EX SYSTEMS LTD

APPLICATION NO:
O/2000/1886

LOCATION:
Land Adjoining 72 Park View Drive North, Charvil Reading.

APPLICANT:
Mr P Strange C/O W A Holloway

PROPOSAL:
Outline application for the proposed erection of detached dwelling with garage.

EARLIEST DATE FOR DECISION: **03/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Strange
C/O W A Holloway
Rokeby Lodge
Lower Common
Eversley
Hants
RG27 OQU

Application Number: O/2000/1886

Parish: **CHARVIL**

Location: **Land Adjoining 72 Park View Drive North, Charvil, Reading.**

Proposal: **Outline application for the proposed erection of detached dwelling with garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason;
1. The proposed development would represent an encroachment into the countryside and have an urbanising effect upon the edge of the settlement. The proposal is therefore contrary to policy C2 of the Berkshire Structure Plan; policies WCC1, WCC6, WBE1 and WHE1 of the Wokingham District Local Plan (Deposit Draft) & policies LC15, LC16, LBE1, LBE2 and LH1 of the Loddon Area Local Plan.

Informative;
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 LTV2, LC15, LC16, LBE1, LBE2 and LH1

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC6, WBE1, WH1 and WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

Rec'd 10.00AM 22-8-00

Planning Service
Wokingham

PLANNING SERVICE	Council.
POL	D.S
DC BXC	CNF 33417
APP	
CS	
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

Rokeby Lodge.
Lower Common
Eversley Hants
RG27 0QU.

August 22nd 2000

Dear Sirs.

Application 0/2000/1886
Proposed house adj. to 72 Park View Drive North. Charvil

Following upon my telephone conversation with Mr Simon Lewis, I was pleased in enclosing 6 copies of a supplementary drawing (as requested) for the above-mentioned proposal. This indicates the ability to provide a turning head within the curtilage, thereby enabling vehicles to leave the house in forward gear. I have also indicated that the north flank boundary fence will be reduced to 600 mm height for the 3 metres adjacent to the unmetalled road, ensuring good vision in that direction.

I trust this will be satisfactory. Yours faithfully

W.A. Holloway

W.A. Holloway.

Received by Wokingham District Council

Application No: O/2000/1886

Proposal:
Outline application for the proposed erection of detached dwelling with garage.

Location:
Land Adjoining 72, Park View Drive North, Charvil, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). *If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.*

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/08/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 July 2000

The Planning Officer.
Wokingham D.C.

03.JUL.2000 1886

Rokeby Lodge.
Lower Common.
Eversley. Hants.
RG27 0QU.

July 3rd 2000

Dear Sir. Land adj., to 72, Park View Drive, Charvil, Berks.

I have pleasure in submitting herewith an Outline application for development of the above-mentioned plot with one four bedroomed house and garaging.

Should you have any queries at all or would like to discuss this matter please do not hesitate to contact me on 0118 9328159.

Yours faithfully.

W. A. Holloway

W. A. HOLLOWAY
on behalf of Philip Strange Esq

Encl: 6 copies Application forms.
1 Certificate 'A'.
6 copies location.
6 copies Block Plan
1 cheque for £190:00

1933

ADDRESS 72 PARK VIEW DRIVE N. PARISH CHARVIL

PLOT No. 17 ORD. SHEET No. SU. TT76 28

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/59	THE JENNY STEAMSHIP CO.	O/L.		C/A
0/242/59	"	O/L.	26.1.60	C/A
142/60	WHITTON PARK ESTATES	LINKED DET. HOUSE & GARAGE	14.7.60	APP APP
BR 24143	MR. R. LUPOATE	KITCHEN & GARAGE EXT.	8.3.85	APP
96/64798/F.	MR & MRS POWELL	2/St. & 3/St. EXTS.	21.03.97	C/A
FP97/6733	"	"	18.9.97	C/A

MINISTRY DECISION

SPECIAL ORDERS

Tel: (0118) 974 6454

Date: 15 September 2000

My ref: O/2000/1886

CONFIDENTIAL

Councillor C Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: O/2000/1886
Land Adjoining 72, Park View Drive North, Charvil, Reading.
Outline application for the proposed erection of detached dwelling with garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 September 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM Emy Circuit (Exc)
Case officer: ~~Simon Lewis~~ Application Number: **O/2000/1886**
Land Adjoining 72, Park View Drive North, Charvil, Reading.
Outline application for the proposed erection of detached dwelling with garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Pierce

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Application Number O/2000/1886
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development would represent
			an encroachment into the countryside and
			have an urbanising effect upon the
			edge of the settlement.
			The proposals are therefore contrary
			to Policy C2 of the BSP, policies WCC1,
			WCC6, WBE1 and WH1 of the WDLPDD
			and policies LC15, LC16, LBE1, LBE2 & LH1
			of the LALP.
	N16		BSP : C2
			WDLPDD : WOS2, WCC1, WCC6, WBE1, WH1
			WOS3, [redacted]
			LALP : LTV2, LC15, LC16, LBE1, LBE2, LH1

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 72 Park View Drive North Charvil Reading.

APPLICATION NUMBER: O/2000/1886

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Edge of settlement - residential

3. DESCRIPTION OF SITE/BUILDING Vacant land. - extension into countryside - no real boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES No real impact.

5. SITE CONSTRAINTS

TREES several trees

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : O/2000/1886

Applicant : Mr P Strange C/O W A Holloway.

Location : Land Adjoining 72, Park View Drive North, Charvil, Reading.

Proposal : Outline application for the proposed erection of detached dwelling with garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2000

Earliest Date for Decision : 03/08/2000

Latest Consultation Date/Site Notice Expiry Date : 03/08/2000

This application will have expired on: 28/08/2000. 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 :

Planning Issues :

Planning permission is sought for the erection of a detached dwelling and garage on a piece of land just outside the identified settlement of Charvil.

