APPLICATION NO:
F/2002/5804

LOCATION:
17 St. Patricks Avenue, Charvil Reading.

APPLICANT:
Mr T J Castleman

PROPOSAL:
Proposed single storey rear extension to dwelling ~~plus erection of front boundary wall to replace hedges.~~

EARLIEST DATE FOR DECISION: **03/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

924
Do

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T J Castleman
17, St. Patricks Avenue
Charvil
Reading
RG10 9RA

Application Number: F/2002/5804

Parish: **CHARVIL**

Location: **17, St. Patricks Avenue, Charvil, Reading.**

Proposal: **Proposed single 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.

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.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. 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.

Informative
4. 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:

Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/03/2002

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.

Enforced

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5804 Richard	Kelly
BUILDING CONTROL NUMBER	FX2002/2674 North	
APPLICANT/~~AGENT~~	Mr T J Castleman	
ADDRESS OF SITE	17 St Patricks Ave CHARVIL	
DESCRIPTION OF PROPOSED WORK	S/S nearest	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 4/2/02	rec'd 4/2/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/4/02	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5804

Applicant : Mr T J Castleman .

Location : 17, St. Patricks Avenue, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling ~~plus erection of front boundary wall to replace hedges.~~

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/02/2002

Earliest Date for Decision : 03/03/2002

Latest Consultation Date/Site Notice Expiry Date : 03/03/2002

This application <u>will have expired on</u>: <u>01/04/2002.</u> 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: conditional approval
Environment Agency: advice informatives

Planning Issues :

Application Number: F/2002/5804

Appraisal :

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

INFORMATIVES

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

- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

- 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.

* Admin.
Please amend description.

Application Number F/2002/5804
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 17 St. Patricks Avenue Charvil Reading.

APPLICATION NUMBER: F/2002/5804

OFFICER: Richard Kelly

DATE OF SITE VISIT: 28/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Mixed housing area, mostly residential.

3. DESCRIPTION OF SITE/BUILDING Rough cast house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi with 15, set of 15–21.

5. SITE CONSTRAINTS

TREES One small tree 6m from extension.

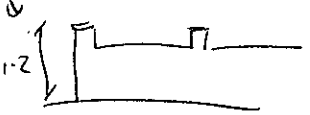
ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to south, substantial (double height) garage with flat roof on N bdy.

OTHERS

1m fence opposite at 12 Whytley Close
1m wall at No. 11 St. Patricks Av.
1.2m wall at No 9 "



Application Number: F/2002/5804 – 17 St Patrick's Avenue, Charvil, Reading

Appraisal:

This application is for a single storey rear extension to a dwelling. Originally the application included a replacement front boundary wall of 1.2m in height, but following discussions with the applicant, he decided to delete this from the application and build a wall of 1m in height under permitted development instead. This was confirmed in a letter of 11 March 2002. This application raises one issue:

Impact on adjoining properties: LBE 1, WBE 1

The property is a semi-detached house with No 15 St Patrick's Avenue. This application has been prepared jointly with the occupants of No 15, who have submitted a symmetric single storey rear extension No F/2002/5805. The single storey rear extension is 9m from the boundary with No 19, and there is an existing garage on the boundary at that point. There will therefore only be no undue impact on No 19. It is also necessary to consider whether this application would have an undue impact were the extension at No 15 not built. The extension would project 4.8m beyond the existing single storey rear extension at No 15, with a maximum height of 3.2m. Given that the boundary at this point is a 1.8m fence and the pitch of the roof has been designed to be very shallow, it is not considered that this will cause undue harm.

Approve ~~**Refuse**~~

ENVIRONMENT AGENCY

Our Ref : SP/2002/005299-1/1
Your Ref : F/2002/5804

Date : 15 March 2002

PLANNING SERVICES	HPT 54372
POL	TLS
DC RK	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Richard Kelly

PROPOSAL: EXTENSION TO DWELLING PLUS ERECTION OF FRONT BOUNDARY WALL TO REPLACE HEDGES
LOCATION: 17 ST.PATRICK'S AVENUE, CHARVIL, READING

Thank you for your letter dated 7 February 2002, received on 8 February 2002. Please quote the following reference in any correspondence: SU77NE/8/28. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

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

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

ADVICE TO APPLICANT

Environment Protection
Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. 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. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

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

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr T. J. Castleman

PLANNING SERV... REF 54133
POL
DC RK
APP
CS
12 MAR 2002
COPIES TO

17, St. Patricks Avenue,
Charvil,
Nr Twyford,
Reading.
RG10 9RA

11th March 2002

Reference : application for planning permission to
17,St. Patricks Ave, Charvil ref: F/2002/5804

Dear Mr Kelly,

With reference to your telephone call on Friday 8th March 2002 I confirm that the wall to be built at the front of the property will be 1m high and therefore does not require planning permission. Can you remove it from the application for clarity.

Yours faithfully

T.J. Castleman

Mr.T.J.Castleman : 17,St. Patricks Ave.

Date: 13 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5804

Location: 17, St. Patricks Avenue, Charvil, Reading.

Proposal: Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.

Applicant: Mr T J Castleman.

Case Officer: Richard Kelly

The new plans show the following: Additional elevations of extension and front wall.

Comments are required by 27/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2002 (Planaps)/ 5804 (Ludhouse) Date Rec. 12/2/02

Location: 17 St. Patricks Avenue

Parish Charvil

Applicant: Mr. T.J. Castleman

Description of attached plans Additional elevations of extension and front wall.

Drawing No's: –

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 14 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 RK

Consultations Sent by Admin. on 13.02.05

Yellow - Part One Copy
Green - Officer's Copy

New Site Notice

New Description

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 07 February 2002

Application Number: F/2002/5804

Proposal: Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.

Parish: CHARVIL PARISH

Site Address:
17, St. Patricks Avenue, Charvil, Reading.

