SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/3486

LOCATION:
47 Chestnut Avenue, Wokingham.

APPLICANT:
Mr & Mrs Brown C/O Opus Architecture And Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 30/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Brown
C/O Opus Architecture and Design
Mayfield
Lower Sandhurst Road
FINCHAMPSTEAD
Berkshire
RG40 3TH

Application Number: F/2001/3486

Parish: **WOKINGHAM**

Location: **47 Chestnut Avenue, Wokingham**

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. At no time shall the flat roof area above the kitchen and breakfast roof hereby approved be used as a roof terrace or sitting-out area.

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. The formation of a roof terrace would lead to overlooking of neighbouring 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
South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

Informative
2. This permission relates to the application as amended with revised plan 175/P/05a submitted to the Local Planning Authority on 26th March 2001 showing balcony removed from side/west elevation and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/04/2001

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.

Malcolm

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3486	NB
BUILDING CONTROL NUMBER	BN 2002/1309 Central	
~~APPLICANT~~/AGENT	O Plus Architecture + Design	
ADDRESS OF SITE	47 Chestnut Ave. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	175/A1-11	175/P/052
FLOOR PLANS	175/A1-10	175/P/049.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/4/02	

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	

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingha

FAX

Date: 5/7/01

Number of pages including cover sheet: 3

To:
MIKE PHARE

Phone:

Fax phone: 01252 861 742

CC:

From:
NATALIE BROWN

Phone: 0118 974 6492

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

COPY OF DECISION NOTICE FOR :

F/2001/3486

47 CHESTNUT AVENUE, WOKINGHAM

COPY faxed to you as no copy ever received (2 copies were in file).

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Brown
C/O Opus Architecture and Design
Mayfield
Lower Sandhurst Road
FINCHAMPSTEAD
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RG40 3TH

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John Mitchell
Development Control Manager
Date: 27/04/2001

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.

* * * COMMUNICATION RESULT REPORT (5.JUL.2001 14:03) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
226	MEMORY TX		901252861742	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3486

Applicant : Mr & Mrs Brown C/O Opus Architecture And Design.

Location : 47, Chestnut Avenue, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/3

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3 19/3

Date Registered : 05/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 30/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

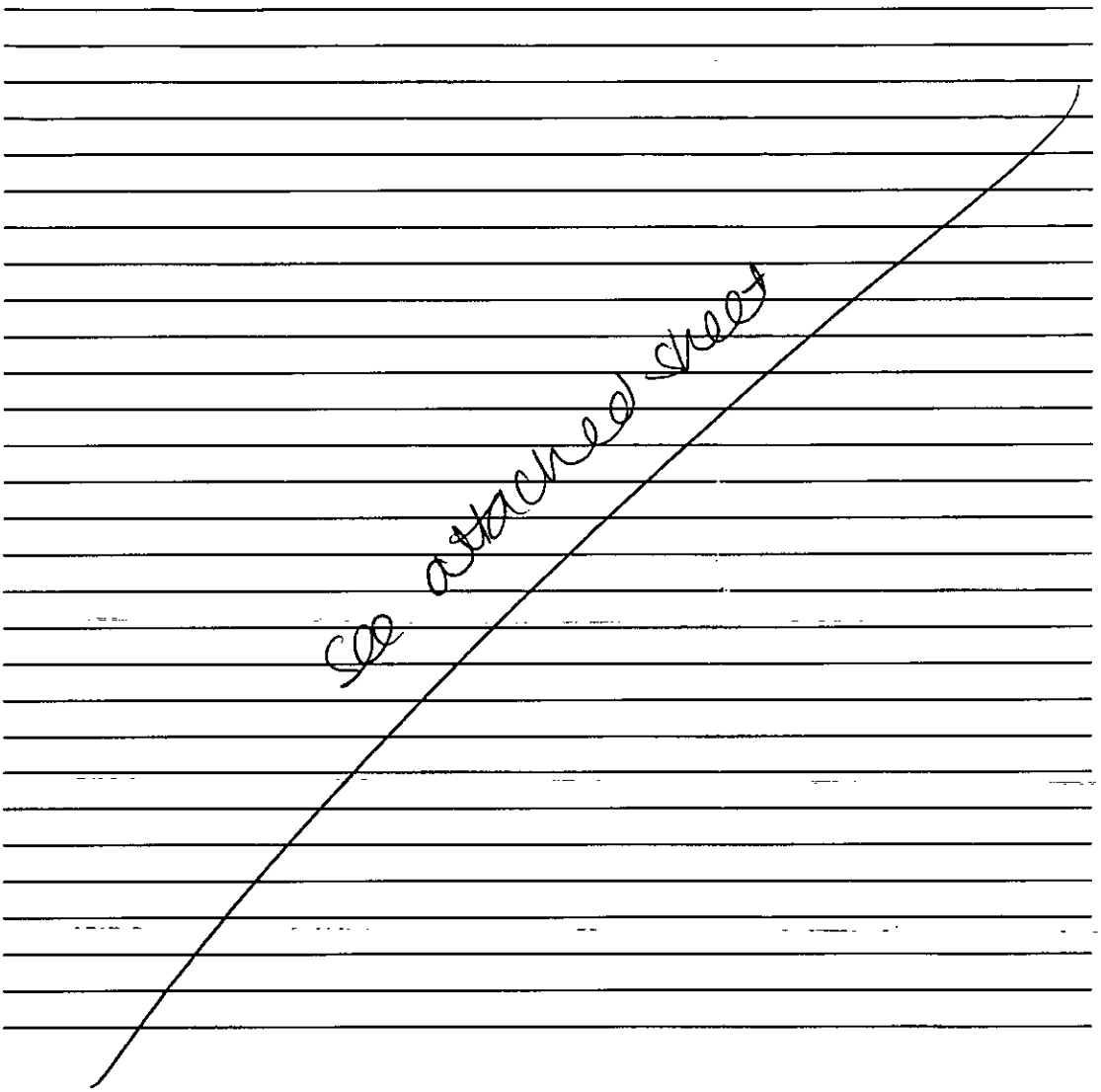
Consultation Responses :
Wokingham PC:- no objection

