APPLICATION NO:
F/2002/5805

LOCATION:
15 St. Patricks Avenue, Charvil Reading.

APPLICANT:
Duncan Cooper

PROPOSAL:
Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

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

APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

925
DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Duncan Cooper
15, St. Patricks Avenue
Charvil
Reading
RG10 9RA

Application Number: F/2002/5805

Parish: **CHARVIL**

Location: **15, St. Patricks Avenue, Charvil, Reading.**

Proposal: **Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.**

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 Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

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.

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 23 May 2002
My ref: F/2002/5805

Mr Duncan Cooper
15 St Patrick's Avenue
Charvil
READING
Berks
RG10 9RA

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Cooper

RE: MINOR AMENDMENT TO APPLICATION F/2002/5805, 15 ST PATRICK'S AVENUE, CHARVIL

I refer to your letter of 22 May 2002 with reference to the above.

I can confirm that the proposed alteration to the bay window to incorporate French doors is acceptable as a minor amendment to this approval.

I trust this advice is of help to you. Should you wish to discuss any matter further please do not hesitate to contact Richard Kelly on the above direct line number.

Yours sincerely,

M L Thorp
Principal Development Control Officer

Reply

PLANNING SERVICES	56668
POL	
DC RK	
APP	
CS	
22 MAY 2002	
COPIES TO	ACK
	FILE

Planning Application: F/2002/5805
Building Application: F/2002/2680

15 St Patrick's Avenue
Charvil
Berks.
RG10 9RA

22nd May 2002

Dear Sir or Madam,

Having phoned and spoken to the duty Planning Officer he has advised me to submit a proposal for a minor amendment to the previously approved plans.
(Planning approved 14/3/02.)

This letter is to accompany the new plan.

The plan shows a proposed amendment to the bay window whereby the central opening windows of the bay are changed for opening French windows.

Mr. & Mrs Castleman, who are the adjoined neighbours at No. 17, have no objection to this amendment. See attached letter.

I would be grateful if you would consider this amendment to the existing approved plans and would be most grateful if you could inform me of your decision as soon as is convenient.

Yours faithfully,

Duncan Cooper

Encl.

New plan
Letter from Mr. & Mrs. Castleman

Planning Application: F/2002/5805
Building Application: F/2002/2680

17 St Patrick's Avenue
Charvil
Berks.
RG10 9RA

22nd May 2002

Dear Sir or Madam,

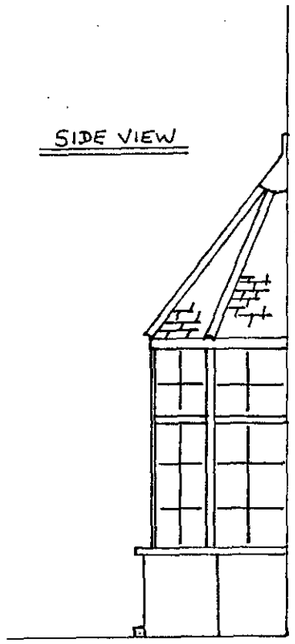
This is to inform you that we have seen the new plan submitted by Mr. Cooper, which shows a proposed amendment to the previously approved bay window. We have no objection if the central opening windows of the bay are changed for opening French windows.

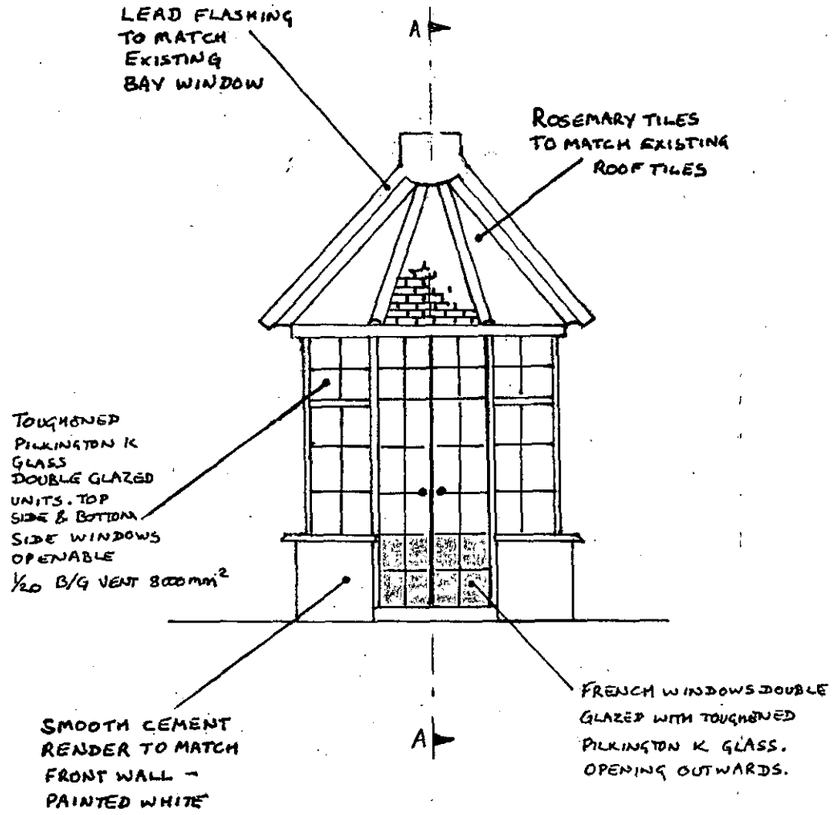
Yours faithfully,

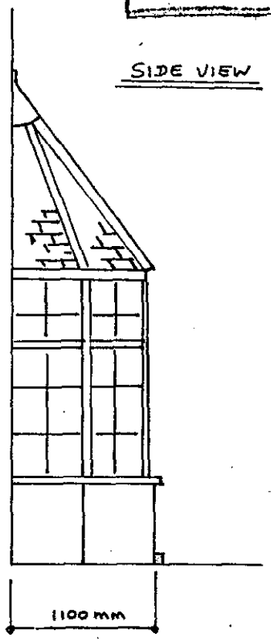
Mr. & Mrs Castleman

PROPOSED AMENDMENT TO APPROVED BAY WINDOW 1:50

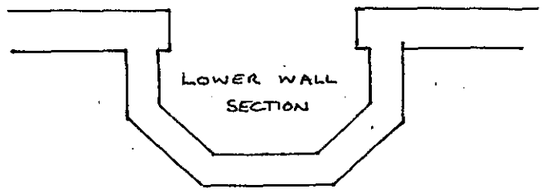
PLANNING SERVICES
22 MAY 2002
COPIES TO

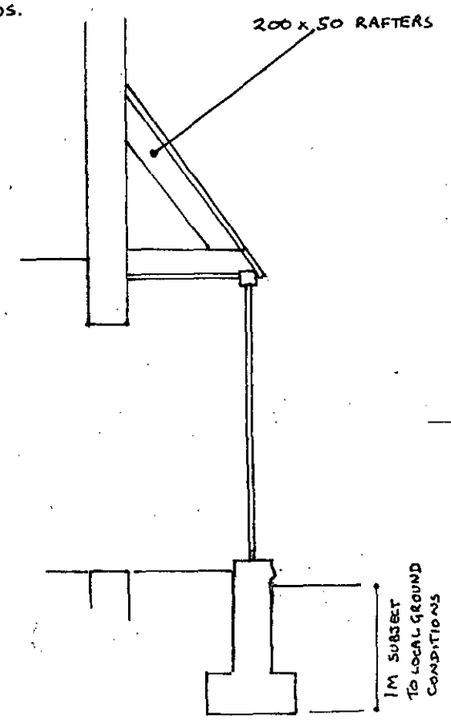






SECTION A—A





APPROVED FRONT ELEVATION 1:100



PROPOSED AMENDMENT TO APPROVED FRONT ELEVATION 1:100



PROPOSED AMENDMENT TO APPROVED PLANS FOR BAY WINDOW AT 15 ST PATRICKS AVENUE, CHARVIL

BUILDING APPLICATION F/2002/2680

PLANNING APPLICATION F/2002/5805 (APPROVED 14/3/02)



