EX SYSTEMS LTD

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

4

APPLICATION NO:
F/2000/1981

LOCATION:
15 Denmark Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs A Esmail Mr F Jasani (Architerior)

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/09/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Esmail
Mr F Jasani (Architerior)
34
Harewood Road
Isleworth
Middlesex
TW7 5HB

Application Number: F/2000/1981

Parish: **WOODLEY**

Location: **15, Denmark Avenue, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. A 1.8 metre close boarded fence shall be erected along the south side boundary of the site prior to the completion of the hereby approved development. The fence should extend by 5 metres from the existing building line.

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 visual amenities of neighbouring properties and the locality.

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:
   Loddon Area Local Plan Policy LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 07/09/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1981	PH
BUILDING CONTROL NUMBER	FP2000/1394	Nicke
APPLICANT/AGENT	Mr F. J. Asani	
ADDRESS OF SITE	15 Denmark Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓
ELEVATIONS	219. DEN. 25	219. DEN. 16
FLOOR PLANS	219. DEN. 23	219. DEN. 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	7/9/00.	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	8/1/01	

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 : Farah Humayun

Application Number : F/2000/1981

Applicant : Mr & Mrs A Esmail Mr F Jasani (Architerior).

Location : 15, Denmark Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/8/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/07/2000

Earliest Date for Decision : 13/08/2000

Latest Consultation Date/Site Notice Expiry Date : 13/08/2000

This application will have expired on: 08/09/2000. 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 :

WOODLEY TOWN COUNCIL > proposal not aesthetically pleasing + can neighbours comments to be taken into account

ENVIRONMENTAL HEALTH > No objection)

NEIGHBOUR(1) > No objection), however concerned that dev not interfere with CB fence.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.

Application Number: F/2000/1981

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for a proposed single storey rear extension to dwelling. The prop extension is to form a pitched roof with a height of 3.7 metres to the ridge and 2.6 m to the eaves.

The prop. extension projects out by appox 3 metres from the existing rear elevation. As the prop development follows the angled boundary with No 11 Denmark Street it is considered that the dev. may have a overbearing impact with the adjacent property. However as the dev. is a single storey extension the impact will be minimal, but a 1.8 metre close boarded fence along the boundary will reduce any impact.

There is one additional window proposed in the side elevation of the extension. However at ground floor level it is not considered that there will be any overlooking issues. It is therefore considered that the prop dev will not have a significant detrimental impact upon the neighbouring properties and their living conditions to warrant a refusal.

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

Application Number F/2000/1981
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		R017	A 1.8 metre close boarded fence shall be erected along the south side boundary of the site prior to the completion of the hereby approved development. The fence should extend by 5 metres from the existing building line.
		N16	LALP - LBE2
			DDWDLPP - WB03/WBE1

John Burden
7/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 15 Denmark Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/1981

OFFICER: Farah Humayun

DATE OF SITE VISIT: 2/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. FRT OF PROPERTY.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

SEMI. DET.

4. RELATIONSHIP TO ADJOINING PROPERTIES

U - NARROW GDN - LEFT - DOOR + REAR WINDOW (OVERSHADOWING)
DET GARAGE IN REAR GDN. - 6-7 M's AWAY.
RIGHT - NO WINDOW IN SIDE ELEV.
EXT HAS WINDOW + DOOR AT GRD FLOOR LEVEL.

5. SITE CONSTRAINTS NOT - GARAGE TO REAR, AFTER WHICH EXTENSIVE GDN. DILAPIDATED BUILDINGS TO REAR.

TREES - LARGE CONIFERS + OTHER TREES TO REAR.

ACCESS/PARKING

LEVELS MUCH SLOPING UP TO REAR.

BOUNDARY TREATMENT 1.8 CB FENCE. - 1M FENCE TO LEFT NEIGHBOUR.

OTHERS FENCE REDUCES TO LESS 1M ADJOINING WITH GARAGE.
1M LESS IN FENCE TO REAR RIGHT AFTER GARAGE.

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1981**

15, Denmark Avenue, Woodley, Reading.

Proposed single storey rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for _____

and my reason(s) are _____

NA

Signed: _____ Date: 1/8/2000

Councillor Dredge

NOT TO BE LISTED!