The site is currently an area of scrub land adjacent to a field used for agricultural purposes. The boundary of the identified settlement is clearly defined by the close-boarded fence of no.72 Park View Drive.

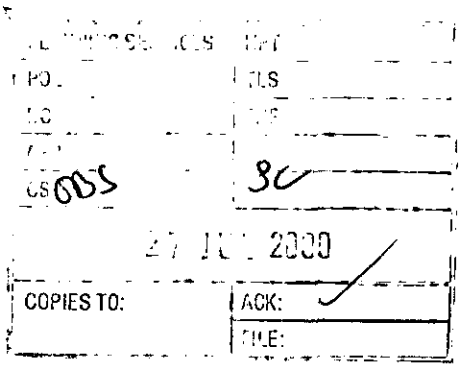
It is considered that if the site were developed it would result in harder more urban edge to the settlement particularly when viewed from the north and represent a harmful intrusion into the open countryside. In addition the site has a 'green' appearance by virtue of the trees/hedge partially growing across it, which contribute to the rural nature and amenity of the area. This would be lost as a result of the proposed development.

As the appeal site is in a rural area as designated in the local plans, the proposed additional dwelling would clearly be contrary to Policy C2 of the Berkshire Structure Plan, and Policies WCC1, WCC6, WBE1 and WH1 of the Wokingham District Local Plan (Deposit Draft) as amended. It would represent an encroachment into the countryside area and have an urbanising effect upon the edge of the settlement.

The proposed development would be sited in such a position as to avoid any detrimental impact upon the neighbouring properties.

Applicationo	Name & Address
O/2000/1886	Dr S Wilford 17 copse Drive Wokingham RG41 1NA
0/2000/1886	Mr & Mrs Burlow 57 St Patricks Avenue Charvil Reading RG10 9RA
O/2000/1886	Dr R S Powell 72 Park View Drive Charvil RG10 9QY
O/2000/1886	A & J Weekes 140 Park View Drive Charvil RG10 9QY
O/2000/1886	Mr P S Hayes 142 Park View Drive Charvil Reading RG10 9QY

App. refused
Letter sent 28/09/00



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

25 July,2000

Dear Sir,

APPLICATION NO.O/2000/1886 - ERECTION OF DETACHED DWELLING ON LAND ADJOINING 72,PARK VIEW DRIVE NORTH,CHARVIL.

The land involved in the above application is designated as Countryside in the draft Wokingham District Plan(1997) and as Grade 1/2 agricultural land in the Loddon Area Local Plan(LALP).This development is contrary to Policies WCC1,4,5,6 and 7 of the draft Wokingham District Plan(1997) and to Policy LC12 of the LALP : if this development was permitted it would set an unfortunate precedent for the future.

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

S.P.Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 10 July 2000

Application Number: O/2000/1886

Proposal: Outline application for the proposed erection of detached dwelling with garage.

Parish: CHARVIL PARISH

Site Address:
Land Adjoining 72, Park View Drive North, Charvil, Reading.

Applicant:
Mr P Strange C/O W A Holloway.

Your observations are required in respect of this application within **7 days** of the above date.

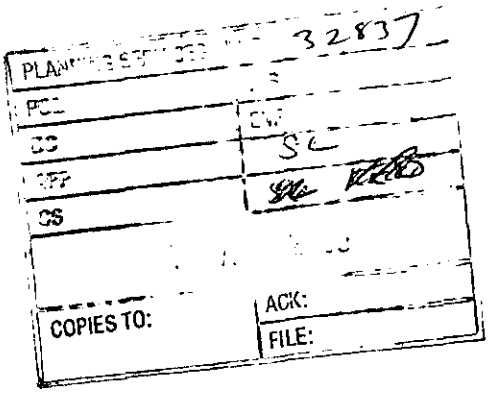
✓ below as applicable;

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).

Comments

Highways has no comments on the siting issue, however highways would require access details.

Signed: _____ **Print name:** Stephanie Knowles



PLANNING OBSERVATION SHEET - 116/00

FROM: CHARVIL PARISH COUNCIL

TO: Wokingham District Council

APPLICATION NUMBER **00/1886/F**

PROPOSAL **Detached House**

ADDRESS **Land adjacent to Park View Drive North**

APPLICANT

CASE OFFICER

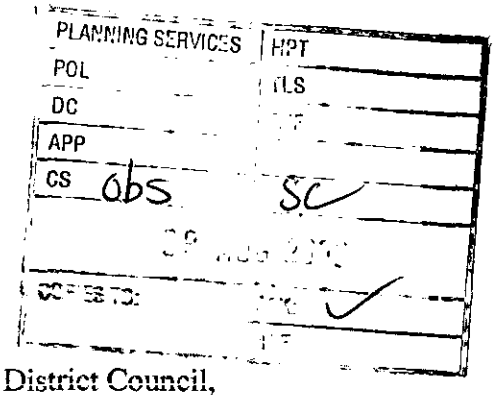
PARISH COUNCIL COMMENT

Council is concerned that the proposed house will be located beyond the line of all the other properties marking the northern boundary of the developed area of the village.

It will harden the village edge where it faces open countryside and in this respect will create a precedent for other developments into the green area surrounding the village.

Irvine Cohen
Parish Clerk

28th July 2000



142, Park View Drive,
Charvil,
Nr. Reading,
Berkshire, RG10 9QY.

Tel: 0118 9343273

8 August 2000

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WW.

Dear Sirs

Land Adjoining 72, Park View Drive, Charvil
Application No. 0/2000/1886

I write to comment on this outline application as follows:

1/. The granting of this application would almost certainly lead to further application/s for development of the entire length of the lane section of Park View Drive which, if granted, would extend the village into the farm land north of the village, an undesirable outcome.

2/. The size and shape of the plot would give the development the appearance of an excrescence on the village.

3/. During work on the site there would be, almost certainly, substantial obstruction to the lane section of Park View Drive causing considerable inconvenience to the occupants of numbers 140 and 142.