NEW PLAN 22 MAY 2002

SHOWING PROPOSED AMENDMENT TO BAY WINDOW : CHANGING OPENING CENTRAL WINDOWS OF BAY INTO OPENING FRENCH WINDOWS.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5805.	Richard Kelly.
BUILDING CONTROL NUMBER.	FX2002/2680 North	
APPLICANT/~~AGENT~~	Mr D. Cooper.	
ADDRESS OF SITE	15 St. Patricks Av. CHARVIL	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + modify front window to bay window	

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	5/4/02	

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/2002/5805

Applicant : Duncan Cooper .

Location : 15, St. Patricks Avenue, Charvil, Reading.
Proposal : Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

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 will have expired on: 01/04/2002. 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: No objections
Environment Agency: advise informatives

Planning Issues :

Application Number: F/2002/5805

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.

Application Number F/2002/5805
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: 15 St. Patricks Avenue Charvil Reading.

APPLICATION NUMBER: F/2002/5805

OFFICER: Richard Kelly

DATE OF SITE VISIT: 28/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Y/a.

2. DESCRIPTION OF SURROUNDINGS Mixed area of housing. Some ex-council houses & private ones.

3. DESCRIPTION OF SITE/BUILDING Semi with No. 17 - roughcast rendered cottages. Set of 4 (15-21).

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi with 17.

5. SITE CONSTRAINTS

TREES Several mature trees in garden - all at least 10m from proposed.

ACCESS/PARKING unaffected

LEVELS N/C.

BOUNDARY TREATMENT 1.5m hedge to S, 1.8m fence to N.

OTHERS Bay window to match that on side elevation. - will result in loss of ivy.

Application Number: F/2002/5805 – 15 St Patrick's Avenue, Charvil, Reading

Appraisal:

This application is for a single storey rear extension to a dwelling plus bay window to front. This application raises two issues:

Impact on adjoining properties: LBE 1, WBE 1

The property is a semi-detached house with No 17 St Patrick's Avenue. This application has been prepared jointly with the occupants of No 17, who have submitted a symmetric single storey rear extension No F/2002/5804. The single storey rear extension is 13m from the boundary with No 11, and there is an existing garage on the boundary at that point. There will therefore only be no undue impact on No 11. It is also necessary to consider whether this application would have an undue impact were the extension at No 17 not built. The extension would project 4.8m beyond the existing single storey rear extension at No 17, with a maximum height of 3.2m. Given that the application site already has a two storey rear extension projecting 4m beyond the existing single storey extension at No 17 and that there is a 1.8m fence on the boundary and that the roof of the proposed extension has a very shallow pitch, there is no undue impact on No 15.

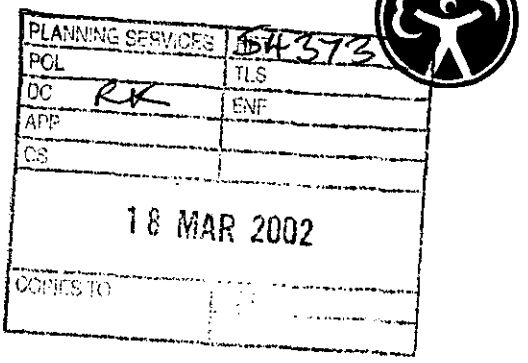
Impact on streetscene: LBE 1, LBE 2, WBE 1, WBE 2

The properties of 15 and 17 St Patrick's Avenue are a roughly symmetric pair of early 20th Century semi-detached houses, which are rough clad and painted white. The adjoining pair of houses, Nos 19 and 21 St Patrick's Avenue, is of the same design, but it is not a dominant design in the area. No 15 has an existing bay window to the side, which is identical to that proposed on the front. A variety of porches have been built at Nos 15-21 St Patrick's Avenue, such that the addition of a bay window would not cause undue harm to the streetscene.

Approve ~~**Refuse**~~

Our Ref : SP/2002/005283-1/1
Your Ref : F/2002/5805

Date : 15 March 2002



ENVIRONMENT AGENCY

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 MODIFICATION OF WINDOW
LOCATION: 15 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/8/27. 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.

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.

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: DUNCAN COOPER

Date: 13 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5805

Location: 15, St. Patricks Avenue, Charvil, Reading.

Proposal: Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

Applicant: Duncan Cooper.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

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) / 5805 (Ludhouse) Date Rec. 12/2/02

Location: 15 St. Patricks Avenue, Charvil

Parish Charvil

Applicant: Mr. Duncan Cooper

Description of attached plans Parking Layout

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 R K

Consultations Sent by Admin. on 13.02.03

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2002/5805

Proposal: Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

Parish: CHARVIL PARISH

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

Applicant:
Duncan Cooper .

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).

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

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

Tel: (0118) 974 6229

Date: **07 February 2002**

My ref: F/2002/5805

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/2002/5805
15, St. Patricks Avenue, Charvil, Reading.
Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

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/2002/5805**
15, St. Patricks Avenue, Charvil, Reading.
Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Graddon

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

Received by Wokingham District Council

Application No: F/2002/5805

Proposal:
Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

Location:
15, 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/2002/5805 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

04.FEB.2002* 5805

15, 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. 15, 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.

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

Side elevation
&
elevations of bay windows
to follow
Card.

WOKINGHAM DISTRICT COUNCIL

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

With Compliments

Application Number : F/2002/5805	**Map No :**
Case Officer : RK	**Site Area :** 0·08
Valid Date : 4 FEB 2002	**Received Date: 04/02/2002**

Level : Delegated Application

Description : Proposed erection of single storey rear extension to dwelling plus modification of existing front window to bay window.

Location : 15, St. Patricks Avenue, Charvil, Reading.

Parish : CH **Ward : CHA** 7.2.02 B.

Applicant : Duncan Cooper .

Fee Required: £95 **Fee Received: £95** (2)

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	PARKING LAYOUT .		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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-B.

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 ✓

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

N/W + see map

1933

E

ADDRESS 15 St. Patricks Avenue PARISH Clarkville

PLOT No. OLO PROPERTY ORD. SHEET No. Sh. 7776 c

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
852/71	MR. WILLIAMS	GARAGE	2.9.71	APP C
26657	MR. R. MURPHY	2/St. EXTENSION	2.12.86	C
29538	"	" & ALTS	22.1.88	C
BRA 4602	"	"	25.3.88	APP
F/2002/5805	Duncan Cooper	S/St/R + mod. of f/window to bay window		

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only
Application number: 06/00002* 5005

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	DUNCAN COOPER. 15 ST PATRICKS AVENUE CHARVIL BERKSHIRE RG10 9RA 01189 344688
	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO KITCHEN & MODIFICATION OF EXISTING FRONT WINDOW INTO BAY WINDOW
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.	RENDER & 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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
MR T. CASTLEMAN	17 ST PATRICKS AVENUE CHARVIL RG10 9RA.	1/2/02

None of the land forms part of an agricultural holding.