Applicant:
Mr T J Castleman .

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).

1/ The proposed wall shall include pedestrian visibility splays of 2.4 metres by 2.4 metres which must be provided at the intersection of the driveway and the adjacent footway. (Dimension to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres. Details to be submitted to + approved by LPA.
R128.

Signed: _____ **Print name:** ADAM 8/2/02.

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

Tel: (0118) 974 6229

Date: **07 February 2002**

My ref: F/2002/5804

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Graddon
C/O Wokingham District Council

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/2002/5804
17, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.

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 **Richard Kelly** on **(0118) 974 6229.**

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5804**
17, St. Patricks Avenue, Charvil, Reading.
Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Graddon

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5804
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/5804

Proposal:
Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.

Location:
17, St. Patricks Avenue, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5804 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2002. 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 be possible for an individual reply to be issued 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

07 February 2002

Application Number : F/2002/5804	**Map No :** 28
Case Officer : RK	**Site Area :** 0·08
Valid Date : 4 FEB 2002	**Received Date: 04/02/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling plus erection of front boundary wall to replace hedges.

Location : 17, St. Patricks Avenue, Charvil, Reading.

Parish : CH **Ward : CHA** 7.2.02

Applicant : Mr T J Castleman .

Fee Required: £95 **Fee Received: £95** (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE ELEVATION REQUIRED (LEFT) ELEVATIONS OF BOUNDARY WALL REQUIRED	7.2.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.2.02 JB.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓ - BOUNDARY WALL AT FRONT.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - LANDFILL SITE 250m CONSULTATION
- GROUNDWATER PROTECTION ZONE.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

.....

.....

04 FEB 2002* 5804
04.FEB.2002*

17, St. Patricks Avenue,
Charvil,
Nr Twyford,
Reading.

Reference : application for planning permission and building notice approval to the properties of
15,St. Patricks Ave, Charvil
17,St. Patricks Ave, Charvil

Please find attached the necessary forms and plans for submission with regard to No. 17, St, Patricks Ave, Charvil. The above properties are being extended jointly by the householders and we confirm that both parties have no objections to each others proposed works.

Mr.T.J.Castleman : 17,St. Patricks Ave.

T. J. Castleman

Mr.D.Cooper : 15,St. Patricks Ave.

D Cooper

Environmental Services

For office use only.
Application number 04.FEB.2002* 5804

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 Address and postcode Phone number	MR. T. J. CASTLEMAN 17, ST. PATRICKS AVENUE CHARVIL NR. TWYFORD READING. RG10 9RA 0118 9342618
	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	17, ST. PATRICKS AVENUE CHARVIL NR. TWYFORD READING
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION OF KITCHEN AREA GARDEN/BOUNDARY WALL TO FRONT/PAVEMENT
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 ☐ NONE TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RENDER AND ROSEMARY 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.		
	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
D. COOPER	15, ST. PATRICKS AVE	1/2/02

None of the land forms part of an agricultural holding.

Your signature: T. J. Cattle

on behalf of —

Date 1/2/02

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

E

ADDRESS 17 St Patrick's Avenue PARISH Charvil

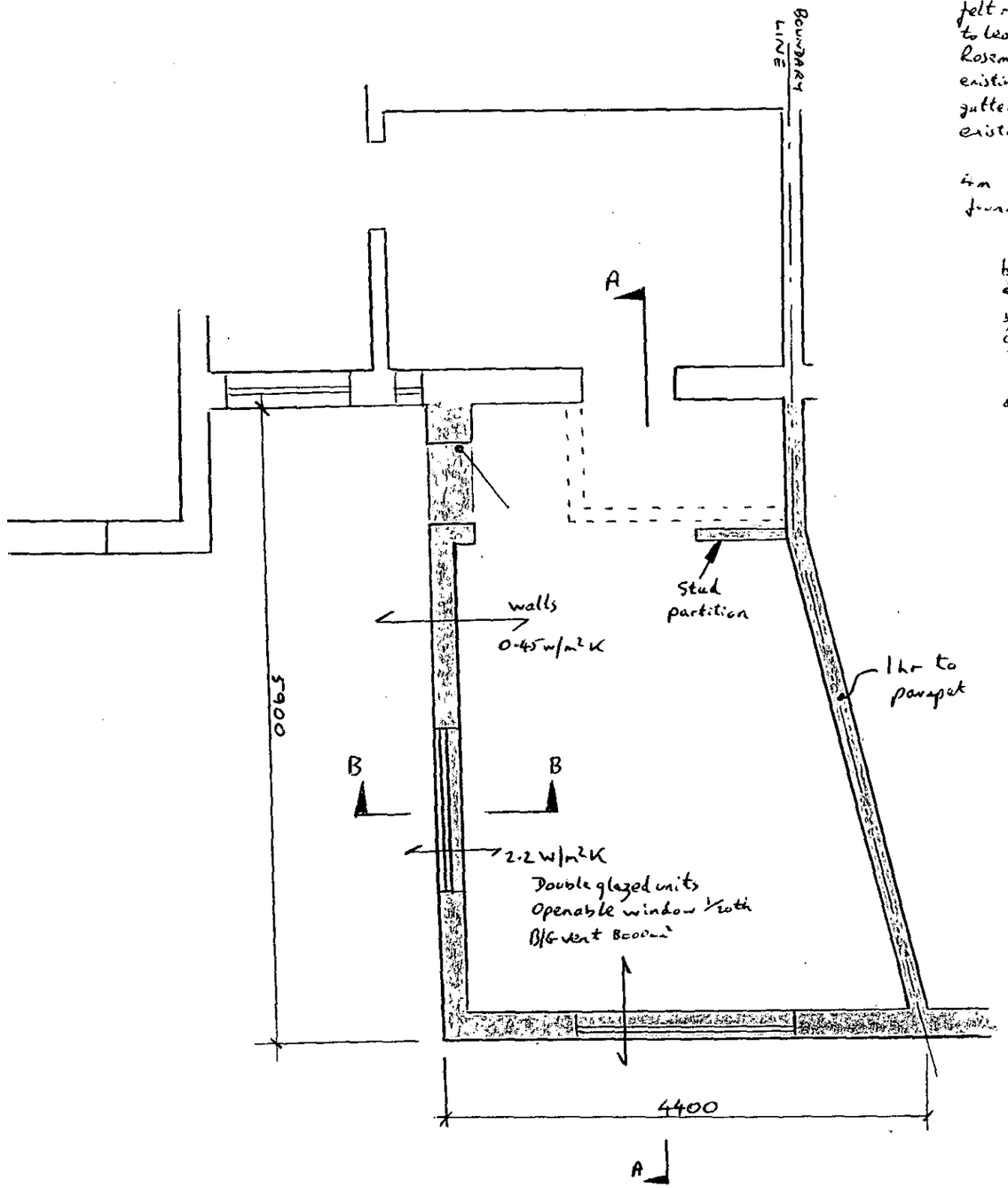
PLOT No. OLD PROPERTY ORD. SHEET No. SU. 7776 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
32425	MR. T. CASTLEMAN	2ST. EXTENSION	24.2.89	C/
BRA 6505	"	"	13.12.88	APP
F/2002/5804	"	S/St/R + Erect f/bound wall to replace hedges		