Letter of representation: 29/3 : N°49.
- concerns if access from 1st floor is possible onto roof terrace
- gff + 1st floor plans show windows + door leading onto roof terrace which is not shown on the elevations.

Planning Issues : (10'd sett)

Application Number: F/2001/3486

Appraisal :



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

Application Number F/2001/3486
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full permission - 5 years
(2)	C014	R014	external finishes to match
			At no time shall access be gained from
			bedroom one and the upper hall to the
			flat roofed areas above the kitchen and
			the breakfast rooms hereby approved - nor
			these flat roofed areas be turned into a
			balcony roof terrace.
(3)			At no time shall the flat roof area above
			the kitchen + breakfast rooms hereby approved
			used as
			be ~~turned into~~ a roof terrace or sitting-out area.
		Reason:	The formation of a roof terrace would lead to
			overlooking of neighbouring properties

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1, SE1, SE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

NO2 : Ins: plan 175/P/05a
Ins received 26 March 2001

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

Ins: showing balcony removed from side/rear elevation.

Date: 27/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 47 Chestnut Avenue Wokingham.

APPLICATION NUMBER: F/2001/3486

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes @ front on trellis.

2. DESCRIPTION OF SURROUNDINGS Residential.
Mix of design of detached properties -
Mainly 2s or chalet style bungs.

3. DESCRIPTION OF SITE/BUILDING
ened along boundary with Nº 45 to be taken down.
existing s.s flat roof extn along boundary with Nº 49
Off only inbetween 2s-1 existing window to be set round existing extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached. Nº 47 - garage on boundary with Nº 49
rear b'line of Nº 45 beyond Nº 47 - hipped roof - no windows.
2s.. opposite

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT low wall @ front with trellis above
front hedging + open fencing with Nº 49.
front - fencing with trellis + fencing Nº 45
rear with Nºs 45 + 49 - fencing with shrubs.

