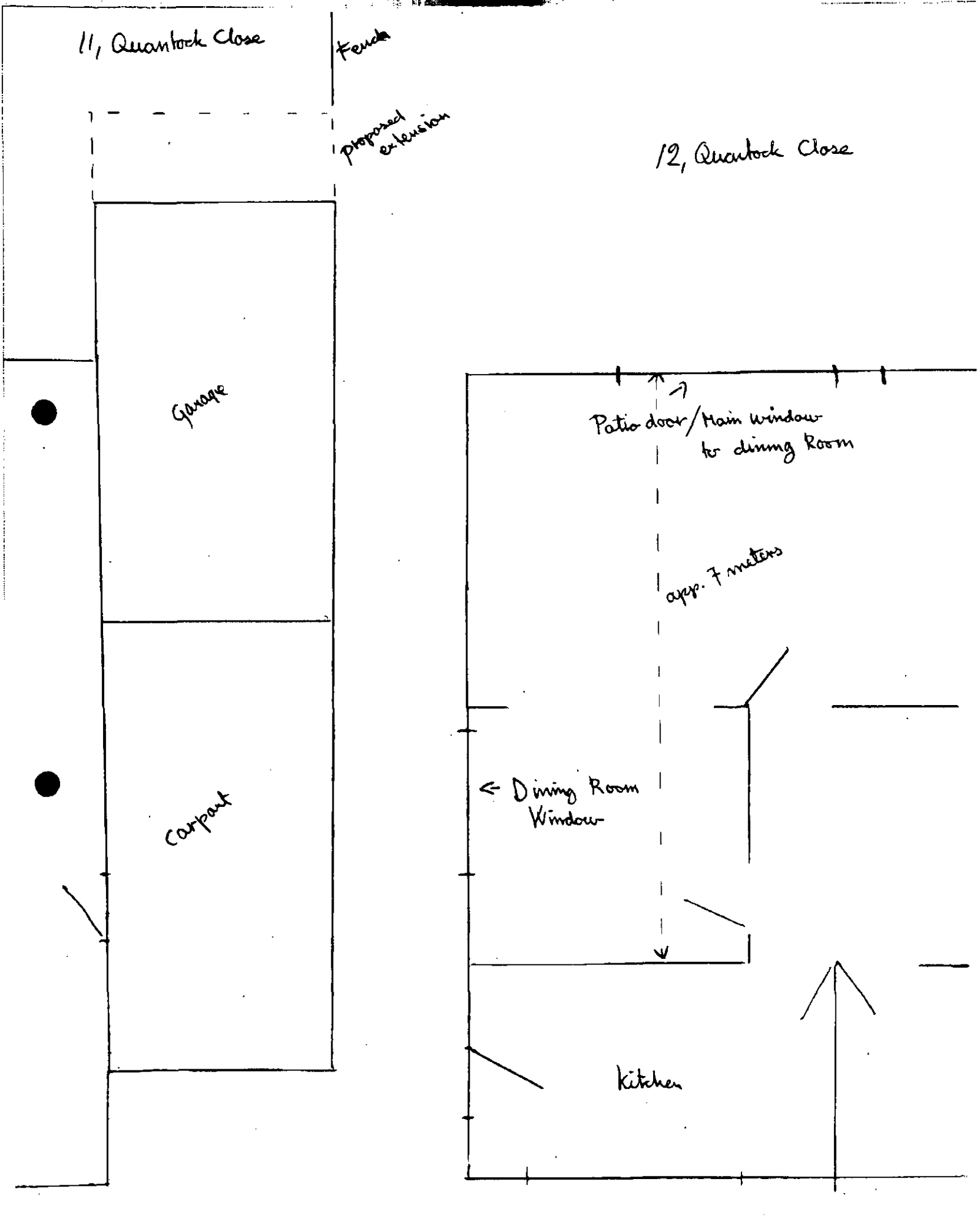
John Sugrue

John Sugrue

Mariette Sugrue

Mariette Sugrue

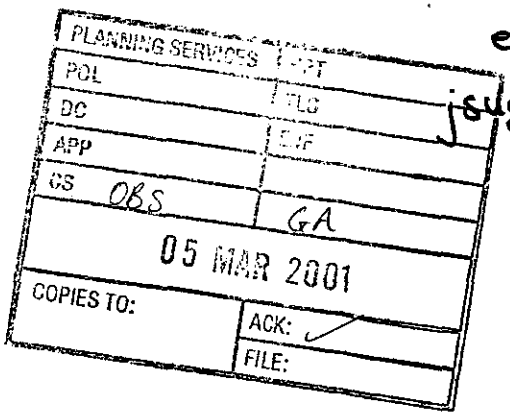
[redacted]