Yours faithfully

P. S. Hayes.

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 28th July 2000

Location: Land adjoining 72 Park View Drive North, Charvil.

Proposal: Outline application for the proposed erection of detached dwelling with garage.

Application Number: O/2000/1886

In response to your consultation dated 10th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The site for the proposed new house is at the edge of the settlement, but is inside the settlement boundary. The proposed development would be screened from view from the wider countryside by the existing large trees nearby along the access trackway.

The site contains a number of large mature trees (mostly sycamore) which could be retained with careful poisitioning of the new building. The trees need some attention in cutting out deadwood and perhaps removing some lower branches before the development takes place. The full application should state what will happen to the trees on the site with other landscape information.

Patricia Green

Patricia Green
Landscape Consultant

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

03.JUL.2000* 1886

1.	APPLICANT'S NAME	PHILIP STRANGE
	ADDRESS	26 CHARVIL HOUSE ROAD. CHARVIL. BERKS.
	POST CODE	PHONE 0118 9341397
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W.A. HOLLOWAY
	ADDRESS	ROWERY LODGE. LOWER COMMON EVERSLEY. HANTS
	POST CODE	RG27 0QH PHONE 0118 9328159
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT TO 72 PARK VIEW DRIVE. CHARVIL BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A 4-BEDROOMED HOUSE WITH GARAGING - RESIDENTIAL
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.052
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	BLOCK PLAN. LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☑	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☑		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	VACANT. EVIDENCE OF PREVIOUS BUILDINGS AND A SEPTIC TANK.
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? Abuts access to Recreation ground.	YES/~~NO~~ ? If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	N/A.
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	PLEASE SEE BLOCK PLAN OPEN PLAN TO FRONT.
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	ACCESS, AS EXISTING OFF UN-METALLED DRIVEWAY, ONTO PARK VIEW DRIVE.
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7 *	/ 0 *	/ 0 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	~~YES~~/NO If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	~~YES~~/NO If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF P. STRANGE DATE July 3rd 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

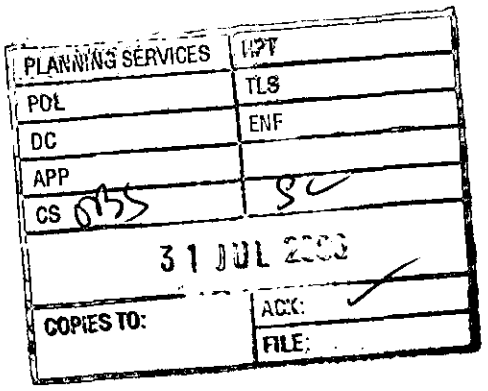
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



72 Park View Drive,
Charvil,
Reading.
RG10 9QY

roger.powell@brunel.ac.uk
Tel./fax (home): 0118-9017848
Tel. (work): 01895-203296

John Mitchell
Development Control Manager
Environmental Services Dept.
Planning Services
P.O. Box157
Shute End
Wokingham
RG40 1WR

26 July 2000

Dear Mr. Mitchell,

Application no.: O/2000/1886 (Land adjoining above address)

Thank you for your letter of 10 July 2000 regarding the planning application for a detached house and garage. My wife and I have inspected the plans at Woodley library.

We are against the proposal on the following grounds:

1. It breaks the building line running along St. Patrick's Avenue. In fact, the proposed house would stand considerably forward of the current line of houses and would thus not be integrated with the estate.
2. The proposed site does not constitute in-fill building. It lies outside the areas designated for development by Wokingham District Council.
3. If planning consent were granted, it would open the way for further development of a beautiful area of countryside, which is outside the present estate.

I cannot comment on the over-looking problem, as the plans do not show any windows at the present time. In fact, I am surprised that planning consent could be granted without more details being shown. Therefore, if the above objections are insufficient, I would request the Council to ask for the

submission of more detailed plans so that we can assess the impact on our personal privacy, before consent is granted.

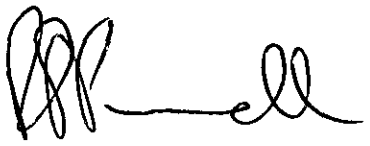
I would also like to make the following factual points:

1. The applicant claims that there are signs of a dwelling on the plot. This is not true. There is an area of concrete adjacent to the proposed site owned, I believe, by Reading University. However, this is not part of the applicant's site. I assume that the cesspit on the applicant's site once served the building that stood on the concrete area.
2. The applicant suggests that use could be made of existing sewerage. However, the sewer does not run beyond our property, therefore there is no existing sewer as far as his site is concerned. Furthermore, the fall of the sewer is such that it would be above ground level at a point adjacent to the proposed dwelling.
3. As I understand it, the lane that extends from Park View Drive is owned by Reading University and a right of use would presumably be required.

I acknowledge that not all the above points carry the same force of argument but, given the stated aims of the Council, it would seem illogical to allow this development to proceed.

Whilst writing, I would like to point out that the applicant's site and the concrete area owned by Reading University still attracts fly-tipping. This damages the local environment and constitutes a health hazard. As you may know I have contacted the Council about these issues before.

Yours sincerely,



Dr. R. S. Powell.