Your signature: [signature] 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 ☐

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.

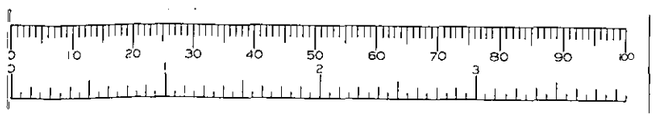
Glazing : Proprietary double glazed window and door. Tile creases and cills to match existing.

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.

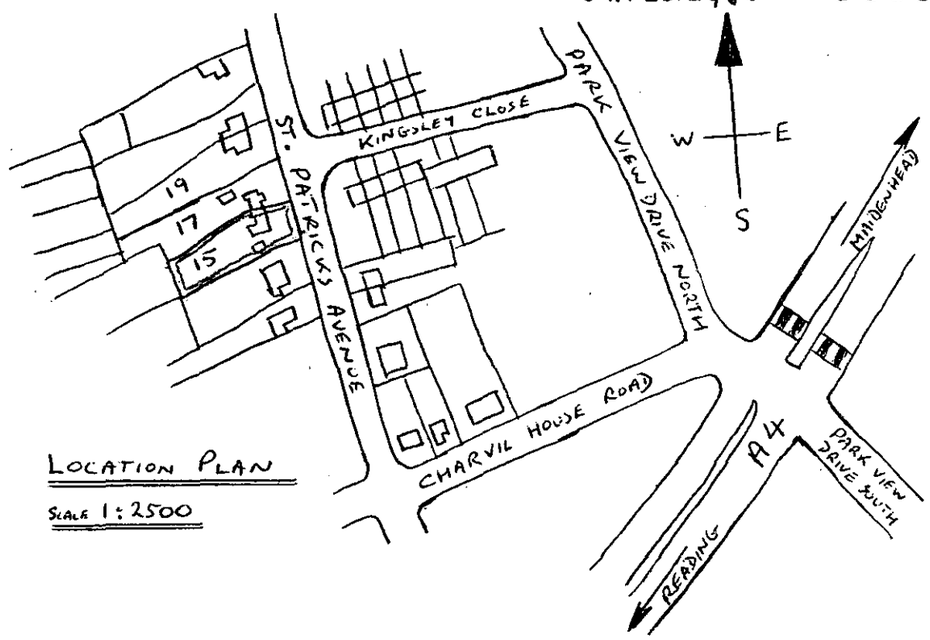
Foundations : 600mm x 250mm concrete strip foundations, depth to suit sub-soil conditions.

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

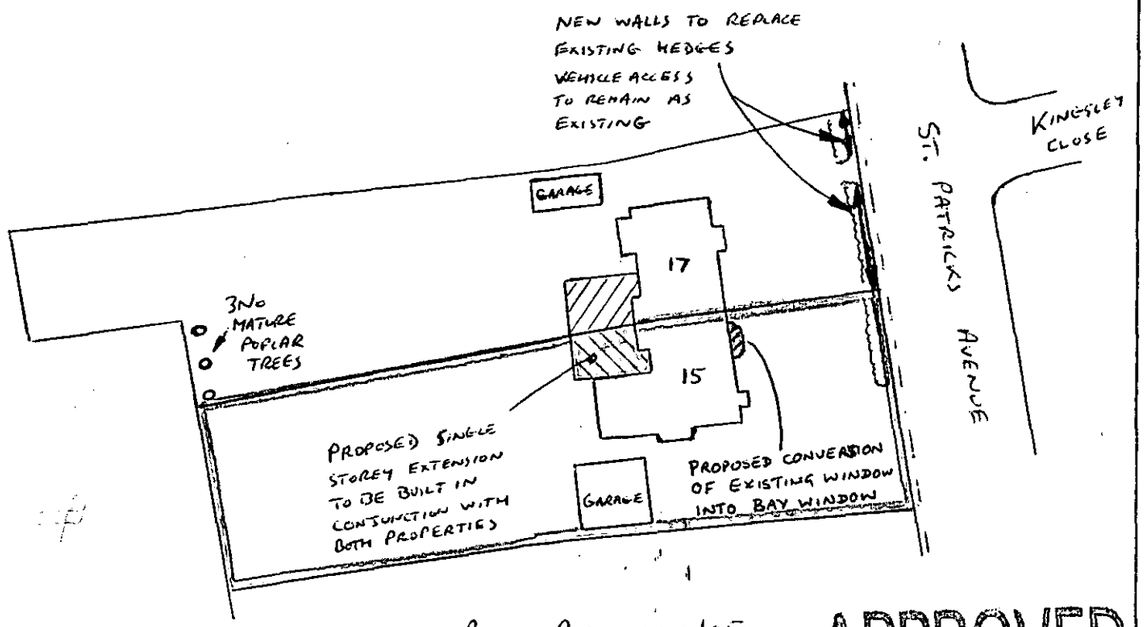
Manhole : internal manhole to take waste from sink, washing machine and dish washer to have double sealed lockable cover. Foul waste manhole vented conventionally on the other side of the property.