PLANNING SERVICES	PT
POL	S
DC	ENI
APP	
CO	
03 AUG 2000	
COPIES TO:	ACK:
	FILE:

Applicationo	Name & Address
F/2000/1981	D Maughan 11 Denmark avenue Woodley RG5
App. approved letter sent 13/09/00	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Farah Humayun Planning

My Ref: JPE/L W/20001760

Your Ref: F/2000/1981

Date: 28 July, 2000

PROPOSED SINGLE STOREY REAT EXTENSION TO DWELLING

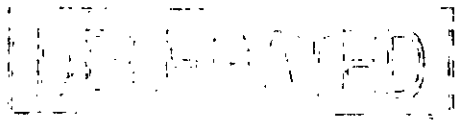
LOCATION: 15 DENMARK AVENUE, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Farah Humayun

DATE: 20 July 2000

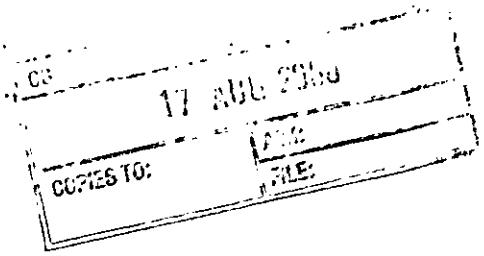


3321

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1981

Proposal: Proposed single storey rear extension to dwelling..



Site Address: 15, Denmark Avenue, Woodley, Reading.

Applicant: Mr & Mrs A Esmail Mr F Jasani (Architerior).

Your observations are required in respect of this application **by 13/08/2000** .

The committee considered that this proposal would not be aesthetically pleasing and particularly asked that any neighbours' comments be taken into account.

SIGNED: Ann Keenan DATE: 16.8.00

Clerk To Woodley Parish/Town Council.

OBS FH

COPIES TO:

D.T. MAUGHAN
11 DENMARK AVE,
WOODLEY, BERKS.
Tel (0734)9694875

4.8.2000

App. No ref. F/2000/1981

Dear Sir

With ref to the above, I have no objections to the building per se, but I have a couple of observations

One, that the finished position of the building does not interfere with my existing close boarded fence. I have discussed this with my neighbour suggesting that he may remove, pro temp, the boarding to facilitate the application of the finished surface, then to replace section removed of boarding

Two. That should he install an Xpellair type system that he exhausts same on the Northern facing wall and not on the western face. We are forever closing doors + windows as we find the cooking smells offensive. He has, existing, a window fitted fan. This, or these, should I say, suggestions he has agreed to, but only verbally. He tells me he is thinking of installing an internal cooker hood with filters etc, perhaps I would like these items noted + registered as necessary please.

Yours faithfully

DT. MAUGHAN.

A R C H I T E R I O R
ARCHITECTURE AND INTERIOR DESIGN
34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB
TEL 020 8 560 5398

FARUQ JASANI B Arch RIBA ARCHITECT

PLANNING SERVICES | HPT 32886
POL | TLS
DC
APP
CS | FH
COPIES TO: | ACK:
FILE:

219.DEN.12.PLN.FJ
4TH AUGUST 2000

Mr John Mitchell
Development Control Manager
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Mitchell

APPLICATION FOR PLANNING PERMISSION APPLICATIOB REF NO F/22000/1981
15 DENMARK AVENUE WOODLEY BERKSHIRE RG5 4 RS
SINGLE STOREY REAR EXTENSION TO DWELLING

Thank you for your letter dated 20th July 2000.

As requested please note that it is intended that the development will NOT encroach onto, over or under the neighbouring property. As shown on drawing numbered 219.DEN.15 the wall nearest the boundary will be set back by at least 100 - 150 mm from the boundary. There will be no gutter at roof level on this flank wall and it is proposed that an off-centre (eccentrically loaded) foundation will be used so that the whole of the foundation remains within the property line of no. 15 Denmark Avenue.

As also requested, please find enclosed six copies of drawing numbered 219.DEN.17 Proposed Side Elevation (South) which shows the other side elevation.