Our ref: SP\2000\2106
Your ref: O/2000/1886

Date: 26th July 2000

ENVIRONMENT AGENCY

32484

SC

VOL:
FILE:

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

Attention: Simon Lewis

Dear Sir/Madam

PROPOSED OUTLINE APPLICATION FOR ERECTION OF DETACHED DWELLING WITH GARAGE. 72 Park View Drive North

Thank you for your letter dated 10th July 2000 which was received on the 12th July 2000. You are asked to quote the following reference in any correspondence: SU77NE/8/20. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Distance from site	*Landfill name*
~210 metres	Milestone

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

Cc. W.A Holloway, Rokeby Lodge, Lower Common, Eversley, Hants, RG27 0QH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES | HPT 32506
DC | EHF
CS
01 AUG 2000
COPIES TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/parkview

To: Simon Lewis, Development Control — Your Ref: O/2000/1886

Date: 31 July 2000

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE
LAND ADJOINING 72, PARK VIEW DRIVE, CHARVIL

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

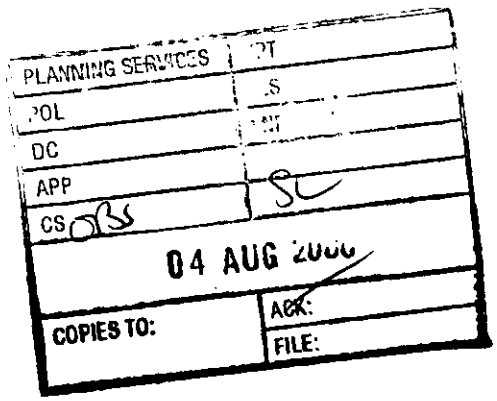
Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.





140 Park View Drive
Charvil
RG10 9QY

Tel: 0118 934 0050

2nd August 2000

Dear Mr Lewis,

Ref: Planning Application 0/2000/1886

With reference to the above application for a property to be built adjacent to 72 Park View Drive we have the following objections:

1. Additional Properties

   Our home (built some 70 years ago) is at the very top of Park View Drive North (PVD) which is an unadopted track and outside the current developed area of PVD.

   We have grave concern that should this application go ahead this will set a precedent extending the current developed area of PVD up the track and could result in Reading University attempting, at some time, to sell the land on the remainder of PVD leading to our property. This will significantly alter the rural location and feel of our home as well as decrease its value.

2. Unadopted Track

   The unadopted track is owned, we have been lead to believe, by Sonning Farm, which is part of Reading University.

   The proposed property is not on the adopted part of PVD and would use this track. The track is in extremely poor repair, the only maintenance being carried out is by ourselves; Sonning Farm has no interest maintaining it as they use the track very infrequently.

   We feel that the users of the property would cause further wear and tear to the track with no assurance of a contribution to its upkeep.

   Additionally I would request that the planning department check that Sonning Farm guarantees access to the track and proposed site.

3. Building Disruption

We have over the last 18 months suffered considerable building disruption in the area with new homes around St Patrick's Hall and this continues today with its refurbishment. This disruption will continue should this application be granted.

The proposed property will have no underground services; we have only electricity and telephone (heating is oil, sewerage is sceptic tank and water is pumped from a bore hole); we assume that the property will wish to have the mains services. This will cause a severe disturbance as these services are put in.

We would like to point out that as parents of a young family we need constant access to our home. We have regularly had the road blocked over the last 18 months and can only assume that this would significantly increase should the application be granted.

We would also like to draw your attention to 2 further minor concerns:

1. Traffic joining the A4

As additional homes have been added to North Charvil further traffic joins the junction of PVD and the A4. Major changes have already been made recently to this junction to improve its safety. An additional property, and drivers, will add to the congestion and risk at this junction.

2. Local Schools & Other Services

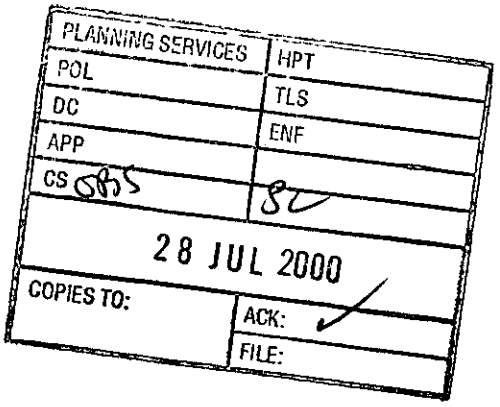
Due to the extensive building in Charvil the local services are under considerable pressure. There is no primary school within walking distance and the local doctors are stretched to capacity. An additional property will again add pressure to these services decreasing the quality for existing residents in the area.

I trust our objections will be taken into consideration when the planning application is considered.

Yours sincerely,

Adrian & Jacqueline Weekes

57 St Patrick's Avenue
Charvil
Reading
RG10 9RA



28th July 2000

Simon Lewis
Environmental Services Department
Planning Services
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Reference Planning Application: O/2000/1886

Dear Mr Lewis,

We are writing to you to express our concerns over the planning application, O/2000/1886 for the land adjoining 72 Park View Drive North, Charvil, Reading:

- The proposed new property would overlook us such that the occupants would be able to see into all the windows to the rear of our house, especially in the winter when there are no leaves on the tree. This would damage our privacy. One of the reasons we bought our house was that we were not overlooked.
- We discussed with the planning office at the time of purchase about the likelihood of any further developments and were told that it would be extremely unlikely. We would be very disappointed if in the space of a few years this were to change.
- We are very concerned that once development is started down the lane that this will lead to an influx of applications to in-fill down the lane towards the two houses at the end.
- The Planning Office informed us before we purchased our house that the whole area was designated an 'Area of Archaeological Interest' and an 'Ancient Monument Site'.
- The proposed location of the building does not follow the current building line for either Park View Drive North, or St Patrick's Avenue.
- There is at least one large tree on the site that has a tree preservation order on it due to its age and size. We have concerns over damage to these trees during building work.
- The un-surfaced lane onto which the property opens is a private lane and is not very wide. We believe that access to the proposed drive will be difficult.
- The plan does not show provision for the customary service strip in front of the property.

- The land in the application is currently used by a number of dog walkers to gain access to the fields to the rear of the proposed property, and has been so for a number of years.

We believe that the following statements in the application are erroneous:

- The canopy of the large tree at the front of the site is not shown accurately. The canopy is in fact much larger than shown, and overlaps into our garden and almost extends to the width of the proposed site. This makes the location of the proposed dwelling inside the canopy.
- The application states that there is evidence of previous buildings and a septic tank. The septic tank is there, but the previous buildings were on the adjoining land.
- The planning application states that the new dwelling will link into the existing systems for disposal of foul waste. The existing system ends half way along the property of 72 Park View Drive, and at this point the angle of the drain is such that it would come above ground if it were to be extended.