OTHERS



not to scale
compared to each other

Application Number: F/2001/3486

Appraisal:

Development
For a two storey rear/side extension to the dwelling.
A previous application (F/2000/2881) for a similar proposal was refused. The current application has:

- reduced the front protrusion of the two-storey extension by 0.4m (now inline with the existing ground floor level)
- reduced the size of the window to bedroom 1(along boundary with No. 45)
- removed the roof terrace above the breakfast room
- doorway from upper hall to terrace changed to a window
- lantern roof light added to roof of breakfast room

1) Impact upon neighbouring properties (NB: Letter of objection from No 49.)
It is now considered that there would be no impacts to neighbouring properties in terms of overlooking of the rear amenity area as the balcony and roof terrace have been removed and the size of the window to bedroom 1 has been reduced in size.
With regard to the over bearing at the front of No. 45, the two storey extension has been set back by a further 0.4m. Whilst it is considered that there may be some over bearing effects as the front building line of No. 45 is set behind that at No. 47, the garage of No. 45 is along this boundary. It is therefore considered that there would be no direct overbearing to the habitable rooms of No. 45.

It is therefore considered that there would be no adverse effects upon neighbouring properties in terms of overlooking, being overbearing nor causing overshadowing.

(A letter was received from No. 49, with concerns over the fact that access may be possible from the hall onto the flat roof above the rear extensions. There are no doors leading to this area, and hence there would be no overlooking from a roof terrace.)

2) Impact upon the character of the streetscene
Whilst the proposed two storey extension is considered to alter the balance of the dwelling by having the ridge height higher than the main dwelling, there is a variety of style of houses within the street. It is therefore considered that having reviewed this matter further, the application could not be refused on this point.

Approval: ✓ **~~Refusal:~~**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 MAR 2001	
Officer: NAB	Application No. F/2001/3486

Map No. 68 Site 011
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: 47 CHESTNUT AVENUE

Parish: WOKINGHAM Ward: Evendons
12.3.01 B

Applicant: MR/MRS BROWN

Resubmission - fee paid on 2000/2881 refused.

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 : 12.3.01 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 .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....NT pre-apps.....
.....
.....

NEIGHBOURS:

.....
.....site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2001/3486

Proposal: Proposed two storey rear extension to dwelling

Site Address: 47 Chestnut Avenue, Wokingham

Applicant: Mr & Mrs Brown C/O Opus Architecture and Design

Your observations are required in respect of this application **by 05/04/01**

No objection

SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

3/4/01

sent 3/4 pm

Dear Mr Kinsman,

For your information, please find enclosed a copy of the revised plan for application F/2001/3486 (47 Chestnut Avenue) which shows the side/west elevation corrected to show the removal of the balcony railings.

Natalie Broom
(case officer)

With Compliments

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

49 Chestnut Ave.
Wokingham
Berkshire
RG41 3HW
22-03-2001

Dear Sir

With reference to Planning Application F/2001/3486 for 47 Chestnut Ave, Wokingham.

Today I viewed the above planning application. I am concerned about the inconsistency of the plans viewed and the loss of privacy in my garden.

My main concerns are the following:

1. Proposed ground and first floor plans drawing 175/P/04a October 2000. This appears to show two windows/doors, one in bedroom 1 and one in the upper hall both leading onto the roof terrace. Neither of these windows/doors are shown on the external elevations. Both of these will totally overlook my garden and invalidate our privacy.

2. It is unclear from any of the drawings if access from the first floor is possible onto the Roof Terrace as no doors appear to be shown. Although the Side/West view show roof terrace railings. If access is possible then this will mean that we at number 49 are totally overlooked from the Roof Terrace. As people tend to use a terrace to wine and dine this will mean that for long periods of time our privacy will be heavily impinged.

Looking forward to your comments.

Yours faithfully

D. K

Dennis Kinsman

NB

ODS

COPIED

Date: 27 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3486

Location: 47, Chestnut Avenue, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Brown C/O Opus Architecture And Design.

Case Officer: Natalie Brown

The new plans show the following: Drawing 175/P/05a corrected to show side/west elevation without balcony. Drawing no 175/P/05a.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2001/3486 (Planaps) / (Ludhouse) Date Rec. 26 March 2001

Location: 47 Chestnut Avenue

Parish Woodborough.

Applicant:

Description of attached plans Drawing 175/P/05a corrected to show side/west elevation without balcony

Drawing No's: 175/P/05a - received 26/3/01

CONSULTEES

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

FOR INFO ONLY

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:

Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 27.03.P5

Yellow - Part One Copy
Green - Officer's Copy

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

41590

NAB

CS

COPIES TO:

FILE:

March 24, 2001

REVISED PLAN

3486

Dear Ms Brown,

Re: 47 Chestnut Avenue, Wokingham, RG41 3HW

Please find enclosed our 5no copies of our amended drawing No 175/P/05a with the handrail at first floor removed as discussed.

