APPLICATION NO:
F/2002/8147

LOCATION:
Paviland Walden Avenue, Arborfield Reading.

APPLICANT:
Mr M Keeler

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: 04/01/2003

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: Louise Smith

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Keeler
Paviland
Walden Avenue
Arborfield
Near Reading
Berks
RG2 9HR

Application Number: F/2002/8147

Parish: **ARBORFIELD**

Location: **Paviland, Walden Avenue, Arborfield, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the 2 storey side extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

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

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

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

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

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

Berkshire Structure Plan Policy C2.

Loddon Area Local Plan Policies LBE1, LBE2, LC19, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER LS

SITE DETAILS

PLANNING APPLICATION NUMBER	8147
BUILDING CONTROL NUMBER	4082
~~APPLICANT~~/AGENT	JOHN T HALL
ADDRESS OF SITE	Parkland Walden Avenue Arborfield
DESCRIPTION OF PROPOSED WORK	TWO Storey side Extension and ~~Single Storey Rear Extension~~

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	PBC/1822/1	Un-numbered
FLOOR PLANS	PPC/1822/1	Un-numbered

NO

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED 28/1/03	✓	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	YES	
IF YES, WHAT ARE THE DIFFERENCES? West elevation has different fenestration and a pitch from below upstairs windows.	DC officer says OIC.	
DATE 11.4.03		

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 : Louise Smith

Application Number : F/2002/8147

Applicant : Mr M Keeler .

Location : Paviland, Walden Avenue, Arborfield, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/12/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 31/01/2003. 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 :
PC - no obj
Honeys - in support.

Planning Issues :
Rural
Neighb.
Sw. Sc.
Highways.

Application Number: F/2002/8147 – Paviland, Walden Avenue

Appraisal:

Development

The site is a link-detached dwelling, situated within a rural area of Arborfield. The application being considered proposes two storey side extension and single storey rear extension.

1. Impact upon neighbouring properties

   Given the scale, design and siting of the proposed single storey rear extension, no adverse impacts are considered.

   The two storey side extension would be set in from the front and rear of the dwelling and extend 2m to the south side of the dwelling. Given that the extension would be set in 4.5m from No. 4 (bungalow to the south) and that this neighbour to the south has no windows to habitable rooms in the facing elevation, no significant impacts are considered.

   The first floor window in the side elevation of the extension would be obscure glazed and can be conditioned fixed shut to prevent overlooking.

2. Impact upon the character of the rural area

   The original house has a floorspace of 123sq.m, this application proposes a 43sq.m addition, representing a 35% increase.

   The proposed two storey side extension would be recessed in the front elevation and despite having full ridge height the extension is considered to be subservient given its width and roof design. Furthermore, it is not considered that the proposed extension would be detrimental to the open character of the rural area and a sufficient gap would be maintained between dwellings.

3. Impact upon highway safety (parking provision)

   There would be sufficient on site parking to accommodate 2 vehicles. This is considered acceptable, as Walden Avenue is not an area of parking stress.

Approval: **Refusal:**

✓

Application Number F/2002/8147
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	first floor side elevation of the 2 storey
			side extension
4	C049	R049	
5	C122	R122	
6.	C046	R046	after fixed shut insert 'with the exception
			of a top hung fan light'

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LC19 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WCC7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ~~E2~~ C2.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 23/1/03

IX PHOTO

RURAL

RECORD OF SITE VISIT

SITE ADDRESS: Paviland Walden Avenue Arborfield Reading.

APPLICATION NUMBER: F/2002/8147

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS
Res rd mixed dwelling types, detached 2/s + bungalows.

3. DESCRIPTION OF SITE/BUILDING
link detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
access drive to LHS

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2/3

LEVELS even.

BOUNDARY TREATMENT 2m ch fencing

OTHERS
existing 1st fl side obs. gl window

F/S CALCS

ORIGINAL

GF
5.9 x 8.9 = 52.51
1.2 x 1.4 = 1.68
3.4 x 0.7 = 2.38
5.2 x 2.7 = 14.04
70.61

FF = 8.9 x 5.9 = 52.51

∴ TOTAL = 70.61 + 52.51 = 123.12 sq m

PREVIOUS S/S SIDE EXTENSION - yet this would be incorporated into proposed 2/S side extension.

PROPOSED EXTENSIONS

GF - 1.2 x 5.8 = 6.96
9.6 x 2 = 19.2
26.16

FF 8.3 x 2 = 16.6

∴ TOTAL F/S PROPOSED = 16.6 + 26.16
= 42.76

$\frac{42.76}{123.12} \times 100\% = 35\%$ increase.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8147. (Case Officer:Louise Smith)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	
CS	
23 DEC 2002	
COPIES TO	

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8147

YOUR NAME: MR P.H. LAVARACK.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Honeys Walden Avenue
Arborfield
Berkshire RG2 9HR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

P.H. Lavarack.

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

18th December 2002

PLANNING SERVICES | HPT | TLS | ENF
19 DEC 2002
FILES TO. | ACK: | FILE:

Louise Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Louise Smith

Reference: F/2002/8147 Paviland Walden Avenue
Proposed two storey side extension and rear single story side extension

The Parish Council has no objection to the proposal.

Yours sincerely

Mrs Zoe Bolton
Clerk

Application Number: F/2002/8147

Case Officer : LOUISE SMITH

Valid Date : LS 6.12.02

Map No : 80

Site Area : 0.04

Received Date: 06/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension.