11, Quantock Close
Fence
proposed extension
12, Quantock Close
Garage
Carport
Patio door/Main window to dining Room
appx. 7 metres
← Dining Room Window
Kitchen

Lisbon
2/3/2001

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG 40 1WR

e-mail:
jsugrue@nortelnetworks.com



Ref: George Allpress
F/2001/3289

Dear Sir,

We would like to make an objection to the proposed extension to 11, Quantock Close, Charvil.

Unfortunately we have not seen the plans which has been supplied to your department.

As we mentioned in phone-calls and correspondence, we are now living in Sweden. This week we're travelling.

The plans which you have send us, we will not be able to see until next week. We will of course make ~~yo~~ our reply as ~~soon~~ as possible.

Under the circumstances, we hope this late reply won't be disregarded.

Yours Sincerely

John Sugrue

Mariette Sugrue

John Sugrue

Mariette Sugrue

Our ref: SP\2001\003165\001
Your ref: F/2001/3289

Date: 5th March 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES | HPT 40860
POL | TLS
DC GA | ENF
APP |
CS |
08 MAR 2001
COPIES TO: | ACK:
FILE:

Fao: George Allpress

Dear Sir/Madam

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AT 11 QUANTOCK CLOSE, CHARVIL, READING

Thank you for your letter dated 8th February 2001, which was received on 12th February 2001. You are asked to quote the following reference in any correspondence: SU77NE/3/17.

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environmental Planning: Contact Miranda Wycherley on 01276 454384

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

Grid reference	Distance from site	Landfill name
SU773 755	Approx 232metres	Behind the Village Hall

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

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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.

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.

Cont/d..

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

Yours faithfully



Max Ross
Development Planning Officer

cc BPC Services, Unit B, Hawkhurst, Headley Road East, Woodley, RG5 4SZ.

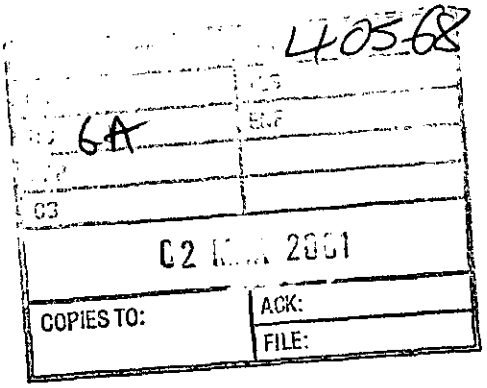
BPC Services

Quality Construction, Property Maintenance & Design Services

Tel: 0118 969 6226
Fax: 0118 969 6336

Unit B, Hawkhurst
Headley Road East
Woodley
Reading
Berkshire
RG5 4SZ

Mr Allpress
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR



28th February 2001

Dear Mr Allpress

Re: 11 Quantock Close, Charvil, Reading

Thank you for your recent advice regarding the proposed two storey extension at 11 Quantock Close, Charvil. Having discussed the points you raised with Mr & Mrs Smith, the owners, I have amended the proposed drawing as follows:

1. Reduced the ground floor rear extension by 1m in length.

2. Reduced the front elevation back 500mm.

3. By forming a dormer to the front study I have reduced the ridge height by approximately 400mm.

The result of the above variations is a reduction in area directly facing no. 12 of approximately 20% mainly at high level.

Should you have any further questions regarding this application please do not hesitate to contact me.

Yours sincerely

GARY PEARCE

Date: 05 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3289

Location: 11, Quantock Close, Charvil, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr & Mrs Smith C/O BPC Services.