Thank you for your assistance.

Yours faithfully

Michael Brett-Phare RIBA
OPUS Architecture and Design

47 Chestnut Av.
F/2001/3486

- side/west elev is incorrect — shows balcony - this should be omitted (Drawing 175/P/05a)

23/3 (11.25pm) · Phoned Michael Poole + left message on answer phone to be called back re/ application

↳ he returned call at 12.45pm he will send in an amended plan showing balcony removed

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

05.MAR2001 3486

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Attn John Mitchell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

March 1, 2001

Dear John,

Re: 47 Chestnut Avenue, Wokingham, RG41 3HW

Thank you for meeting with us on site to discuss our proposals for the above site. In light of your comments we enclose a new application as discussed.

In brief, we have made a number of alterations to the previous scheme, which address the key issues raised by the previous application; the amendments are in strict accordance with our discussion on site. For clarity, the amendments are listed below.

1. The first floor roof terrace to the rear
We understand that an objection was received form the adjoining owner in respect of the first floor terrace. This has been removed, and the double doors at first floor have been replaced with a window. The flat roof remains, and a lantern light has now been added.

2. The decorative balcony and full length window to the rear bedroom
Whilst we do not believe that the large window would have represented any loss of amenity to the adjoining owner, we have removed the ballustrading and reduced the size of the window as requested.

3. The massing of the extension
The massing of the two storey extension has been reduced by cutting back the extension at first floor to the line of the existing building as agreed. A small roof then covers the projecting bay window as shown. Refer our drawing 04A.

I trust that the amendments resolve all of the issues raised and that this new application will be brought forward with your support; however, if there are any further concerns I would be grateful if you would contact me as soon as possible.

The application details

The enclosures are as follows;

Six copies of our drawings No's 175/P/01,02,03, 04A and 05A

Michael Brett-Phare RIBA Mobile 0973 639504

05.MAR2001 3486

March 1, 2001

Six copies of our drawings of the 1:500 site plans, existing and proposed.
Six copies of the Householder application form (inc Certificate A)

As the resubmission is within 12mths of the previous application no fee is payable

Once again thank you for your assistance.

Yours faithfully

Michael Brett-Phare RIBA
OPUS Architecture and Design

Received by Wokingham District Council

Application No: F/2001/3486

Proposal:
Proposed two storey rear extension to dwelling.

Location:
47, Chestnut Avenue, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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

12 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3486
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3486

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3486
47, Chestnut Avenue, , Wokingham.
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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3486**
47, Chestnut Avenue, , Wokingham.
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 Marinos

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

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

Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3486

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3486
47, Chestnut Avenue, , Wokingham.
Proposed two storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3486**
47, Chestnut Avenue, , Wokingham.
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 Morgan

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

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

Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3486

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3486
47, Chestnut Avenue, , Wokingham.
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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3486**
47, Chestnut Avenue, , Wokingham.
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 Hudson

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

BAY LODGE — 47 CHESTNUT AVENUE — 68

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
T.P.825	3766	16.10.54	2/bed. bungalow	11.11.54	Unc.		
B/R/127/73	9444M	4.5.73	Erect Stables and storage area at bottom of garden. (T.P.825 refers)	6.6.73R	15.6.73		
	BR 8342		Alt. & Ext. (Mr. & Mrs Bayman)		RRF 20.4.78		
	BR8559		2/storey extension "		3.5.78 APP.		
08248			Alt. & addn (Mr & Mrs Bayman)	C/A 11.5.78			
26223				6.10.86 GA			
BRA1340			S/St. ext (Messrs C. Brown)		5.8.86 APP		
F/2000/2881			Mr & Mrs Brown - 3/St Side/Rear ext & Side dorm	REFUSED 04.01.01			