I trust that our views will be taken into consideration and look forward to hearing from you in the near future.

Yours Sincerely,

Mr Michael Burlow

Mrs Eleanor Burlow

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	Map No. 28 Site 004 ~~024~~
Officer: SL | Application No. O/2000/1886	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(O.) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF DETACHED DWELLING WITH GARAGE

Location: LAND ADJOINING 72 PARK VIEW ~~CLOSE~~ Drive North.

Parish: CHARVIL Ward: Charvil 10.7.2000

Applicant: MR P STRANGE

Fee Received 190-00 (S) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ....10/7.... Parish Council Informed - YES / NO 10/7

INTERNAL CONSULTATIONS

Building Control : .....
Landscape 10/7 ✓ .....
Trees 10/7 .....
Conservation Officer ✓ .....
Environmental Health 10/7 .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways 10/7 .....

+ Council for protection of RURAL ENGLAND. 10/7 ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 10/7 ✓ .....

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

HERITAGE BODIES

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

OTHERS:

* NO Pre-apps
* RIVER VALLEYS POLICIES AREA
* RURAL AREA
* GRADE 1+2 AGRI. LAND.

NEIGHBOURS:

10/7 S/N + 87 + 72 PARK VIEW DRIVE NORTH ✓
57 ST PATRICKS AVE.

1933

ADDRESS 72 PARK VIEW DRIVE N. PARISH CHARVIL

PLOT No. 17 ORD. SHEET No. SU. 7776 28

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/59	THE JENNY STEAMSHIP CO.	O/L.		C/A
0/242/59	"	O/L.	26.1.60	C/A
142/60	WHITTON PARK ESTATES	LINKED DET. HOUSE & GARAGE	14.7.60	APP APP
BR 24143	MR. R. LUPOATE	KITCHEN & GARAGE EXT.	8.3.85	APP
96/64798/F.	MR & MRS POWELL	2/St. & 3/St. HTS.	21.03.97	C/A
FP97/6733	"	"	18 9.97	C/A

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

03.JUL.2000* 1886

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . PHILIP STRANGE . . . . . .

Date . . . . . 3-7-00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

03. JUL 2000 *

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	PHILIP STRANGE.
	ADDRESS	26 CHARVIL HOUSE ROAD. CHARVIL BERKS
	POST CODE	PHONE 0118 9341397.
	AGENT'S NAME	W.A. HOLLOWAY 07768 558284
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	ROKEBY LODGE LOWER COMMON EVERSLEY. HANTS.
	POST CODE	RG27 0QH PHONE 0118 9328159
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT TO 72 PARK VIEW CLOSE. CHARVIL. BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A 4-BEDROOMED HOUSE WITH GARAGING - RESIDENTIAL
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.052.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	BLOCK PLAN. LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☑	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☑	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

VACANT. EVIDENCE OF PREVIOUS BUILDINGS AND A SEPTIC TANK.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? abuts access to Recreation ground. YES/NO?

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

PLEASE SEE BLOCK PLAN
OPEN PLAN TO FRONT.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

ACCESS AS EXISTING OFF UN-METALLED DRIVEWAY ONTO PARK VIEW DRIVE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7 *	/ 0 *	/ 0 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190=00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF P. STRANGE DATE July 3rd 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

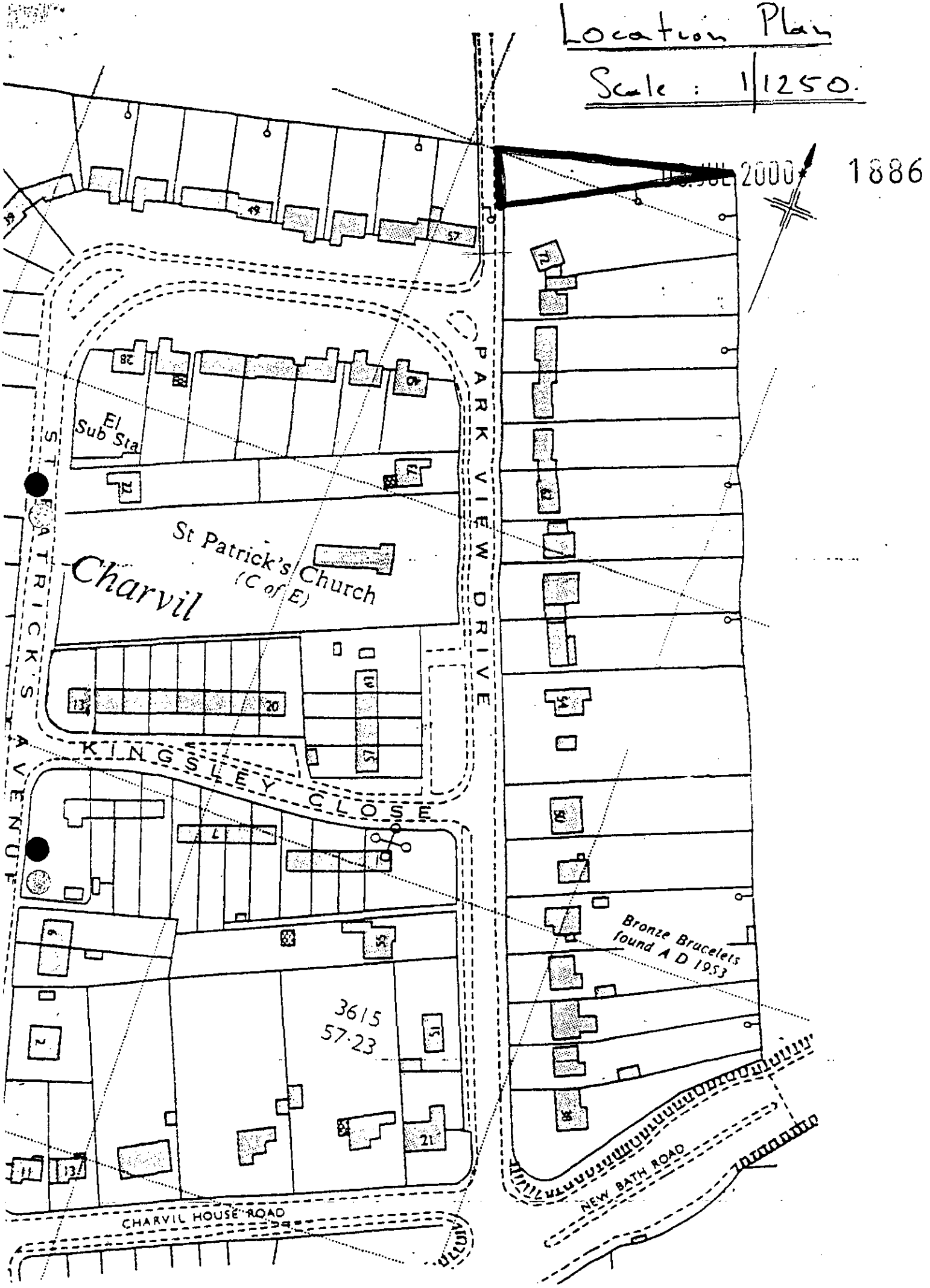
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, *and as such will be held by the Council on computer (such as the PLANAPS applications processing system)* and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'