Case Officer: George Allpress

The new plans show the following: Reduction in depth of ground floor extension by 1m; reduction in front elevation by 0.5m; and reduction in ridge height by 0.4m approx. Drawing no GP/QC/11-12/C1.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

5/3

George, I have sent a copy of the revised plan letter by e-mail to Mr & Mrs Sugrue in Sweden, as well as by standard post.

Penny

(RING ONE)

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

App No. F/2001/3289 (Planaps) / (Ludhouse) Date Rec. 02/03/01

Location: 11 QUANTOCK CLOSE, CHARVIL, READING Parish CHARVIL

Applicant: MR & MRS SMITH

Description of attached plans REDUCTION IN DEPTH OF GROUND FLOOR EXTENSION BY 1M: REDUCTION IN FRONT ELEVATION BY 0.5M: AND, REDUCTION IN RIDGE HEIGHT BY 0.4M APPROX.

Drawing No's: GP/QC/11-12/C1

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: ALL OBJECTORS

_____ 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 G.A.

Consultations Sent by Admin. on 05.03.01

Yellow - Part One Copy
Green - Officer's Copy

GEORGE,

SORRY FOR RED INK ON THIS
BUT I'VE A MAIL ANSWERING
SOME OF THE QUESTIONS
RAISED IN THIS OBJ LETTER
(COPY OF MY REPLY attached)

Tom.

Wokingham District Council
Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire RG 40 1 WR

14/2/2001

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK ✓
	FILE

Mr & Mrs. John Sugrue
Solangsvagen 142
192 54 Sollentuna
SWEDEN
tel: 0046 8 754 37 85
e-mail: jsugrue@nortelnetworks.com

P/2001/3289

Dear Sir,

We have just received a plan for an extension to the property 11, Quantock Close, Charvil, from our next-door neighbours.

This plan shows a very large extension of 11, Quantock Close to the side bordering our property at 12, Quantock Close. An extension as shown in this plan will be absolutely unacceptable to us. We will most strongly object to it ever being built.

Since we are no longer residence at our house, we will correspond with Mr. & Mrs. Smith on this matter. At the moment we are living in Sweden. Our home is let.

Under these circumstances we're anxious that any letter from the planning authority adressed to the Owner/Occupier will not reach us.
We would like you to address any correspondence we should receive to the address above. A brief e-mail, to alert us about any post, would be much appreciated.

If an application should be made - or possibly already be in the process - we would like to be notified in sufficient time for us to make arrangements to possibly be present at any inspection. And also let our tenants know, should a view from inside our house be necessary. Neighbour letter sent on 8/2/2011 to be Sweden Ave

Presumedly our tenants, Mr. & Mrs. Eton, are entitled to object against the proposed extension, as well as those in the estate who have a property of the same type as ours. YES - TENANTS WERE NOTIFIED THE FOLLOWING NEIGHBOURS (BY LOCATION NOT HOUSETYPE)

To whom will the "Owner/Occupier" notifications be given? ? NOT SURE WHAT THIS MEANS ?

- The assessment of an application, is it made by one person or a group of people? CASE OFFICER TO DC MANAGER TO CHECK

The decision of an application, is it made by one person or a group of people? CASE OFFICER TO D.C. MANAGER

Is this process, at all stages, open to public inspection? YOU CAN INSPECT PUBLIC REGISTER WITH COPIES OF PLANS & THE CASE FILE BY PRIOR ARRANGEMENT WITH CASE OFFICER

- We are grateful for a speedy answer to these questions, and your co-operation in this matter.

Yours Sincerely

John Sugrue

Mariette Sugrue

Ian Jordan

From: Ian Jordan
Sent: 21 February 2001 13:24
To: 'jsugrue@nortelnetworks.com'
Subject: PLANNING APPLICATION F/2001/3289 - PROPOSED EXTENSION AT 11 QUANTOCK CLOSE, CHARVIL.

Thank you for your letter dated 14/2/2001 which was received on 21/2/2001.

A planning application for an extension at 11 Quantock Close was received on 31/1/2001 and has been allocated application number F/2001/3289.

We attempted to notify you by e-mail but the address must have contained an error as the mail was returned as undeliverable, we sent you a notification letter by air mail to your address in Sweden on 8/2/2001 and this should have reached you by now. A letter was also sent to The Owner/Occupier at your house at 12 Quantock Close on the 8/2/2001.