Environmental Services

For office use only.
Application number:
05.MAR2001 3486

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 JAMES BROWN
	Address	47 CHESTNUT AVENUE
	and postcode	WOKINGHAM
		RG41 3HW
	Phone number	—
	Agent's Name	OPUS ARCHITECTURE AND DESIGN
	Address	"MAYFIELD"
	and postcode	LOWER SANDHURST ROAD
		FINCHAMPSTEAD
		BERKSHIRE RG40 3TH
	Phone number	01252 861759 / — 861742 (FAX)
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.	AS LABOUR ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION
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 ☑ NOT IN THE VICINITY OF THE EXTENSION
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MACHINE MADE CLAY FACING BRICKS + CLAY PLAIN ROOF TILES 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 ☑

Crystal Mark
Clarity approved by plain English Campaign

Please turn over

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.

RE-APPLICATION WITHIN 12 MONTHS OF PREVIOUS

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.

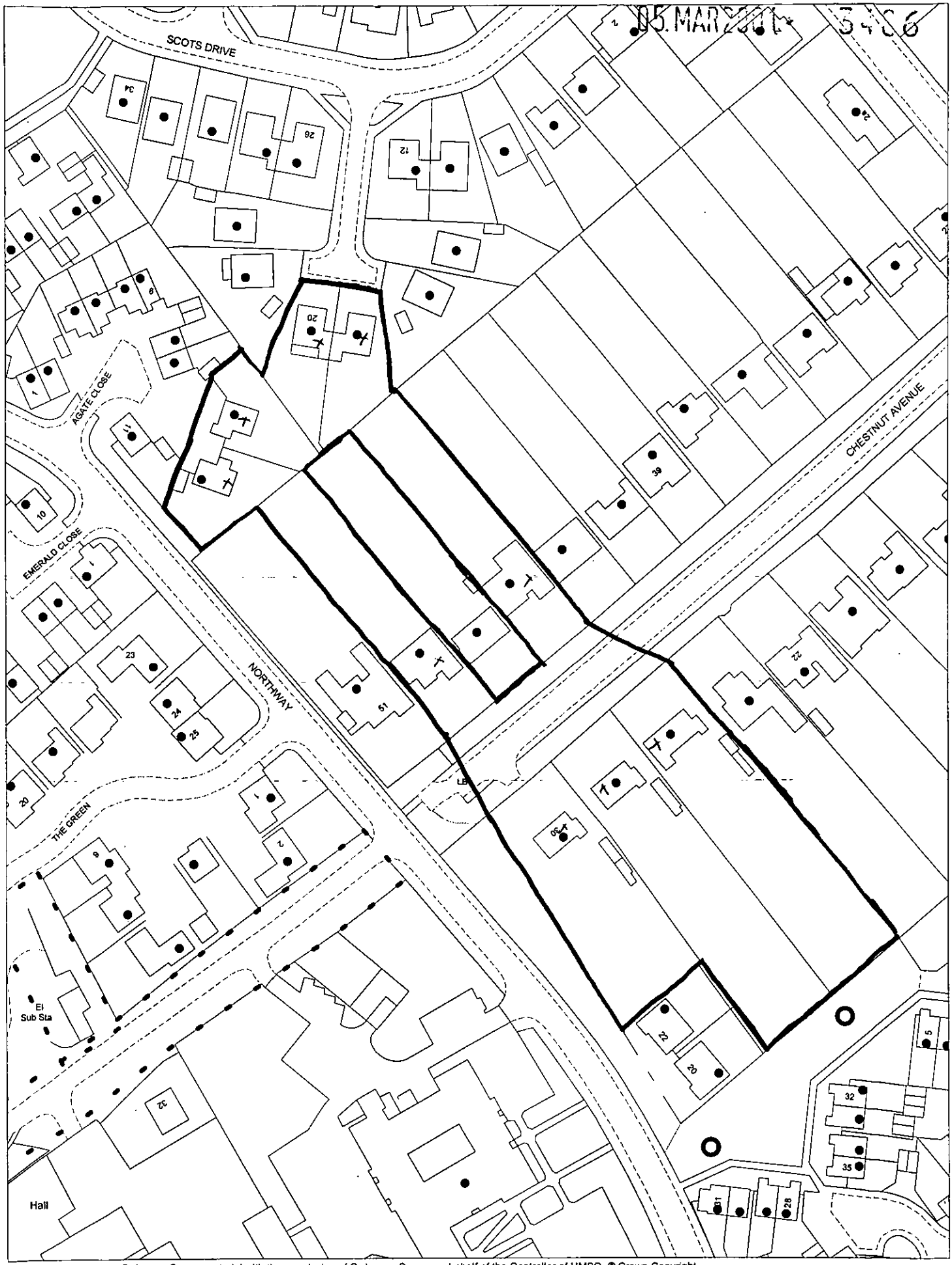
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of OPUS ARCHITECTURE & DESIGN