MINISTRY DECISION

SPECIAL ORDERS



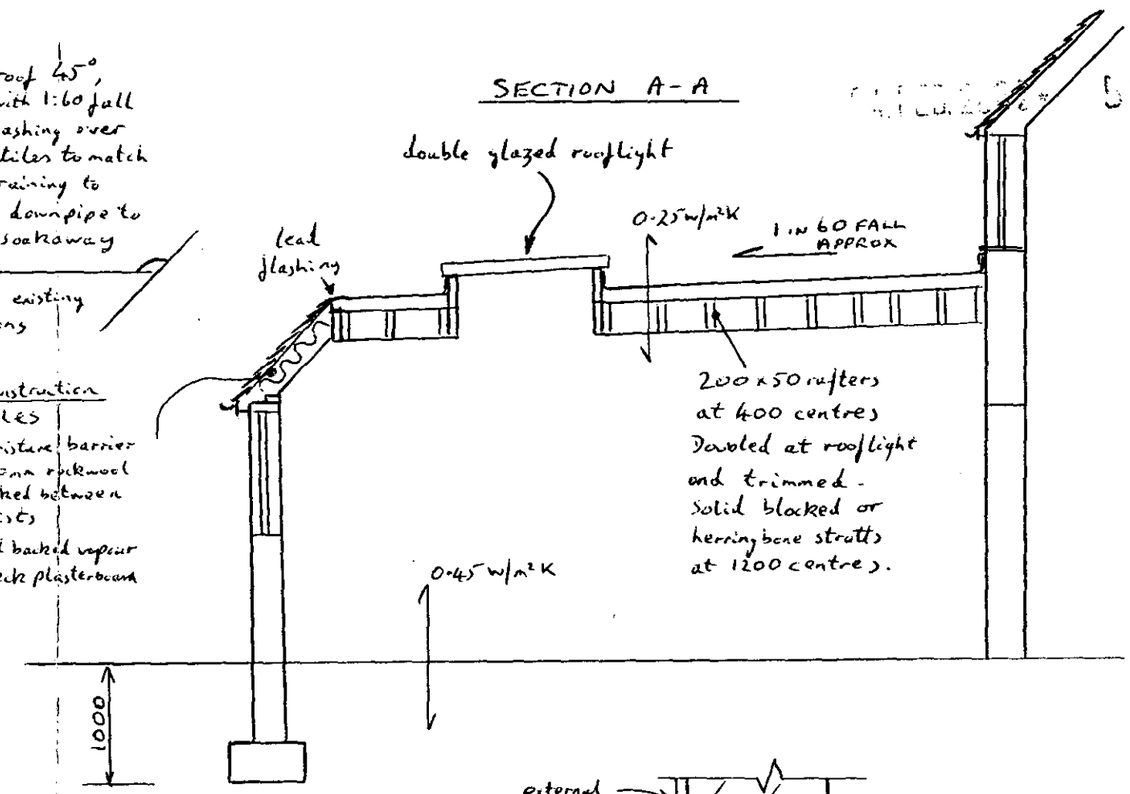
PROPOSED PLAN

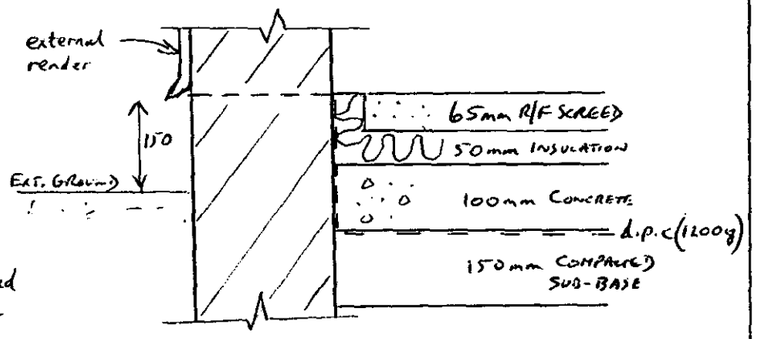
pitch of roof 45°, felt roof with 1:60 fall to lead flashing over Rosemary tiles to match existing draining to gutter and downpipe to existing soakaway