Location : Paviland, Walden Avenue, Arborfield, Reading.

Parish : AB **Ward : ARB** 11.12.02 -3.

Applicant : Mr M Keeler .

Fee Required: £110 **Fee Received: £110** (8)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line should include extra strip of land		
BLOCK PLANS			
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 11.12.02

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) re reduced width of access road to works at rear.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

Rural Area / Countryside

NEIGHBOURS

S/N & see map

No pre-app.

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

Tel: (0118) 974 6463

Date: 11 December 2002

My ref: F/2002/8147

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2002/8147
Paviland, Walden Avenue, Arborfield, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8147**
Paviland, Walden Avenue, Arborfield, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Cowan

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

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/8147

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
Paviland, Walden Avenue, Arborfield, 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/2002/8147 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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.

Trevor Watson
Development Control Manager

11 December 2002

Organisation_Name	Building_Name	address1	Postcode
		1WALDEN AVENUEREADING	RG2 9HR
		3WALDEN AVENUEREADING	RG2 9HR
		4WALDEN AVENUEREADING	RG2 9HR
CROSSLANES FARM			RG2 9HP
	HONEYS	HONEYSWALDEN AVENUEREADING	RG2 9HR
	PAVILANO	PAVILANOWALDEN AVENUEREADING	RG2 9HR
	ST. CLAIR	ST. CLAIRWALDEN AVENUEREADING	RG2 9HR
	1A	1AWALDEN AVENUEREADING	RG2 9HR
L BATES			RG2 9HR

Environmental Services

For office use only.
Application number 06. EC.2002 8147

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

8147

06 DEC 2002

1	Your name	MICHAEL ROBERT KEELER
	Address and postcode	PAVILAND WALDEN AVENUE ARBORFIELD NR. READING, BERKSHIRE RG2 9HR
	Phone number	(0118) 9760707
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ONE ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND EXTENSION OF LOUNGE

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.	YELLOW BRICKS TO MATCH EXISTING BRICKS & ROOF TILES TO MATCH.
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 ☑

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

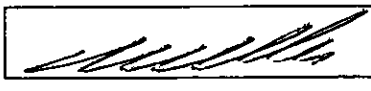
Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

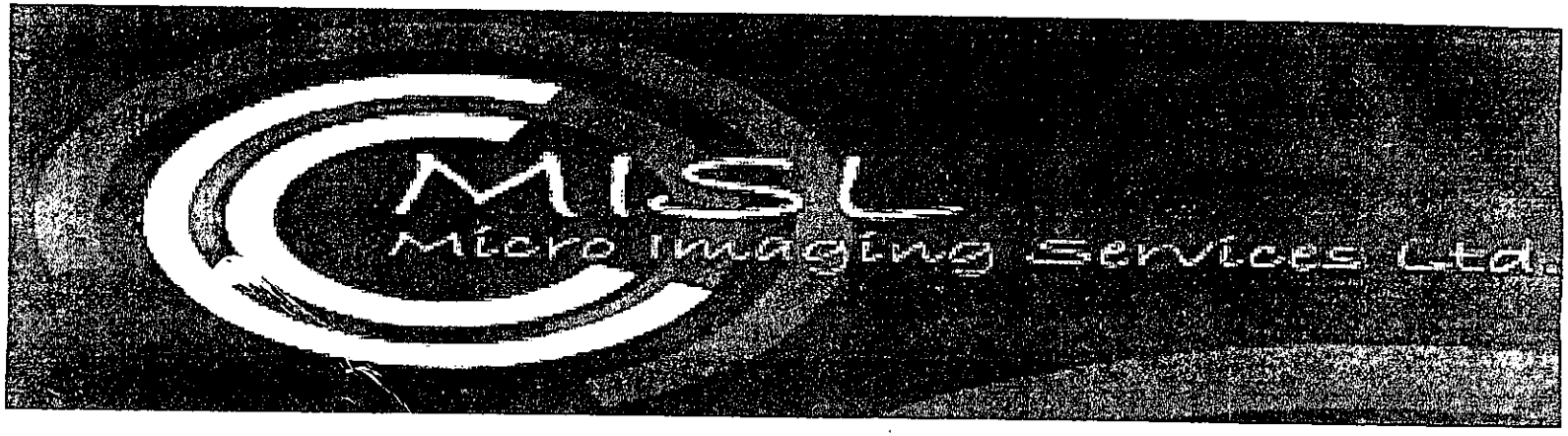
Your signature: 

on behalf of M.R. KEELER

Date 5/12/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933 ✓

ADDRESS 'PAVILAND' WARDEN AVENUE PARISH ARBORFIELD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/227/62		2 Dwellings	29.11.62	C/A
O/12/64		3 Dwellings	23.2.64	C/A
3/65		4 Det. Houses	16.2.65	C/A
PD/576/72	Mr. S.M. Treinnard	Garage	3.8.72	App
BR 15083	"	Garden Workshop & Garage	18.6.80	App
BR 22234	"	Reconstr. Esc. Lobby	20.2.84	App
F/2002/8147	Mr. M. Keeler	2St/S & S/St/R Ext.		

MINISTRY DECISION Between Honeys & Paviland

SPECIAL ORDERS PD Enq - Proposed wall - Mr Keeler 21.02.01.