Your letter asked various questions relating to the proposed development and I answer them in the order they appear as follows;

1) Your tenants are entitled to object to the planning application if they wish and their views and not given any less consideration because they don't own the property they live in. I'm not sure I understand the 2nd part of the question but we will accept comments from anyone who wishes to make them irrespective of the type of house they live in, no more weight would be attached to objections received from a neighbour just because they live in the same sort of dwelling as your own.

2) We consulted the following neighbouring properties on the 8/2/2001 of the application; 3 Wenlock Edge (the property to the rear), 1,2,3,10 and 12 Quantock Close (those properties on either side and at the front facing the site)

3) The application will be assessed by a case officer who will make a recommendation to the Head of Development Control.

4) Once the application has been assessed by a case officer they will make a recommendation to the Head of Development Control, he will discuss the application with the case officer and either agree the recommendation or ask for changes.

5) There is a public register of all planning applications submitted held at the Council Offices, this contains copies of all the plans, applications forms and other documentation sent as part of the application. The recommendation and discussion are not open to public inspection, if you have comments to make they must be made **in writing** (or by e-mail) and the case officer will take them into consideration when determining the application, we are not able to take verbal comments into account. Once a decision has actually been made and a decision notice has been issued all those who have made comments will be notified in writing of the outcome and can then obtain a copy of the notice and/or all other documents in the planning file, this will include the case officers notes.

I hope this information is of some help to you, you can also contact the case officer, George Allpress, directly at the following e-mail address: George.Allpress@wokingham.gov.uk or by telephone on 0118 974 6454.

I have registered your letter as an objection to the application but you are free to make other comments if you wish.

Regards,

Ian Jordan
Principal Planning Support Officer

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date _____ Time _____

WHILE YOU WERE OUT

Name Collin Pierce

Of Charvil District Councillor

Phone No. 969 3779. Ext. _____

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

MESSAGE F/2001/3289, 11 Quantock Close

26/2 Returned call
13.40 informed him of application and that revisions had been requested and nature of revisions - Also sent copies of plan 1st. Class post

Signed Emy.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 08 February 2001

Application Number: F/2001/3289

Proposal: Proposed two storey side extension to dwelling.

Parish: CHARVIL PARISH

Site Address:
11, Quantock Close, Charvil, Reading.

Applicant:
Mr & Mrs Smith C/O BPC Services.

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.

Signed: _____ **Print name:** Adam Coggins.

16/02/01

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 20/02 Time 16.15

WHILE YOU WERE OUT

Name MRS Mariet Sugrue

Of

Phone No. 00468754 3785 Ext.

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

26/2 - 8.15 - Mrs Sugrue phoned advised her [illegible] has approve - she objects re: loss of light to living room & [illegible] overlooking garden - She said she has written [illegible] received. [illegible] advised would be recommended approve. She's going to write again [illegible]

MESSAGE This lady owns 12 Quantock cl, but lives in Sweeden + is very concerned about how close to the boundary it is going to be. Please could you call her ASAP to let her know exactly how close to the boundary it will come + what your thoughts are on the proposal.

~~Signed~~

Helen. →

A set of plans have been sent out to [redacted] her today + she has the contact details of the local councillor. She is very concerned about getting her comments to you ^+ speaking to you before the end of this week as she is going on holiday next week.

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 22/2. Time 3.45.

WHILE YOU WERE OUT

Name Mrs Sugrue

Of Prom Sweden

mobile - she also phoned and left email address: jsugrue@nortelnetworks.com

Phone No. 0046 705193308 Ext.

Phoned	✓	Please call back	—
Called to see you		Will call back	✓ about 8-8.30 am
Wants to see you		Urgent	or 4 pm-4.30 pm

MESSAGE re F/2001/3289

11, Quantock Close, Charvil

If she has not managed to speak to you by the end of Monday, would you please phone the mobile above. She has phoned several times this week and was told you would be in today.

Signed CD.