04.FEB.2002 5665



LOCATION PLAN
SCALE 1:2500



BLOCK PLAN SCALE 1:500

APPROVED

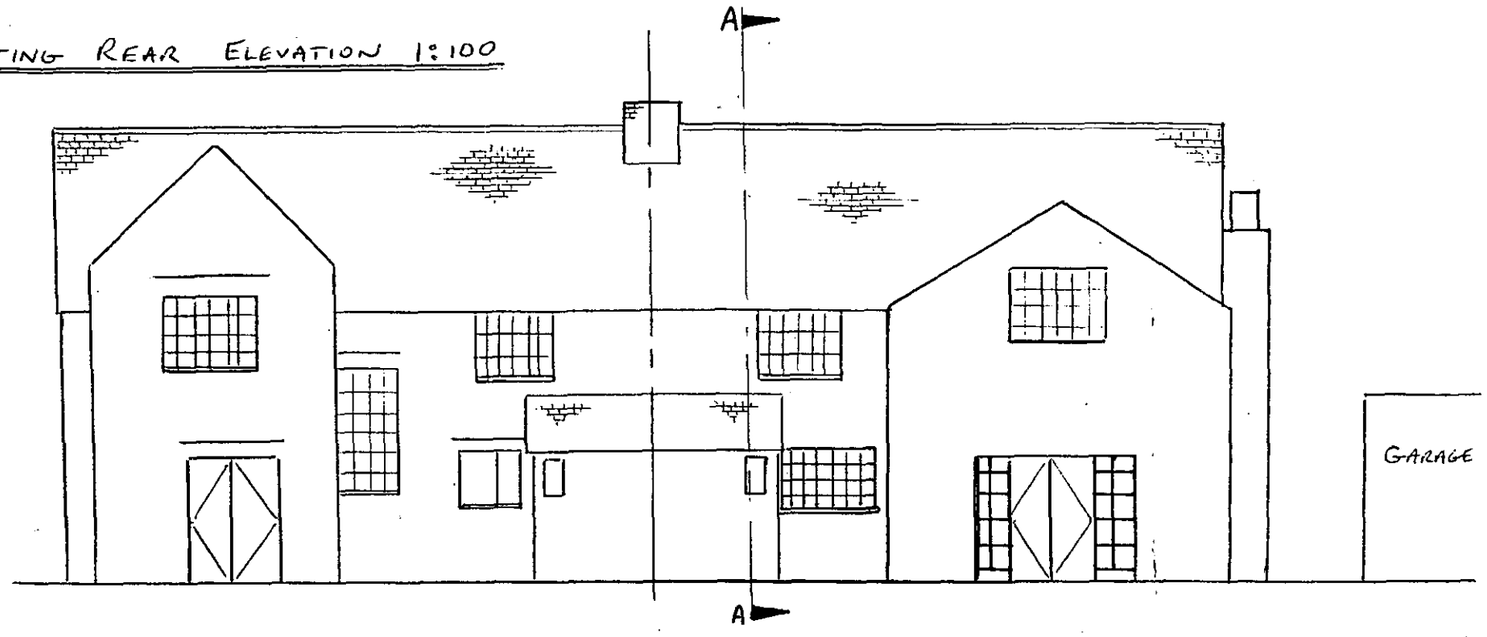
PLAN 1 OF 5

PROPOSED SINGLE STOREY EXTENSION
15, ST. PATRICKS AVENUE, CHARVIL
& PROPOSED FRONT BAY WINDOW ADDITION

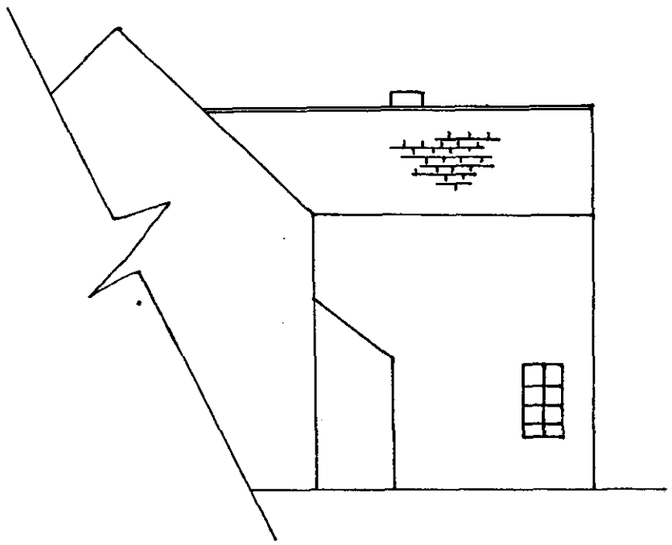
AD 5/4/02

04.FEB.2002 5805

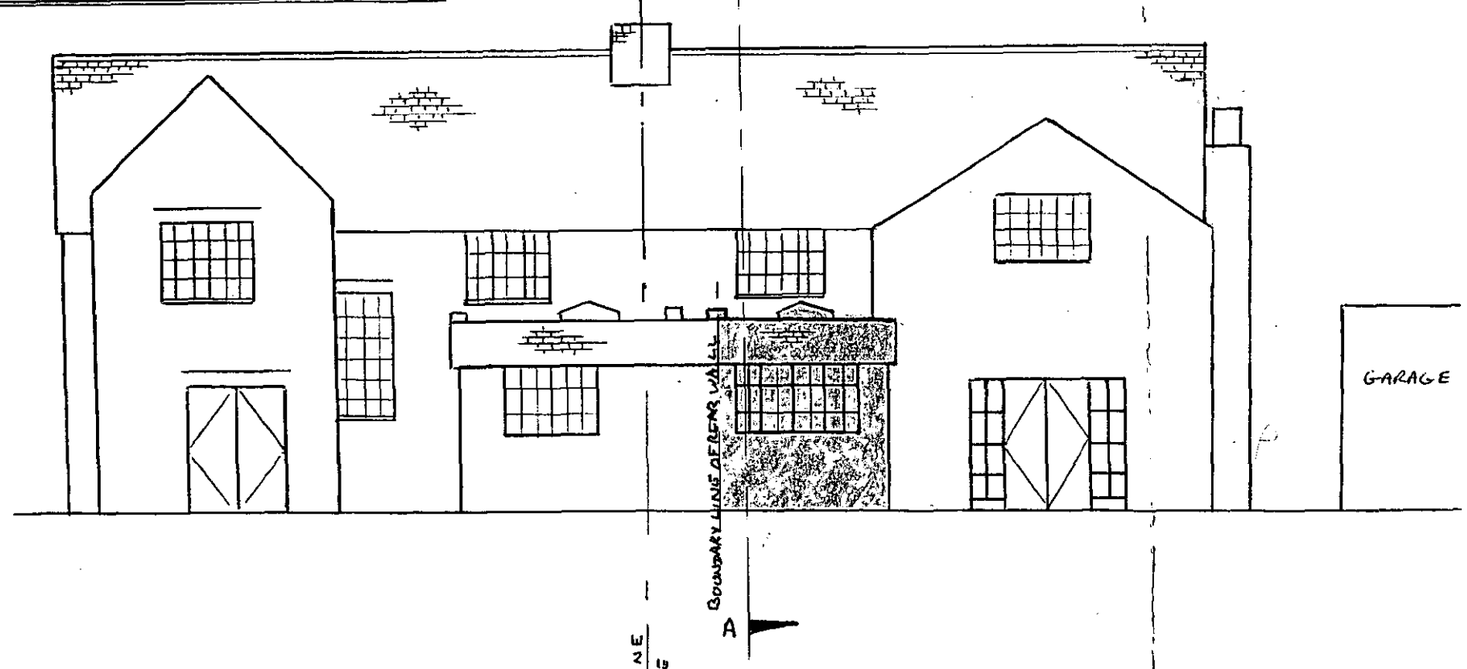
EXISTING REAR ELEVATION 1:100



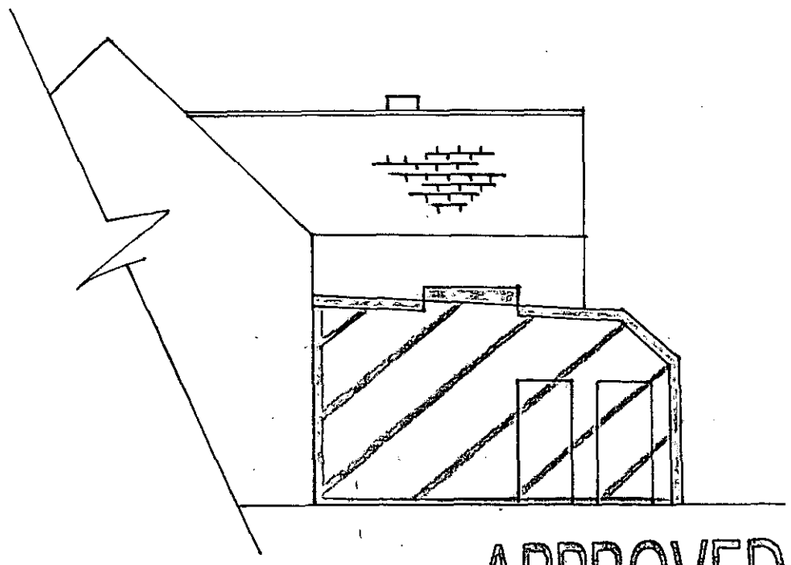
EXISTING SECTION ON A-A



PROPOSED REAR ELEVATION 1:100



PROPOSED SECTION ON A-A.