4m from existing foundations

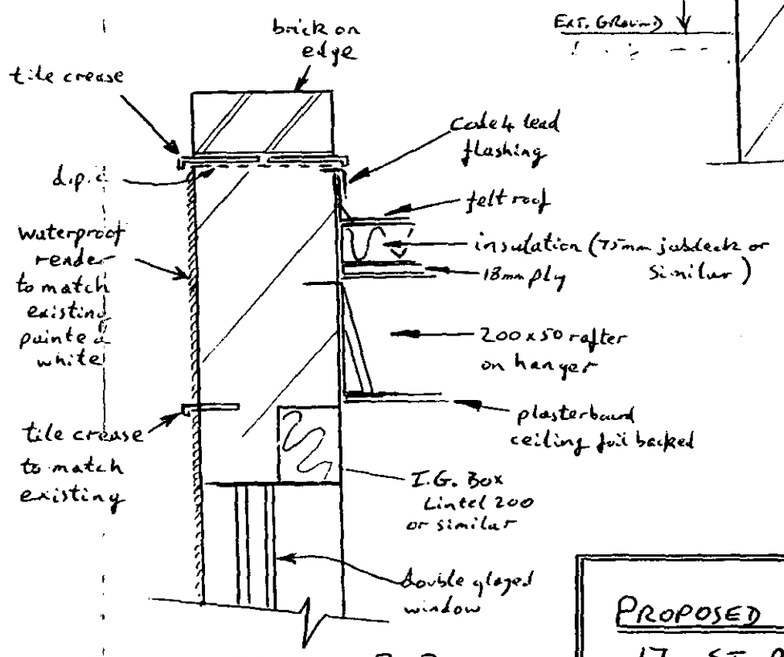
hip construction
a) tiles
b) moisture barrier
c) 200mm rockwool packed between joists
d) foil backed vapour check plasterboard

SECTION A-A





TYPICAL FLOOR DETAIL
SCALE 1:100



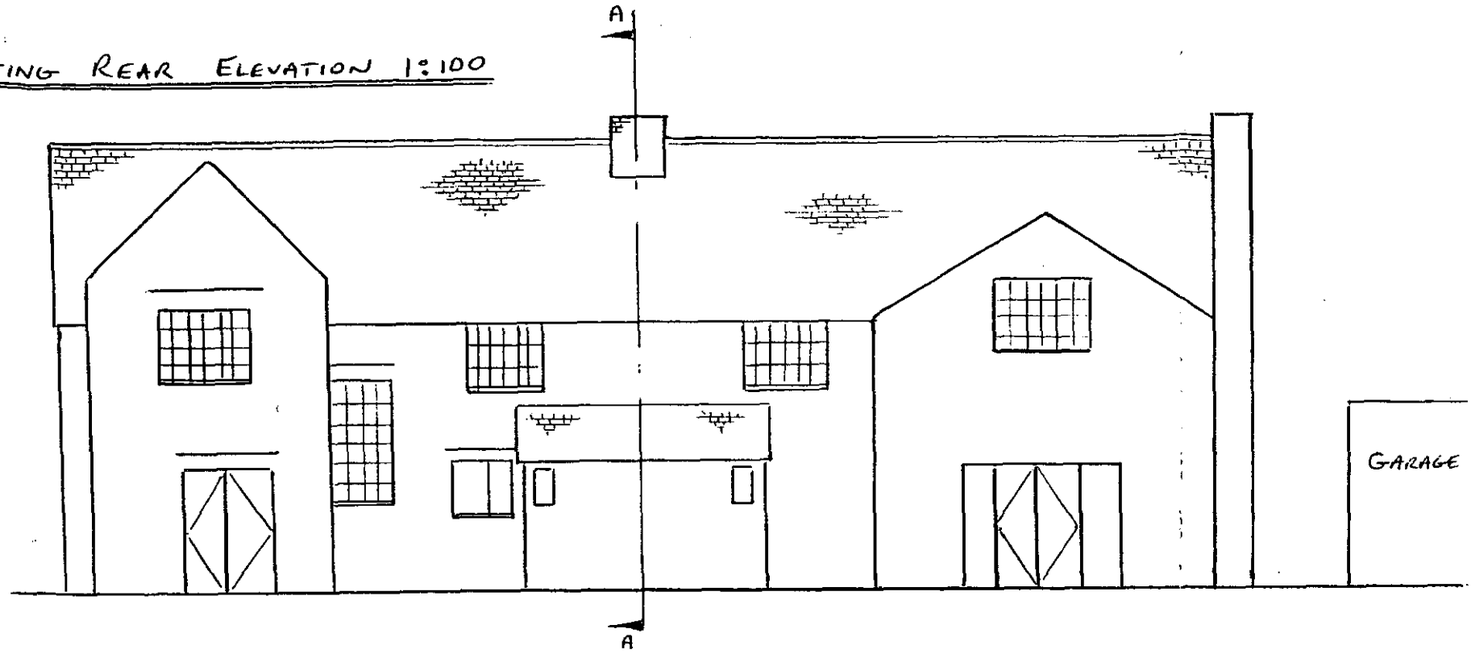
TYPICAL SECTION B-B
SHOWING FLASHING DETAILS
SCALE 1:100