Location Plan
Scale : 1/1250.
1886
PARK VIEW DRIVE
ST PATRICK'S AVENUE
KINGSLEY CLOSE
CHARVIL HOUSE ROAD
NEW BATH ROAD
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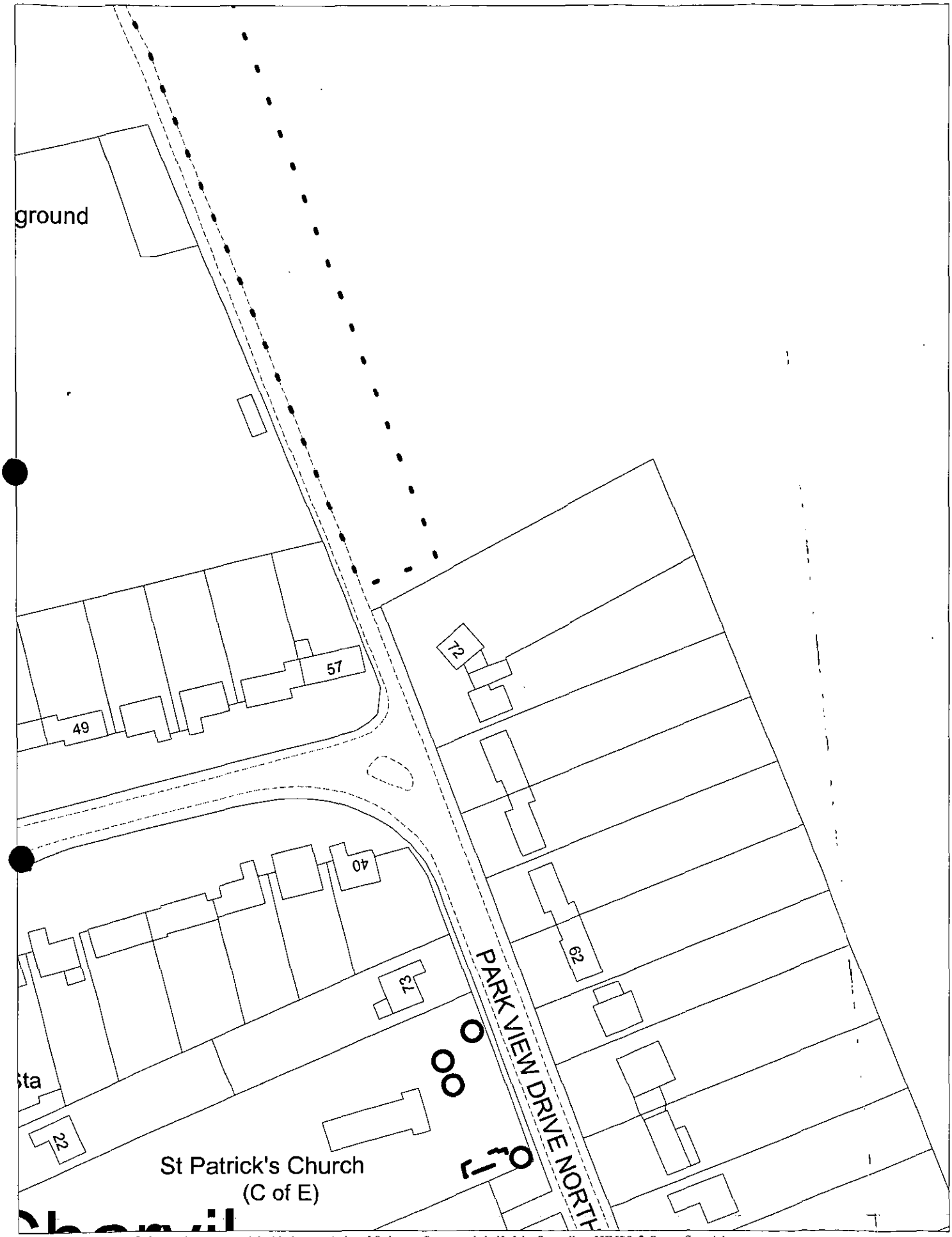

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Landscape Section, Environmental Services, Wokingham District Council.