Theresa Brown

From: System Administrator
To: 'JSugrue@nortelnetwork.com'
Sent: 10 February 2001 11:56
Subject: Undeliverable: Re: Two storey side extension to dwelling at 11 Quantock Close

Your message did not reach some or all of the intended recipients.

Subject: Re: Two storey side extension to dwelling at 11 Quantock Close
Sent: 08/02/01 11:56

The following recipient(s) could not be reached:

'JSugrue@nortelnetwork.com' on 10/02/01 11:56
The recipient name is not recognized
The MTS-ID of the original message is: c=GB;a= ;p=Wokingham DC;l=WDC-EXCHANG-010208115553Z-139905
MSEXCH:IMS:Wokingham DC:WDC:WDC-EXCHANGE1 3499 (000B099C) network error during host resolution

F/2000/3289

Please put on file

1792

G.A. 4

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3289 relates.

Address of site 11 Quantock Close

Charvil, Reading RG10 9QP.

Signed [signature]

Date 14 02 01.

Postage
will be paid
by licensee

FEB
2001

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

PLEASE USE YOUR
POSTCODE

Business reply service
License no. RG147

1

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2001	
Officer: GA	Application No. F/2001/3289

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING ~~TO FORM GRANNY ANNEXE~~

Location: 11 QUANTOCK CLOSE

Parish: CHARVIL Ward: Charvil 8-2-01 D.

Applicant: MR/MRS SMITH

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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	~~Block plan~~		
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			

IF APPLICATION COMES IN FOR THIS PROPERTY NOTIFY NEIGHBOUR AT 12 BUT THEY LIVE IN ~~SWE~~ SWEDEN AS FOLLOWS

MR J SUGRUE
SOLANGSVAGEN 142
19254 SOLLENTUNA
SWEDEN OR E-mail
JSUGRUE@NORTELNETWORK.COM

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.2.01 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 250m 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

NEIGHBOURS:

Site notice and see map

Please send notification letter to the owners of 12 Quarbrook close to the following address in Sweden:

Mr John Sugrue
Solangsvagen 142
19254 Sollentuna
Sweden
Email J.Sugrue@nortelnetwork.com

MASTER CARD FOR
QUANTOCK CLOSE

ADDRESS

PARISH CHARVIL

PLOT No.

ORD. SHEET No. 32 SU 7675-777

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/10/64	Humphreys & Mitchell	O/L Res Dev	16. 12. 64	NA Ref
O/110/65	" "	O/L Res Dev to rear of Old Bath Rd	29. 4. 65	NA Ref
O/275/65	Adams & Wade	" " "	10. 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	T.B.C.	188 hse garage & road	3. 9. 71	NA Ref
46/72	Royco	141 " " "	14 2 72	NA Ref
46/72	Royco	" " "	21. 3. 72	App NA

DATE OF COMPLETION

MINISTRY DECISION * Appeal dismissed May 1969. # Appeal allowed July 1971.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 11 QUANTOCK CLOSE

PARISH CHARVIL

PLOT No. 44

ORD. SHEET No. 32 SU7675-777S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46/72	Royco	Det house & garage	14. 2. 72	NA Ref
46/72.	"	" "	21. 3. 72	App NA
01487				Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Rec'd 1.45pm 30.1.01

1305A

Environmental Services

For office use only.
Application number:

31.JAN.2001* 3289

Householder planning application form

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

WOKINGHAM DISTRICT COUNCIL

1	Your name	Mr & Mrs Smith
	Address and postcode	11 Quantock Close Charvil Berkshire RG10 9QQ
	Phone number	0118 901 7811
2	Agent's Name	BPC Services
	Address and postcode	Unit B, Hawkhurst Headley Road East Woodley RG5 4SZ
	Phone number	0118 969 6226
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.	11 Quantock Close Charvil Berkshire RG10 9QQ
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension to accommodate elderly disabled person
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.	External face bricks & roof tiles to match existing. White UPVC windows & fascia.
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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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

None of the land forms part of an agricultural holding.

Your signature: D K Smith

on behalf of

Date 23.1.2001.