APPROVED

PROPOSED SINGLE STOREY EXTENSION
17, ST. PATRICKS AVENUE, CHARVIL
SCALE 1:50

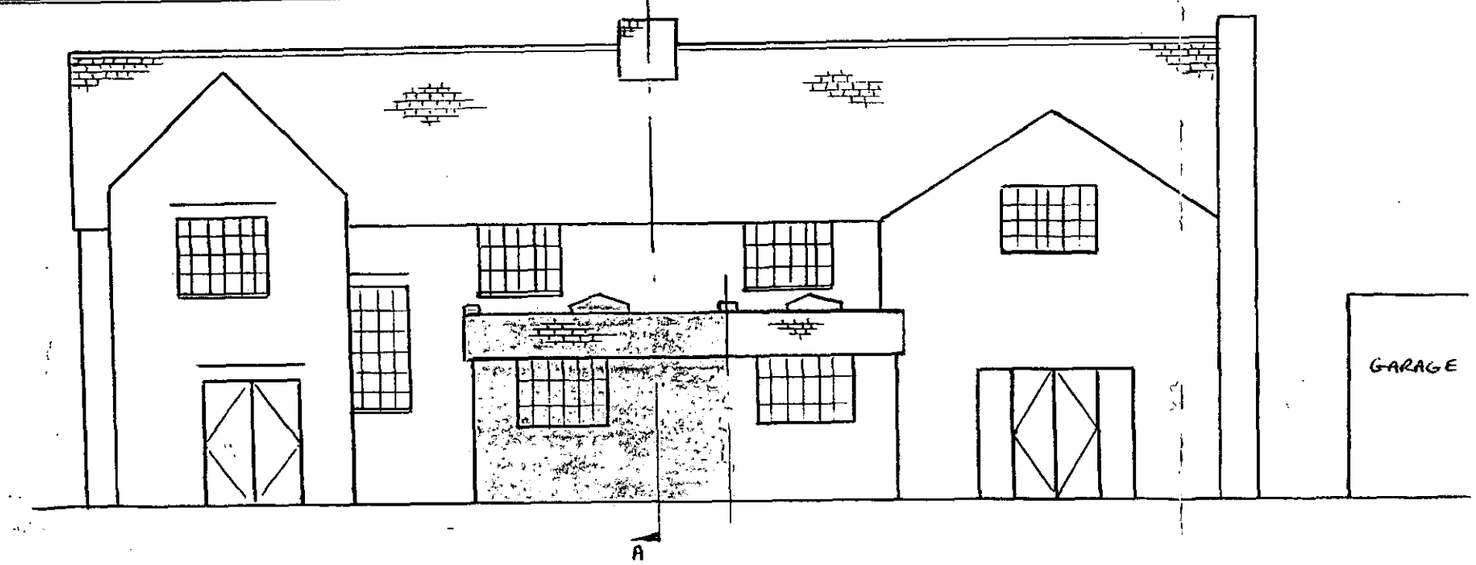
CD 5/4/02

EXISTING REAR ELEVATION 1:100

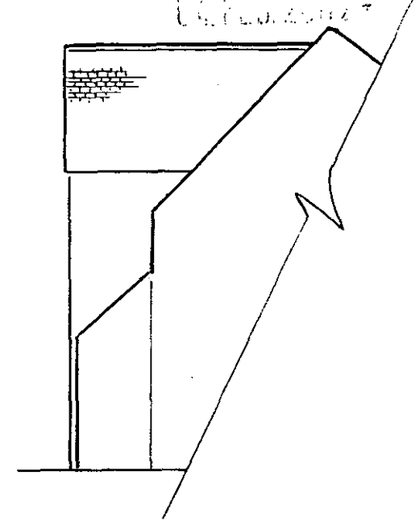


17, ST. PATRICKS AVENUE ← → 15, ST. PATRICKS AVENUE

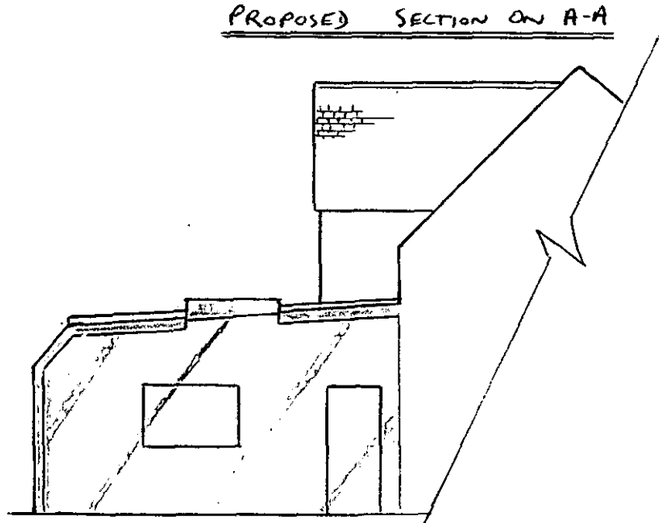
PROPOSED REAR ELEVATION 1:100



EXISTING SECTION ON A-A



PROPOSED SECTION ON A-A



APPROVED

PROPOSED SINGLE STOREY EXTENSION
17, ST. PATRICKS AVENUE, CHARVIL
SCALE 1:100

D 5/4/02

Specification:

Walls : (0.45W/m2K) 225mm Turbo block or similar, externally waterproof render painted to match existing. Internally plaster finish. Below ground block to be suitable. D.p.c. minimum 150mm above ground level, render not to breach d.p.c.. I.G.lintels where required.

Roof : (0.25W/m2K) 200mm x 50mm (S.C.3) joists at 400mm centres, solid blocked at 1200mm min.
Warm roof const : 18mm ply with insulation (75mm jabdeck or similar) and torched felt roof covering. Lead flashings (code 4) where required. Proprietary rooflight to manufacturers details.

Pitch : Rosemary tiles to match existing, 200mm rockwool packed between joists and foil backed vapour check to plasterboard of ceilings.

Glazing : Proprietary double glazed window and door. Tile creases and cills to match existing.