12 July 2000

Scale: 1 : 1000

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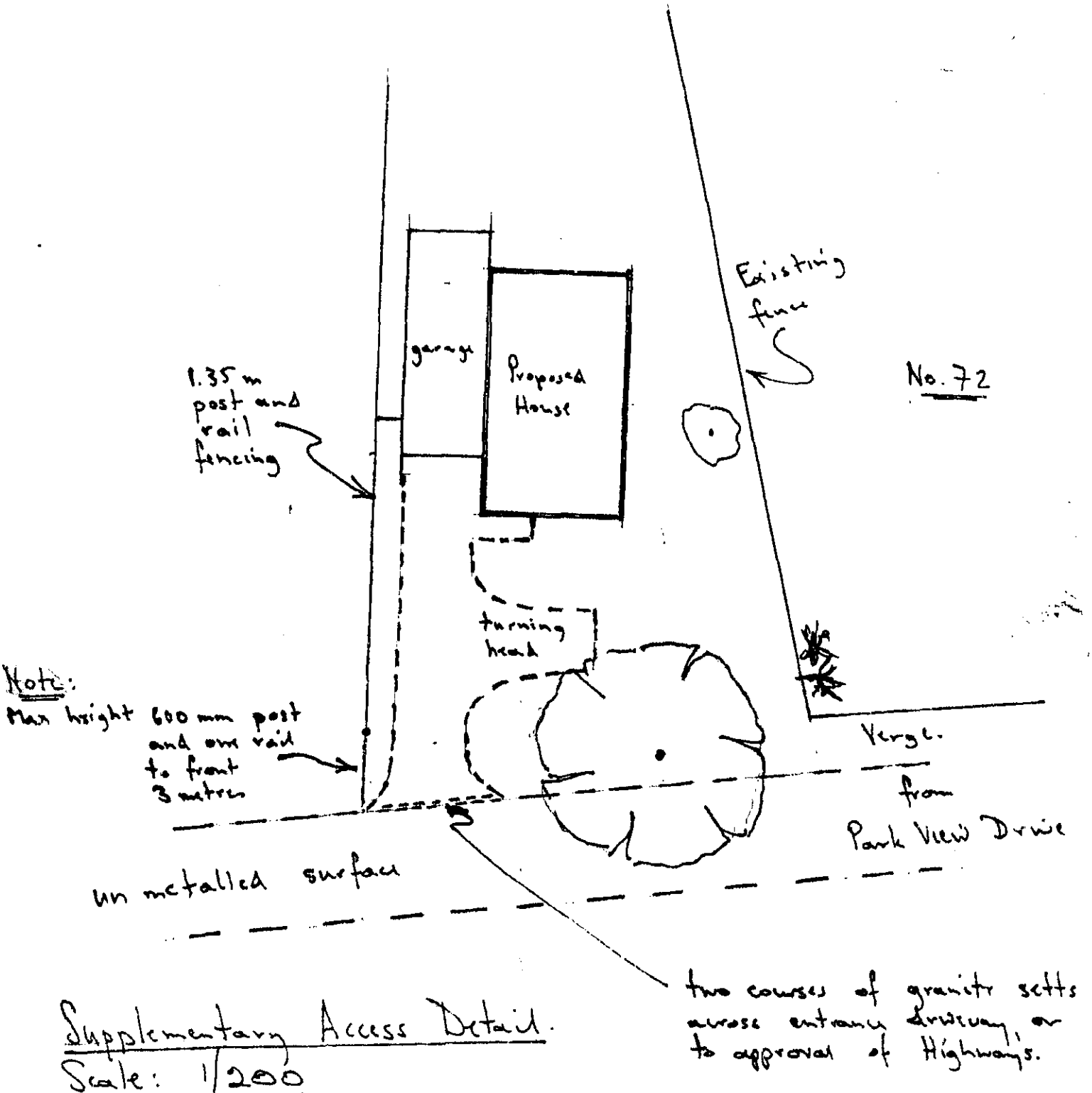
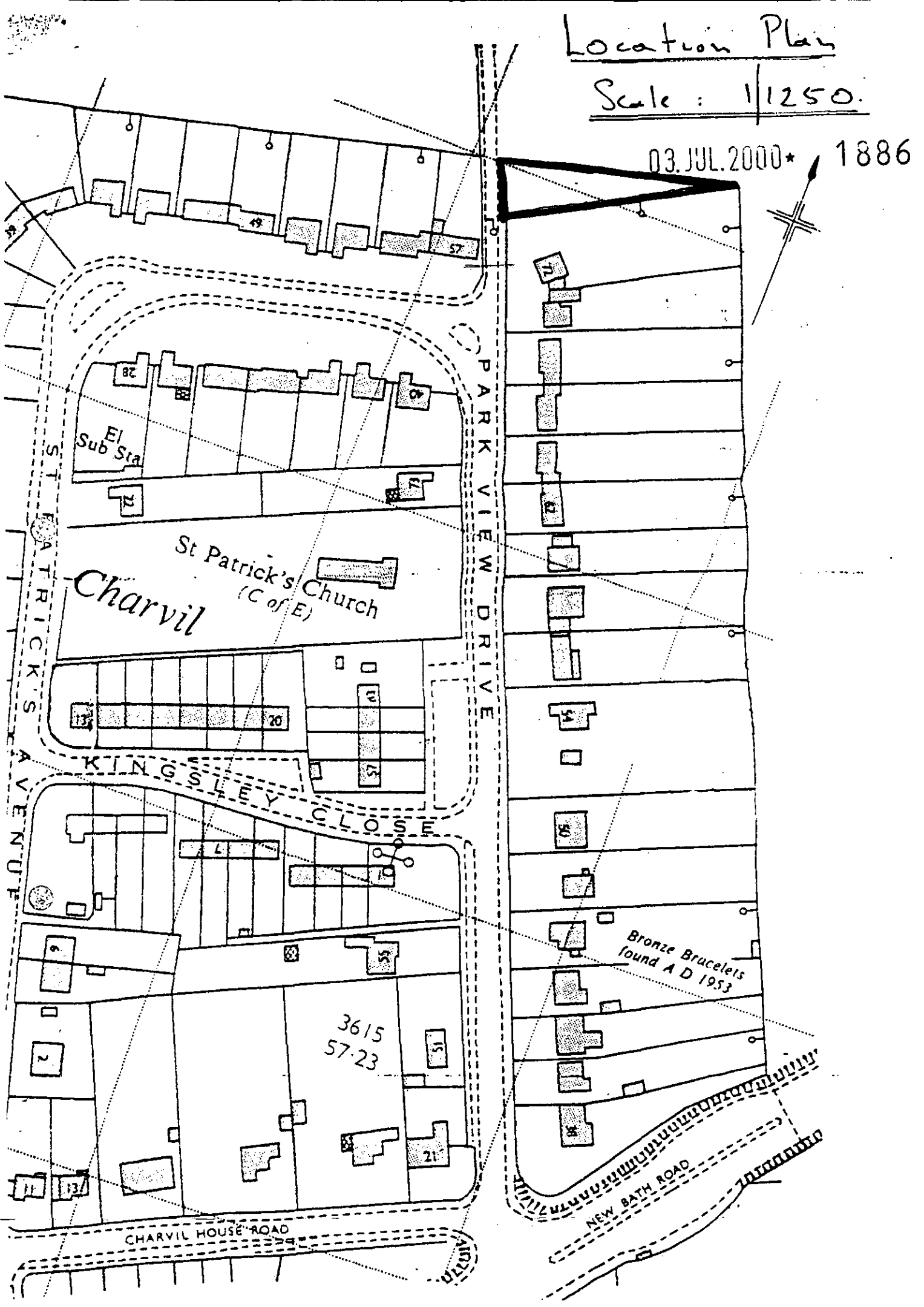