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



Site Plan, Scale: 1 to 2500

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Date: 12 December 2000

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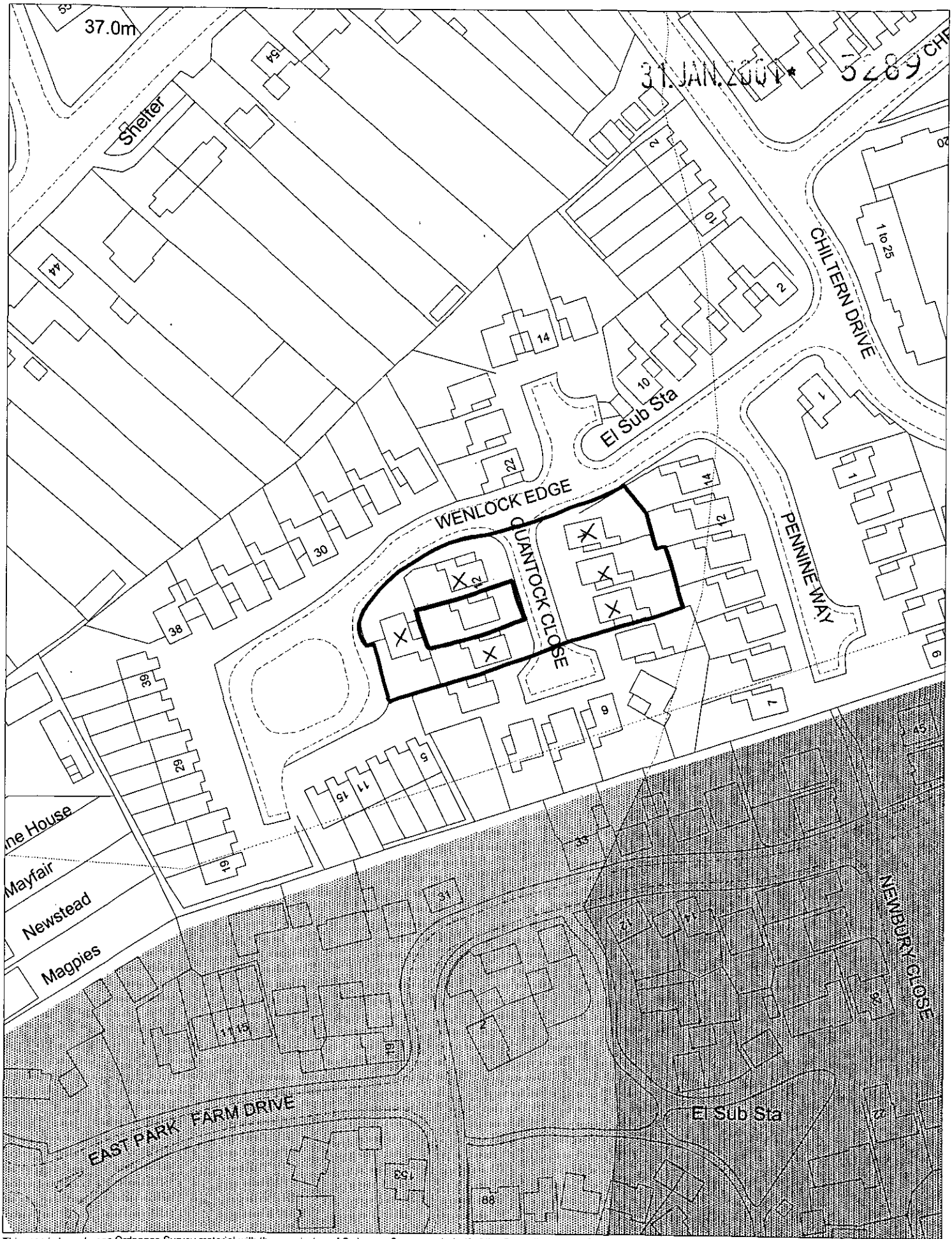