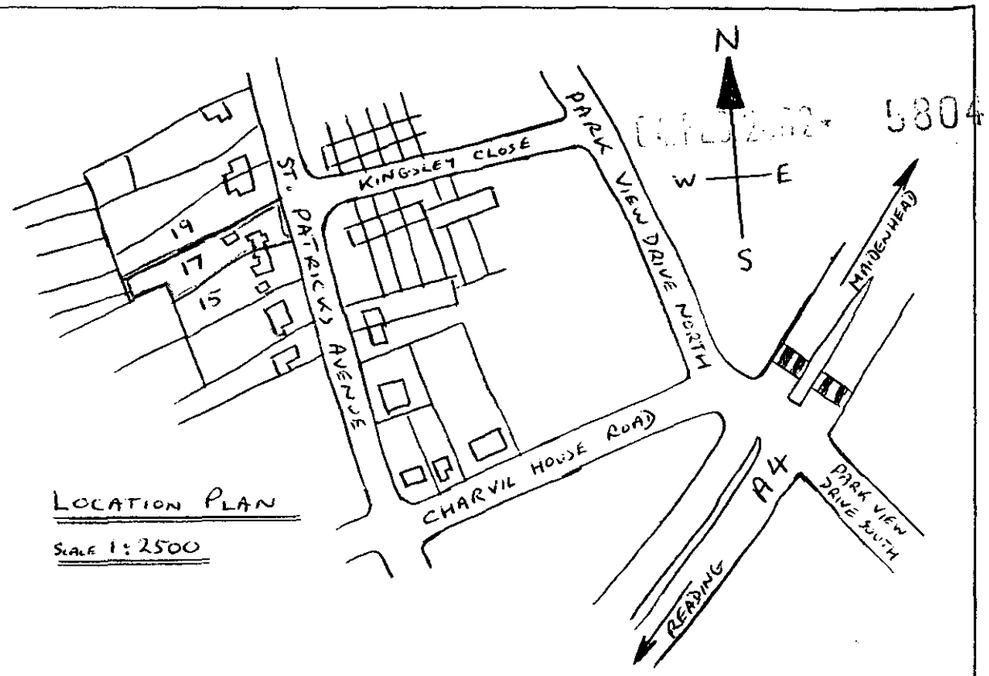
Floor : 65mm reinforced screed on 50mm insulation. 100mm oversite concrete with 1200gauge d.p.m. lapped to pick up wall d.p.c. on 150mm clean compacted sub-base.

Foundations : 600mm x 250mm concrete strip foundations, depth to suit sub-soil conditions.

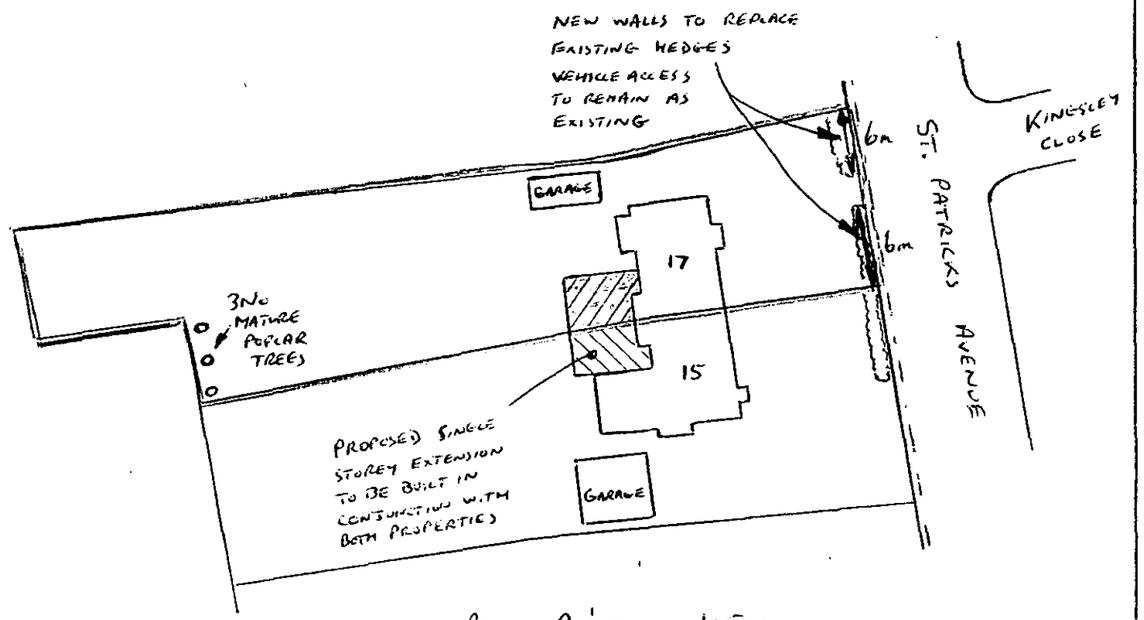
Drainage : run-off from downpipes to existing soakaway 4m from foundations.

Boundary/garden walls at front of property :

Location as shown on block plan, walls to be 1.2m high built off strip foundations each side of existing 3m access to be maintained to property. Existing hedges replaced by the walls. 225mm block construction, rendered and painted to match existing house with tile crease and brick on edge to act as coping. End and central piers to provide additional stability.