Date 28th February 2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

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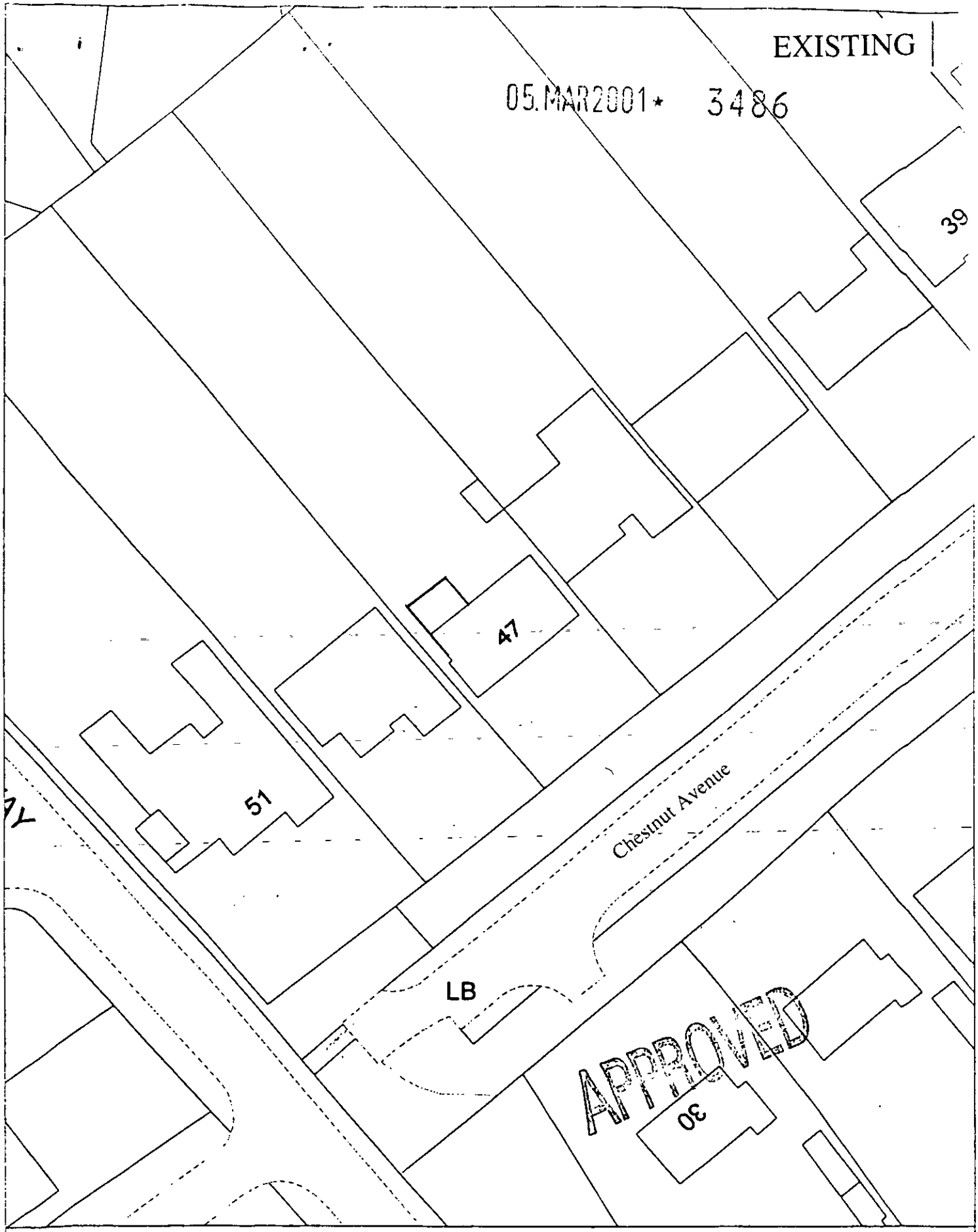