Supplementary Access Detail.
Scale: 1/200

PROPOSED House adjacent to No 72

PARK VIEW DRIVE CHARVIL

Aug 22. 2000


Location Plan
Scale : 1/1250.
03.JUL.2000*
1886
PARK VIEW DRIVE
ST PATRICK'S AVENUE
KINGSLEY CLOSE
CHARVIL HOUSE ROAD
NEW BATH ROAD
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St Patrick's Church (C of E)
Charvil
Bronze Bracelets found A D 1953
3615
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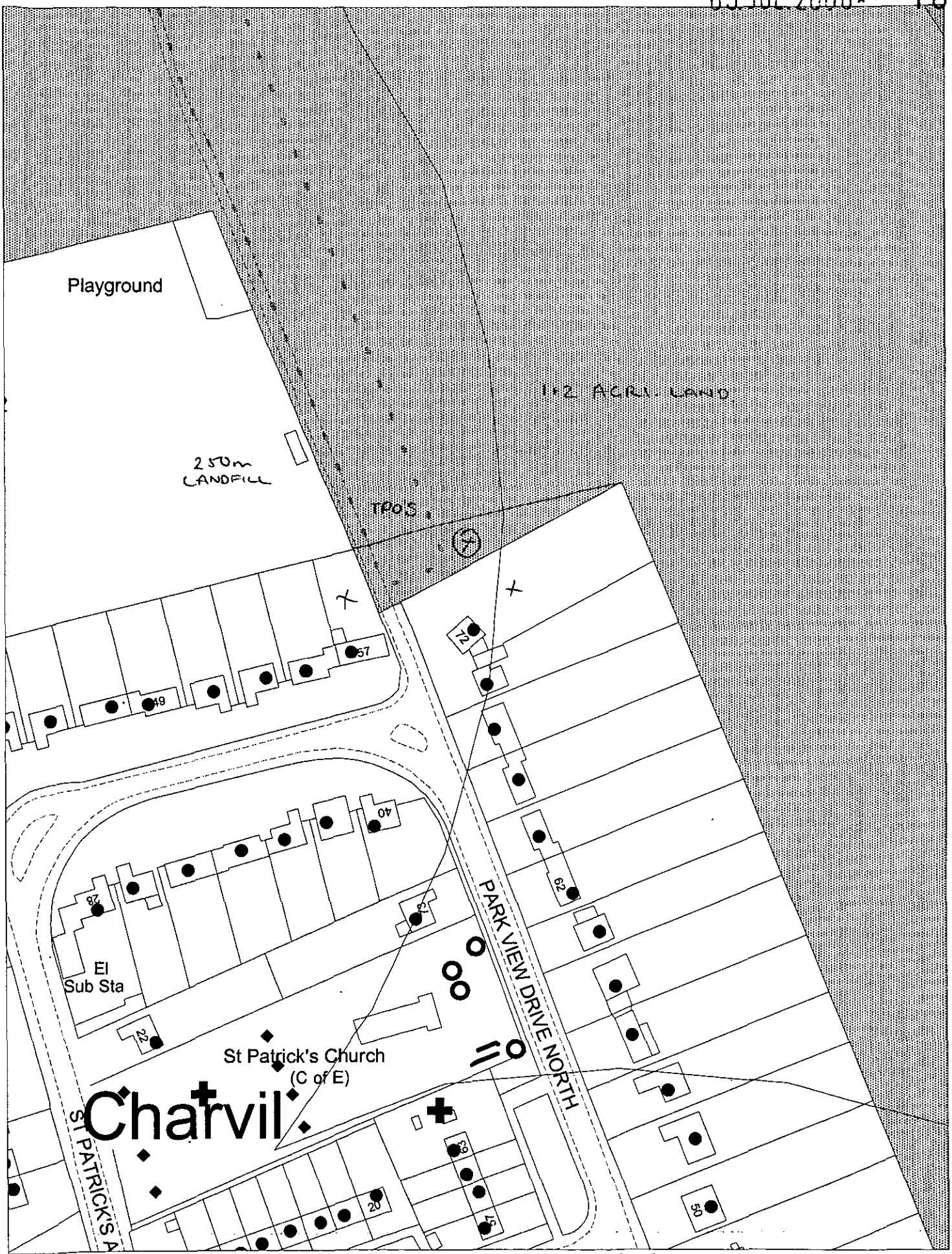
03 JUL 2000* 1886



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Development Control Section, Environmental Services, Wokingham District Council.
4 July 2000 Scale: 1 : 1250

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