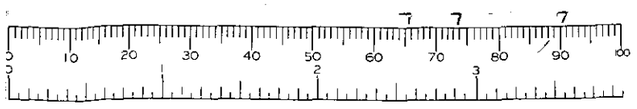
LOCATION PLAN
SCALE 1:2500



BLOCK PLAN SCALE 1:500

APPROVED

PROPOSED SINGLE STOREY EXTENSION
17, ST. PATRICKS AVENUE, CHARVIL



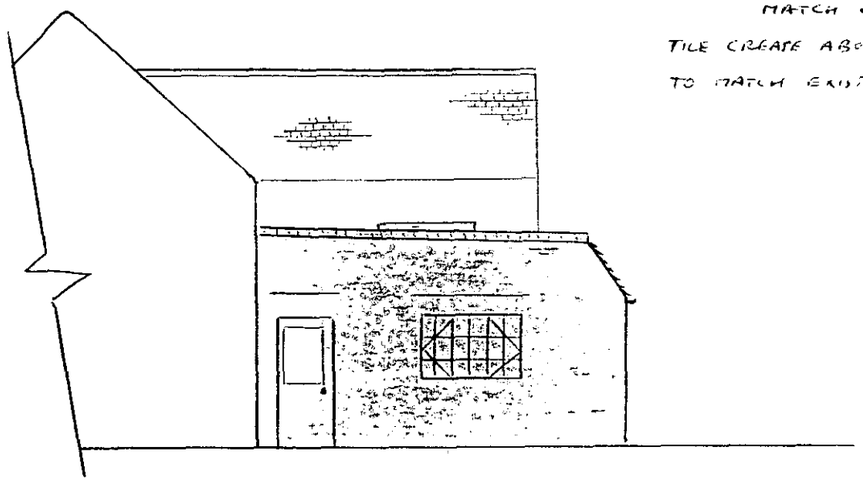
ADDITIONAL PLAN

5804

PLANNING SERVICES
APT
POL
DC
12 FEB 2002
ACK:
FILE:

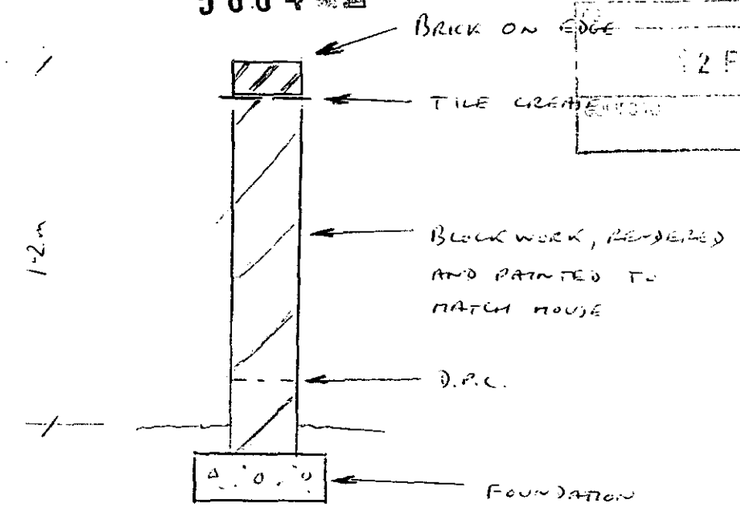
WALLS: ROUGH RENDERED AND PAINTED WHITE TO MATCH EXISTING

TILE CREASE ABOVE WINDOWS TO MATCH EXISTING



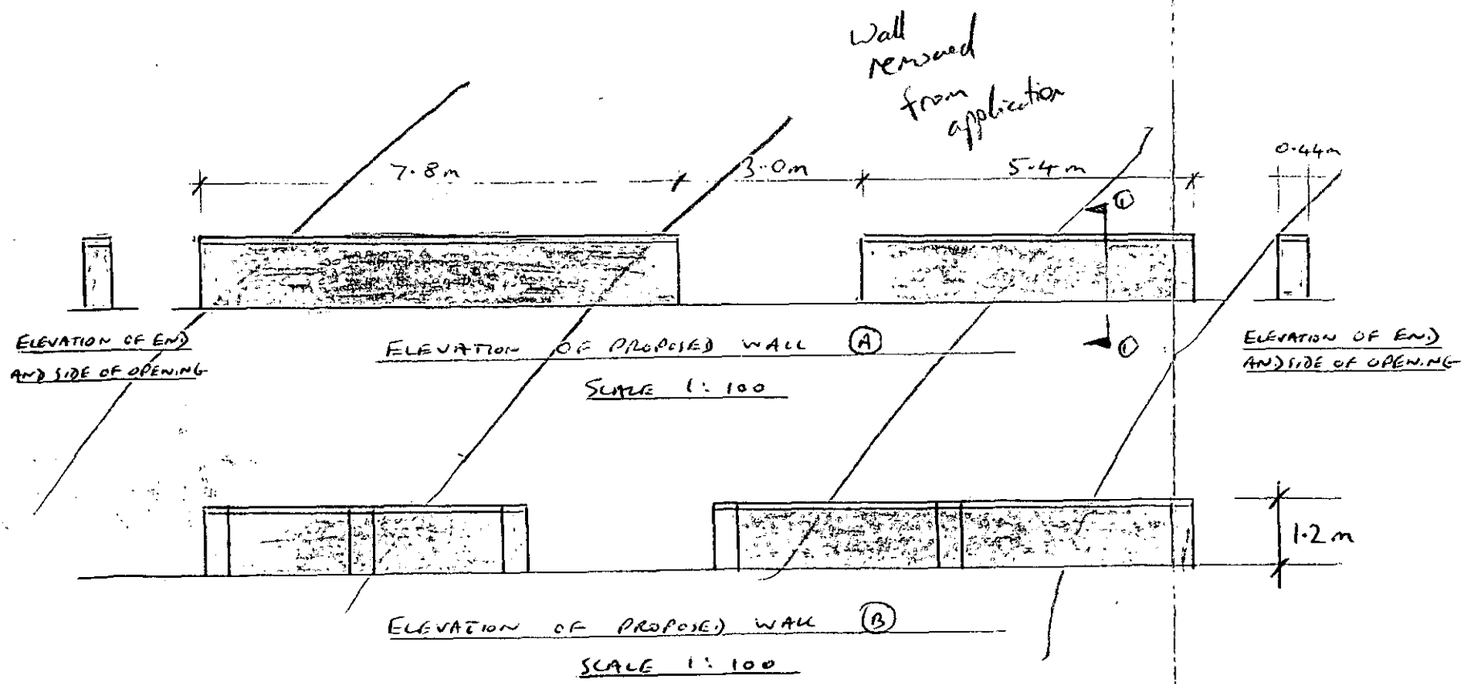
SIDE ELEVATION OF PROPOSED EXTENSION

LOOKING SOUTH SCALE 1 : 100



SECTION 1-1 THROUGH WALL

SCALE 1:20

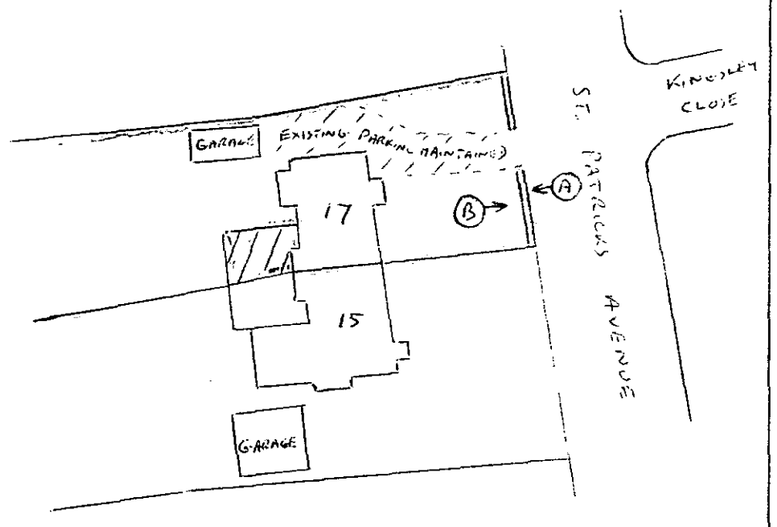


ELEVATION OF PROPOSED WALL (A)

SCALE 1:100

ELEVATION OF PROPOSED WALL (B)

SCALE 1:100



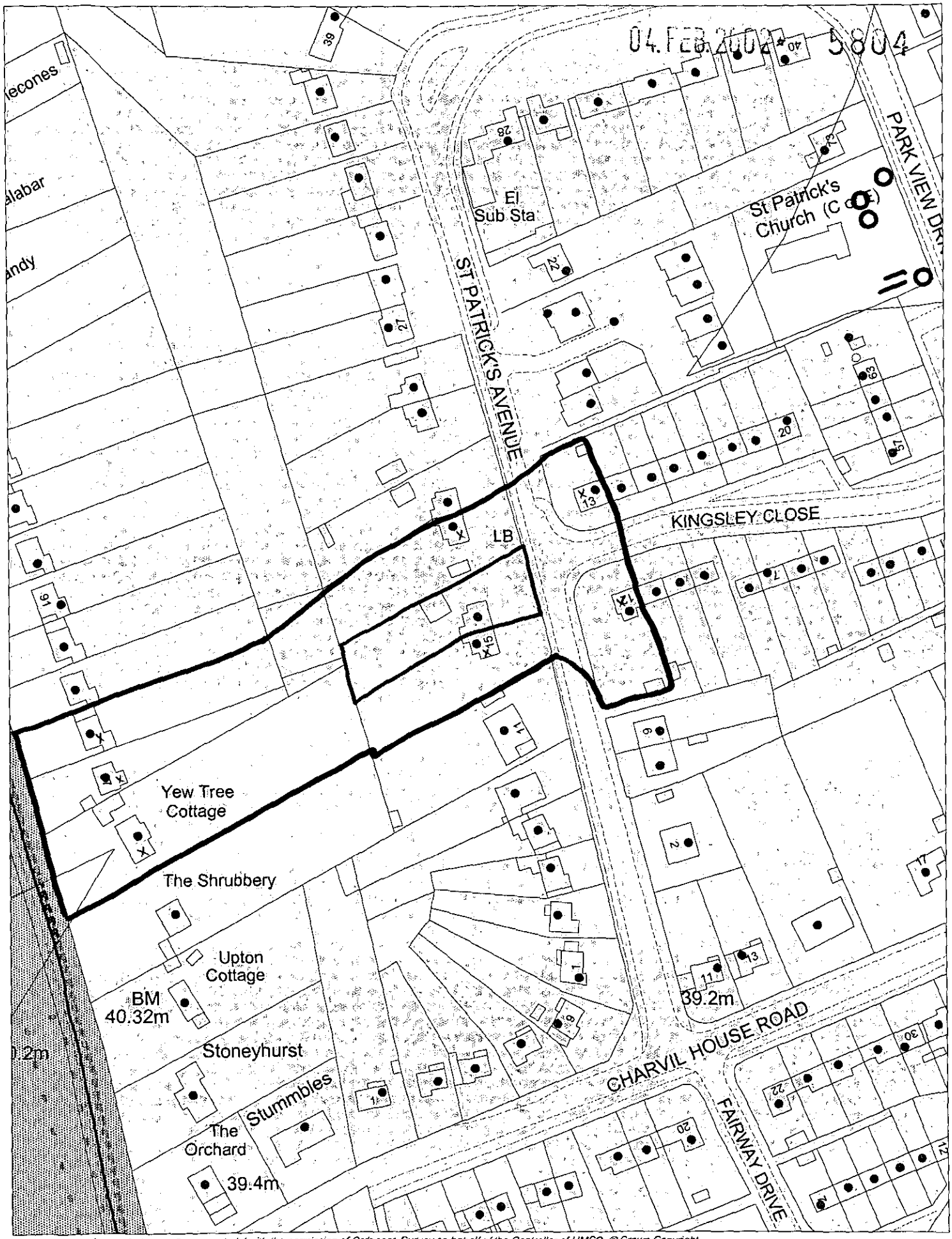
BLOCK PLAN 1:500

APPROVED

PROPOSED SINGLE STOREY EXTENSION

17, ST. PATRICKS AVENUE, CHARVIL

PLANNING APPLICATION REF: F/2002/5804



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Development Control Section, Environmental Services, Wokingham District Council.
6 February 2002

Scale: 1 : 1250

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