Site Plan, Scale: 1 to 500

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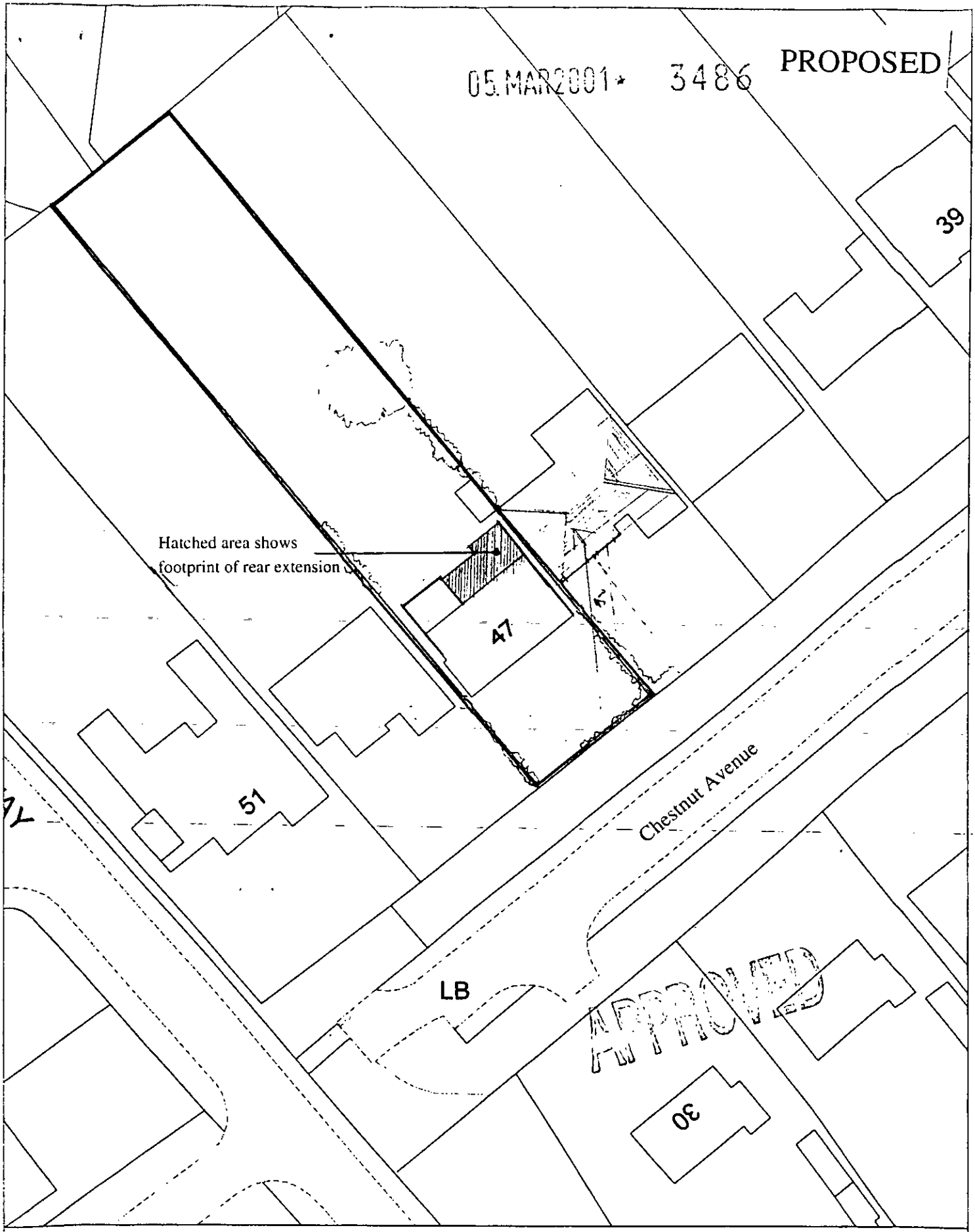
Date: 2 June 2000



Site Plan, Scale: 1 to 500

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Date: 2 June 2000

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