APPROVED

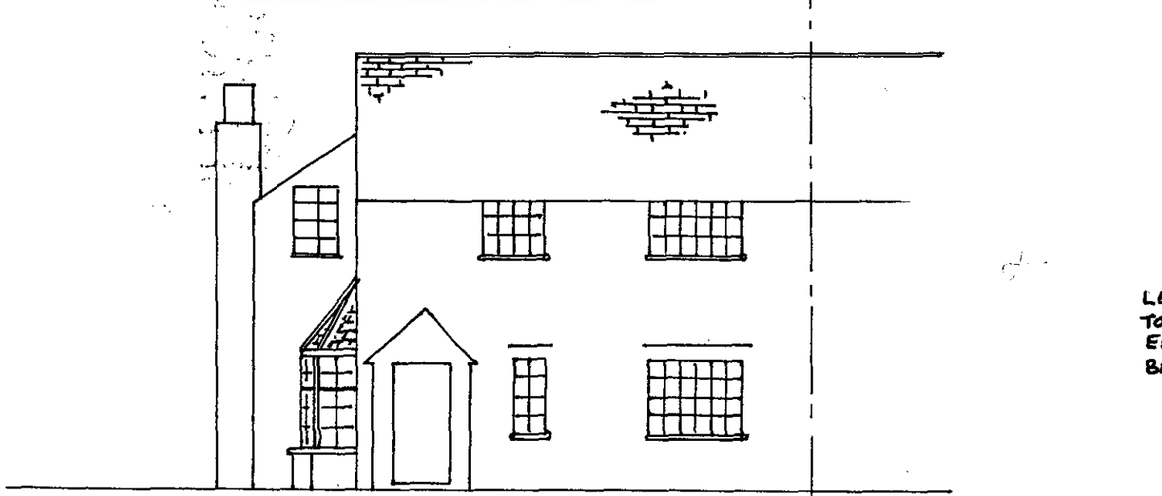
PLAN 2 OF 5

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

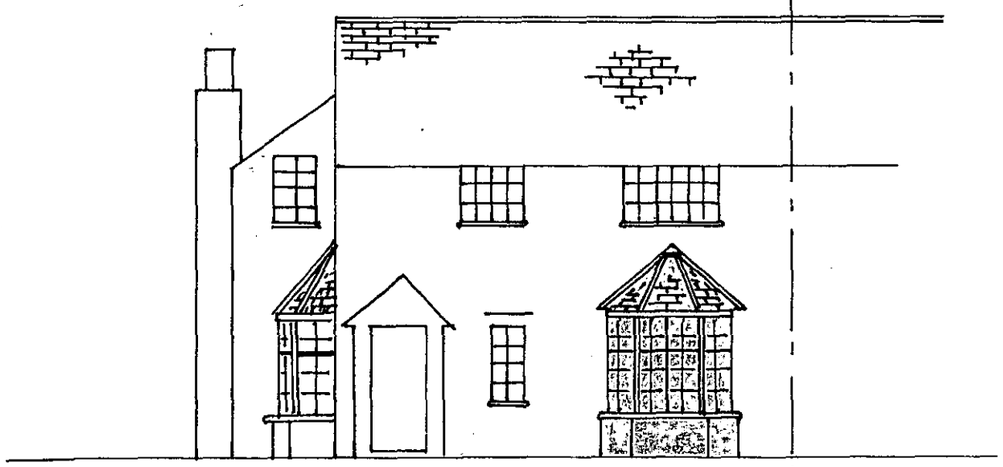
CD 7/6/02

04.FEB.2002

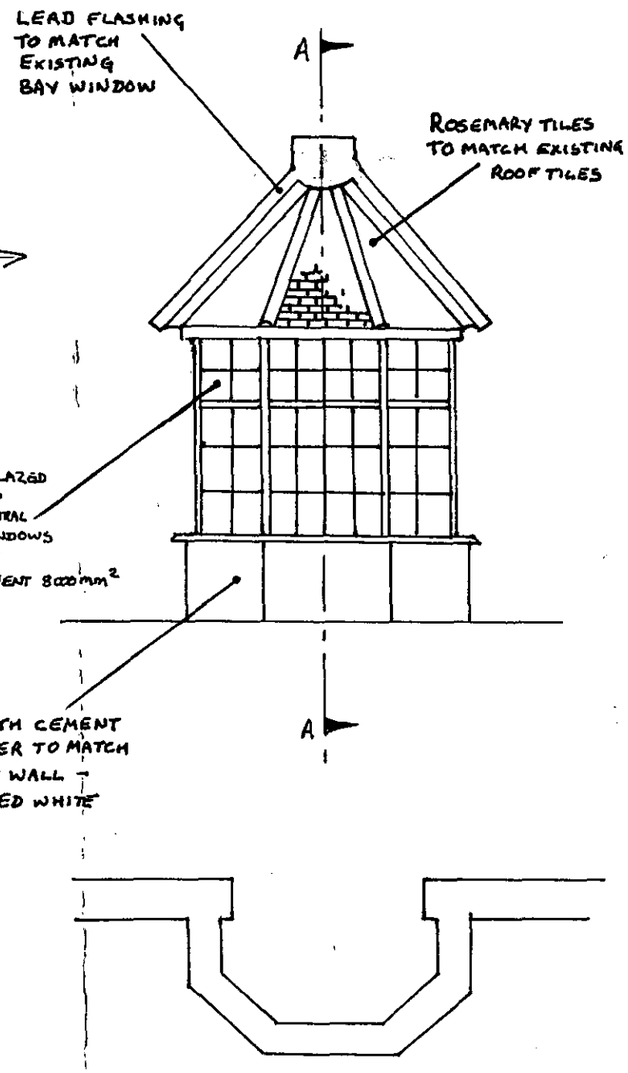
EXISTING FRONT ELEVATION 1:100



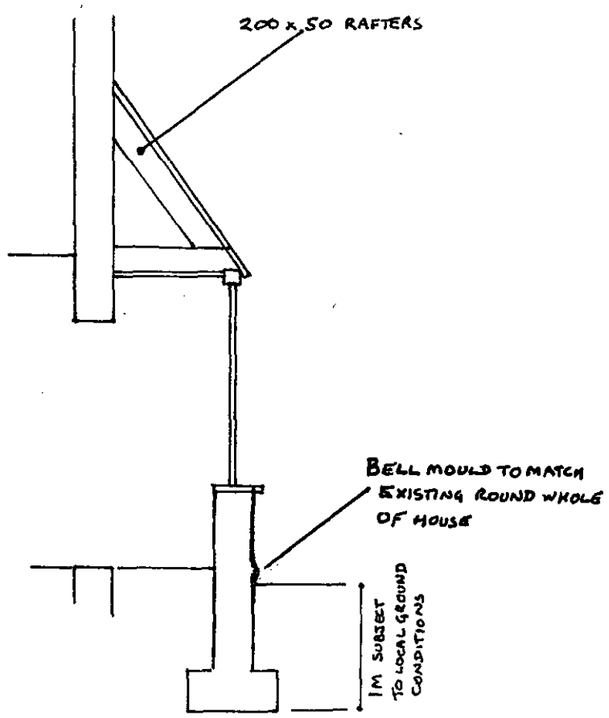
PROPOSED FRONT ELEVATION 1:100

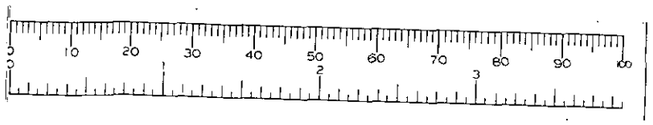


PROPOSED BAY WINDOW 1:50



SECTION A—A





APPROVED
PLAN 5 OF 5

PROPOSED SINGLE STOREY EXTENSION
& PROPOSED FRONT BAY WINDOW
ADDITION 15 ST PATRICKS AVENUE
CHARVIL
D 5/4/02

BOUNDARY LINE

PROPOSED FRONT BAY ADDITION TO MATCH EXISTING SIDE BAY WINDOW

12,600 TO FRONT BOUNDARY/ROAD

17 ST PATRICKS AVENUE

15 ST PATRICKS AVENUE

EXISTING WINDOWS TO BE REMOVED TO GROUND LEVEL — WIDTH UNCHANGED

CENTRAL HEATING BOILER TO BE VENTED THROUGH THE ROOF

EXISTING MANHOLE

INTERNAL MANHOLE COVER WITH DOUBLE SEALED LOCKABLE COVER.

EXISTING WINDOW 850mm TO BE REMOVED AND WIDENED TO ALLOW FOR 750mm INTERNAL DOOR.

EXISTING DOUBLE GARAGE

SITE OF PROPOSED ADJOINING SINGLE STOREY EXTENSION NO. 17 ST PATRICKS AVE.