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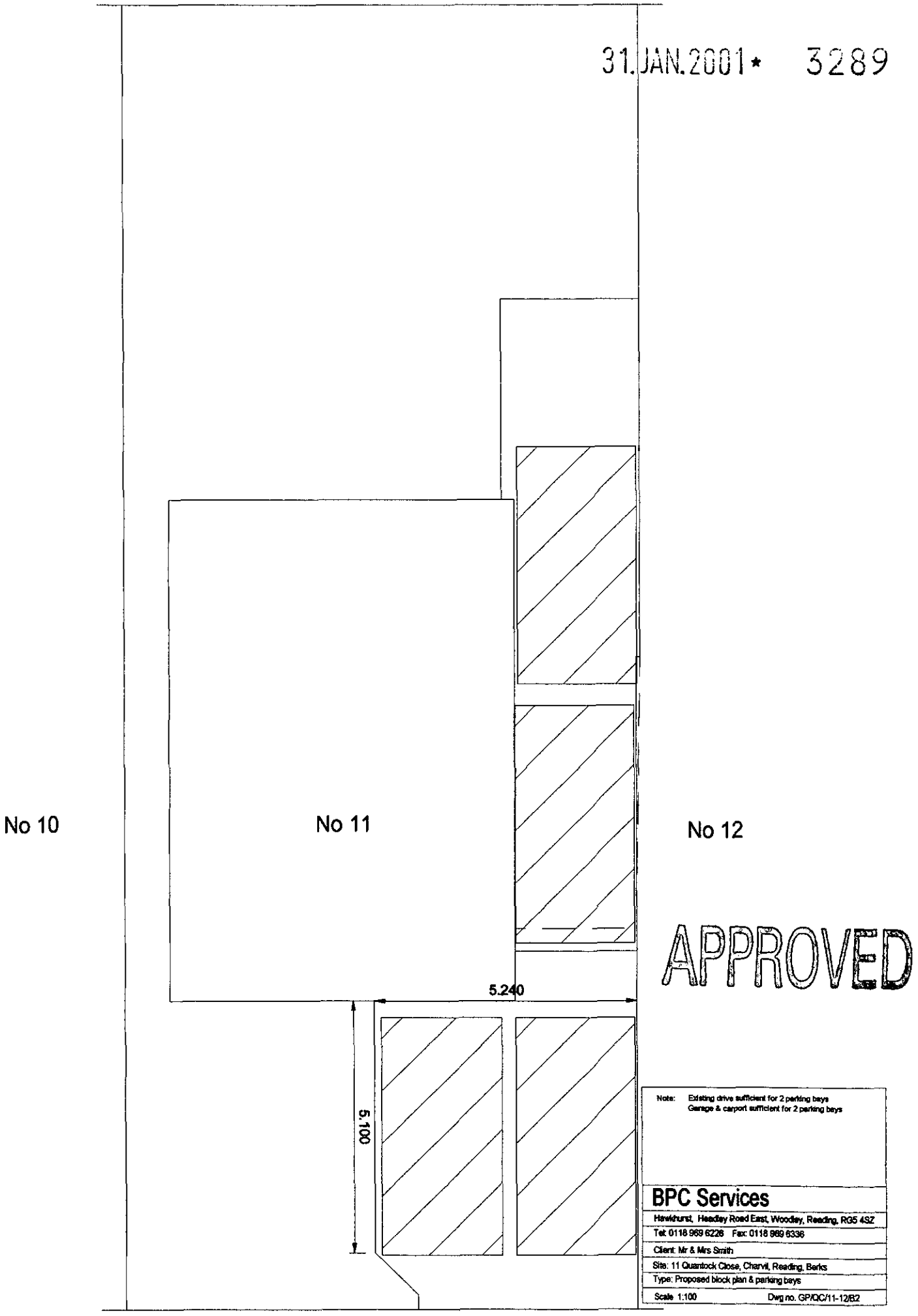
Development Control Section, Environmental Services, Wokingham District Council.
1 February 2001

Scale: 1 : 1250

N W E S

31.JAN.2001* 3289



APPROVED

Note: Existing drive sufficient for 2 parking bays
Garage & carport sufficient for 2 parking bays

BPC Services

Hawkhurst, Headley Road East, Woodley, Reading, RG5 4SZ
Tel: 0118 969 6226 Fax: 0118 969 6336
Client: Mr & Mrs Smith
Site: 11 Quantock Close, Charvil, Reading, Berks
Type: Proposed block plan & parking bays
Scale 1:100 Dwg no. GP/QC/11-12/B2