1 hr. TO PARAPET

2.2 W/m²K

1600

WALLS 0.45 W/m²K

2750

DOUBLE GLAZED UNITS. OPENABLE WINDOW 1/20 B/G VENT 8000 mm²

APPROVED

04 FEB 2002

PLAN 3 OF 5

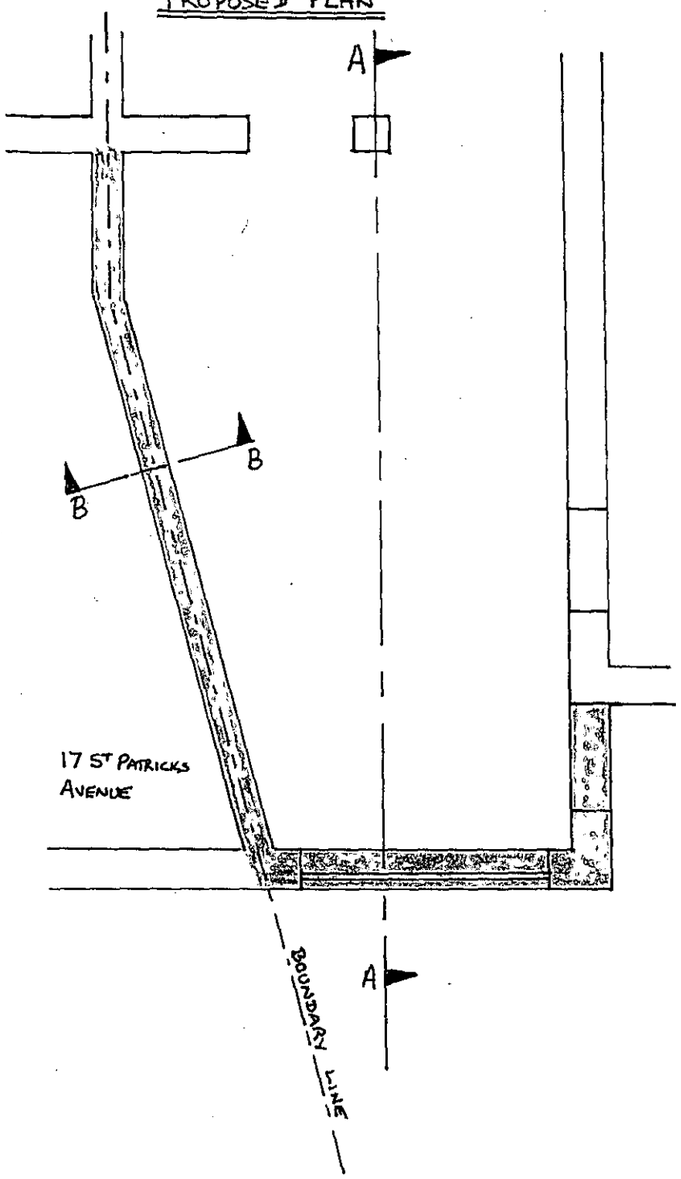
PROPOSED SINGLE STOREY EXTENSION & PROPOSED FRONT BAY WINDOW ADDITION

15 ST PATRICKS AVENUE, CHARVIL

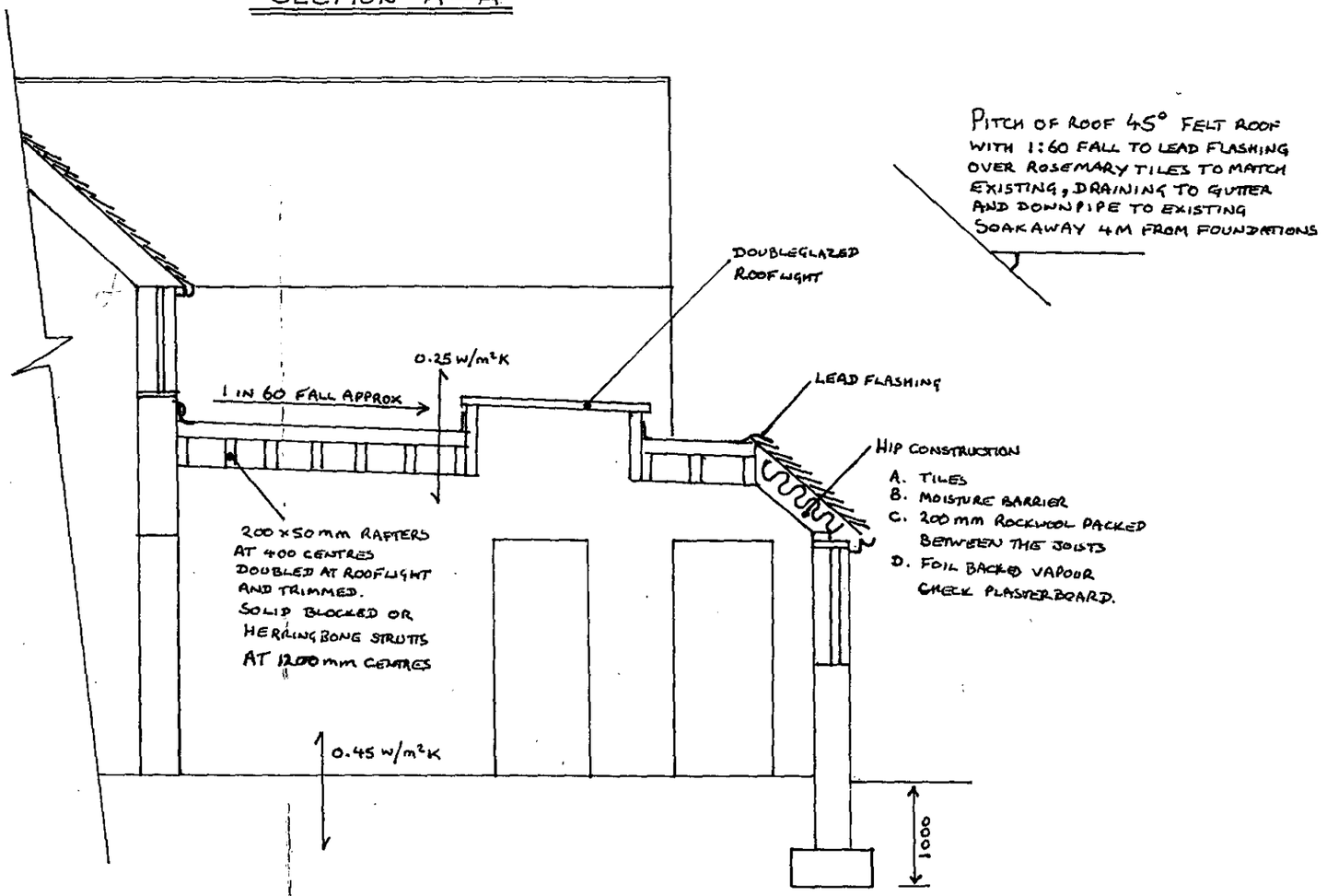
SCALE 1:100

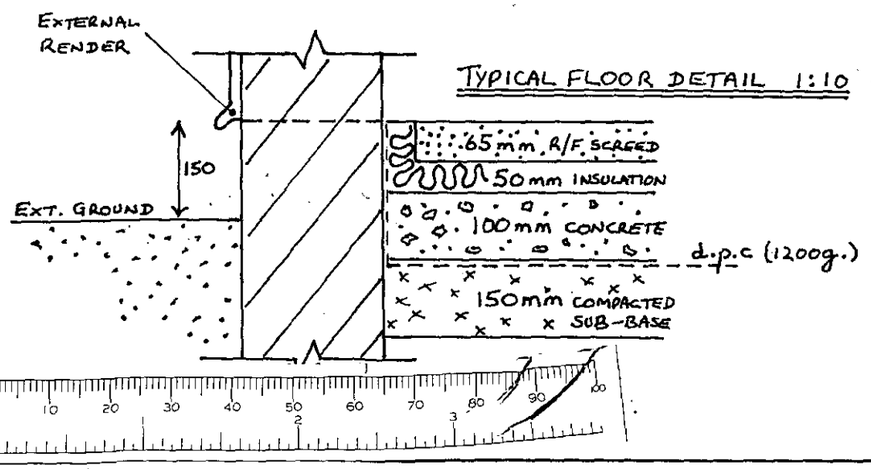
04.FEB.2002* 0003

PROPOSED PLAN

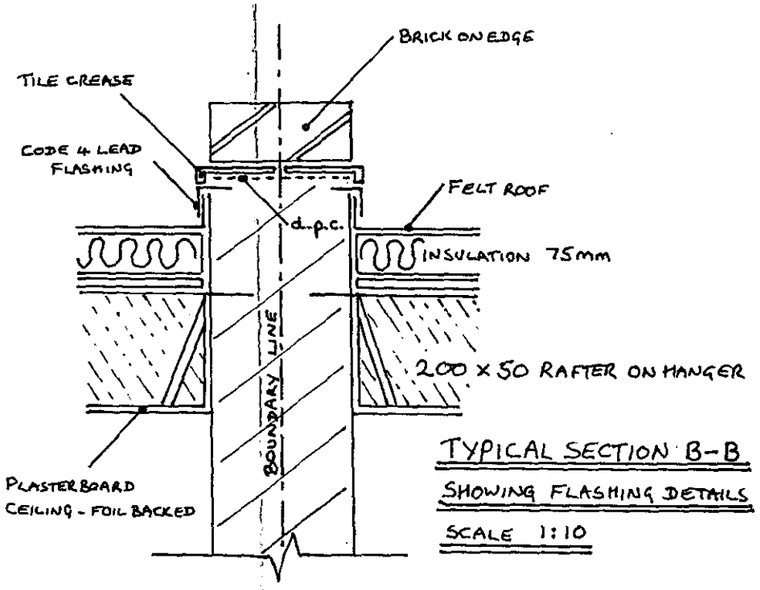


SECTION A–A





TYPICAL FLOOR DETAIL 1:10



TYPICAL SECTION B–B

SHOWING FLASHING DETAILS

SCALE 1:10

APPROVED

PLAN 4 OF 5

PROPOSED SINGLE STOREY EXTENSION & PROPOSED FRONT BAY WINDOW ADDITION

15 ST PATRICKS AVENUE CHARVIL

PROPOSED SINGLE STOREY EXTENSION & PROPOSED FRONT BAY WINDOW ADDITION 15 ST PATRICKS AVENUE CHARVIL. SCALE 1:100

ADDITIONAL PLAN SHOWING PARKING LAYOUT – WHICH REMAINS UNCHANGED BY PROPOSED WORKS – SHADED AREA

BUILDING APPLICATION NO:
F/2002/2680

PLANNING APPLICATION
F/2002/5805

APPROVED

ROAD

3300mm

PAVEMENT

LAWN

LAWN

BOUNDARY LINE

PROPOSED FRONT BAY WINDOW ADDITION

17 ST PATRICKS AVENUE

15 ST PATRICKS AVENUE

TARMAC HARD STANDING

11 ST PATRICKS AVENUE

HOUSE

PROPOSED SINGLE STOREY EXTENSION

DOUBLE GARAGE

BOUNDARY LINE

BACK GARDEN

ADDITIONAL PLAN

5805

0 10 20 30 40 50 60 70 80 90 100

COPIES TO:

ACK:

FILE:

PLANNING SERVICES

POL

DC

OS

APP

HBT

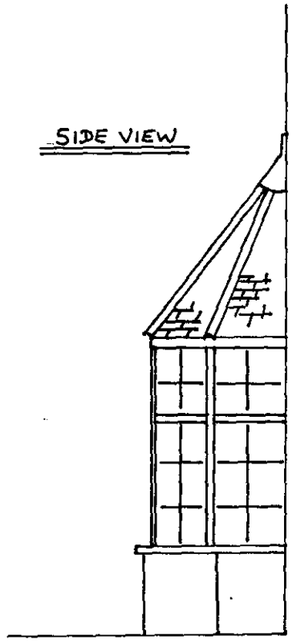
TLS

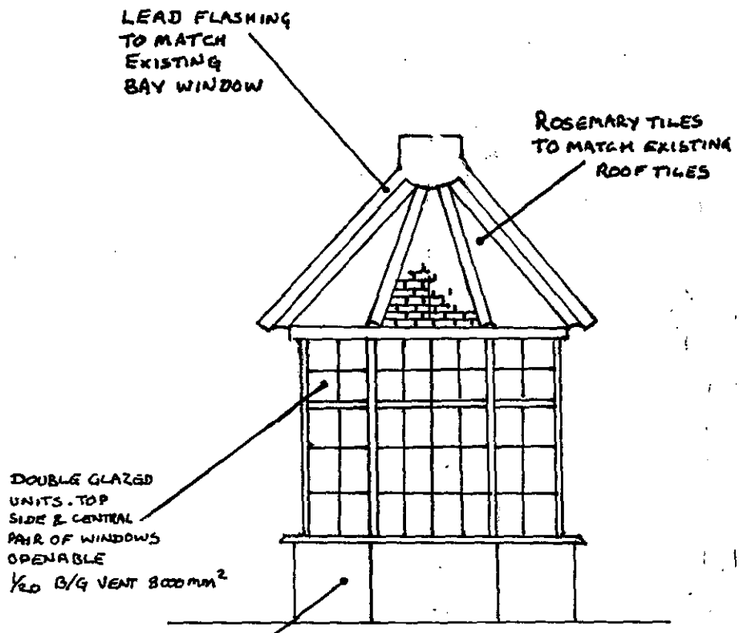
MF

PROPOSED BAY WINDOW 1:50

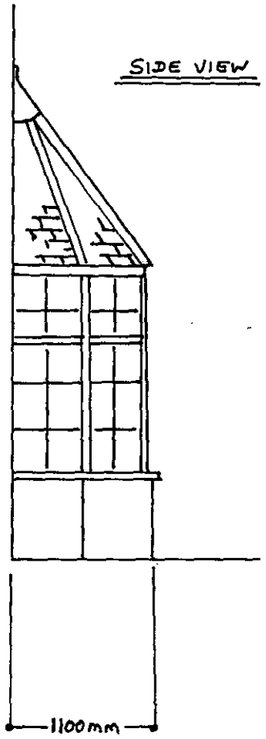
04.FEB.2002* 5805

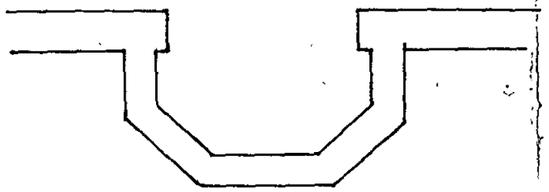
SIDE VIEW

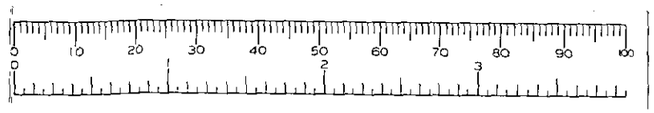




SIDE VIEW

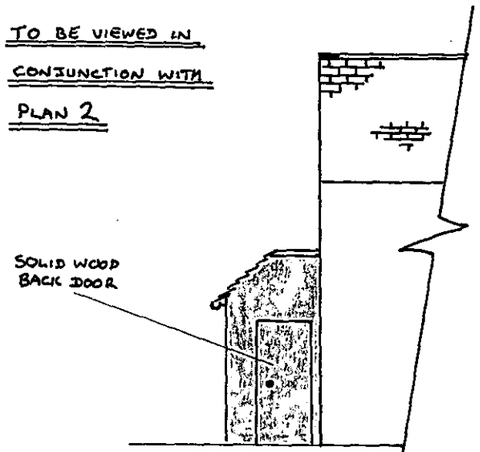






SIDE ELEVATION OF PROPOSED REAR EXTENSION (RIGHT) SCALE 1:100.

TO BE VIEWED IN CONJUNCTION WITH PLAN 2

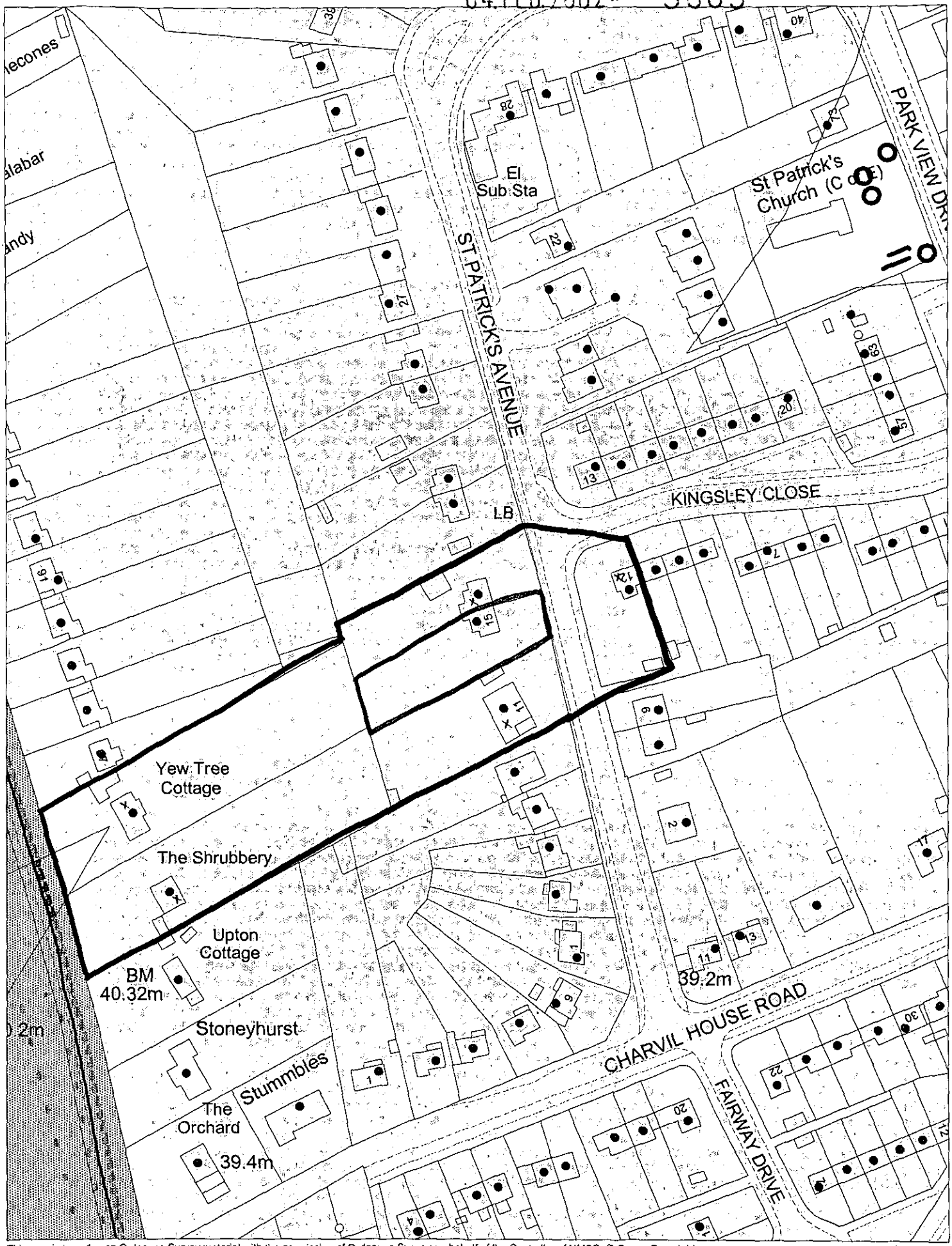


APPROVED

EXTRA PLAN TO SET OF 5

PROPOSED SINGLE STOREY REAR EXTENSION AND PROPOSED FRONT BAY WINDOW ADDITION
15 ST PATRICKS AVENUE, CHARVIL

04 FEB 2002* 5805



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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2002 Scale: 1 : 1250

N W E S