Kindly let me know if any further information is required

Yours sincerely

F Jasani

enc.
cc Mr and Mrs Esmail 15 Denmark Avenue Woodley Berks RG5 4RS

A R C H I T E R I O R
ARCHITECTURE AND INTERIOR DESIGN
34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB
TEL 020 8 560 5398

FARUQ JASANI B Arch RIBA ARCHITECT

14.JUL.2000* 1981

219.DEN.10.PLN.FJ
7TH JULY 2000

Chief Planning Officer
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir

APPLICATION FOR PLANNING PERMISSION
15 DENMARK AVENUE WOODLEY BERKSHIRE RG5 4 RS
SINGLE STOREY REAR EXTENSION TO DWELLING

I am thankful for a letter from Ms Nicola Lake dated 29th March 2000, in response to my pre-application enquiry dated 10th March 2000, in connection with a single storey rear extension to the above property. Copies of both letters are attached here for your ready reference. I now enclose an application for full Planning Permission for the same. The application comprises of

1	Six copies of completed Householder Planning Application Form together with Certificate A.		
3	Six copies of 1:2500 scale site location plan.		
4	Six copies of 1:500 site layout plan		
5	Six copies of Drawing No	219.DEN.10	General Notes Applicable To All Drawings Related To The Project
6		219.DEN.11	Existing Ground Floor, First Floor and Roof Plans, scale 1:100
7		219.DEN.15	Proposed Ground Floor And First Floor Plans, scale 1:100
8		219.DEN.16	Existing And Proposed Side And Rear Elevations, scale 1:100

and a cheque for £ 95 being the application fee.

We have amended the previous sketch proposals to meet the guidelines stated in your letter. Our intentions are to respect and enhance the existing house and neighbouring buildings. The scale of the extension will be maintained to reflect the character of the existing property and finishing materials to match existing will be used.

I shall be pleased to provide any clarification or any further information if required and shall appreciate it if you could contact me by telephone at the earliest opportunity if any point arises which may delay or prevent approval.

Yours faithfully

F Jasani

enc.

cc Mr and Mrs Esmail 15 Denmark Avenue Woodley Berks RG5 4RS

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

Tel: 0118 974 6482

Date: **20 July 2000**

My ref: F/2000/1981

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1981
15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1981**
15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6482

Date: **20 July 2000**

My ref: F/2000/1981

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1981**
15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6482

Date: **20 July 2000**

My ref: F/2000/1981

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

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15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1981**
15, Denmark Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

Received by Wokingham District Council

Application No: F/2000/1981

Proposal:
Proposed single storey rear extension to dwelling.

Location:
15, Denmark Avenue, Woodley, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/08/2000. 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

20 July 2000

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUL 2000	
Officer: FH	Application No. F/2000/1981

Map No. 37 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(E) Proposed Single Storey rear extension to dwelling.

Location: 15 Denmark Avenue.

Parish: Woodley. Ward: Carnation 20/7/2000

Applicant: Mr + Mrs A Esmail

Fee Received 95.00 Required ..... Additional ..... Refund .....

(4)
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	Other side elevation		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health 20/7 250m landfill
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 .....

Encroachment -

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 20/7 .....

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

HERITAGE BODIES

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

OTHERS:

Pre-app attached. .....
.....
.....

NEIGHBOURS:

S/N + 11, 17 + The White Cottage - Denmark Ave. 20/7
5 Corby close
19 Rothwell gardens.

7 DENMARK COTTAGES

PC 28 491 015

ADDRESS 15. DENMARK AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 37 7474

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
52/52	Mr. C. Miller	Extension	12.2.52	App. NI
781/72	Mr R. Charlton	Garage	11.5.72	App Cl
BR463	" "	New bathroom kitchen	23.4.74	App. N/I
00479	" "	" "	16.5.74	N/A C/D
BR 8628	"	1st STOREY EXTENSION	12.6.78	Ref. N/A
08518	"	"	8.6.78	N/A Cl
BR9399	"	"	9.10.78	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14.JUL.2000* 1981

Householder planning application form

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

1	Your name	MR. A. AND MRS. M. ESMAIL
	Address and postcode	15 DENMARK AVENUE WOODLEY BERKSHIRE RG5 4RS
	Phone number	
2	Agent's Name	MR. F. JASANI
	Address and postcode	ARCHITERIOR Architecture & Interior Design 34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB TEL (0181) 560 5398
	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.	PLEASE SEND SIX COPIES OF 1:2500 SCALE LOCATION PLAN AND 1:500 SCALE BLOCK PLANS, ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO DWELLING.
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.	PAINTED RENDER TO MATCH EXISTING, ROOF TILES - COLOUR AND TEXTURE 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

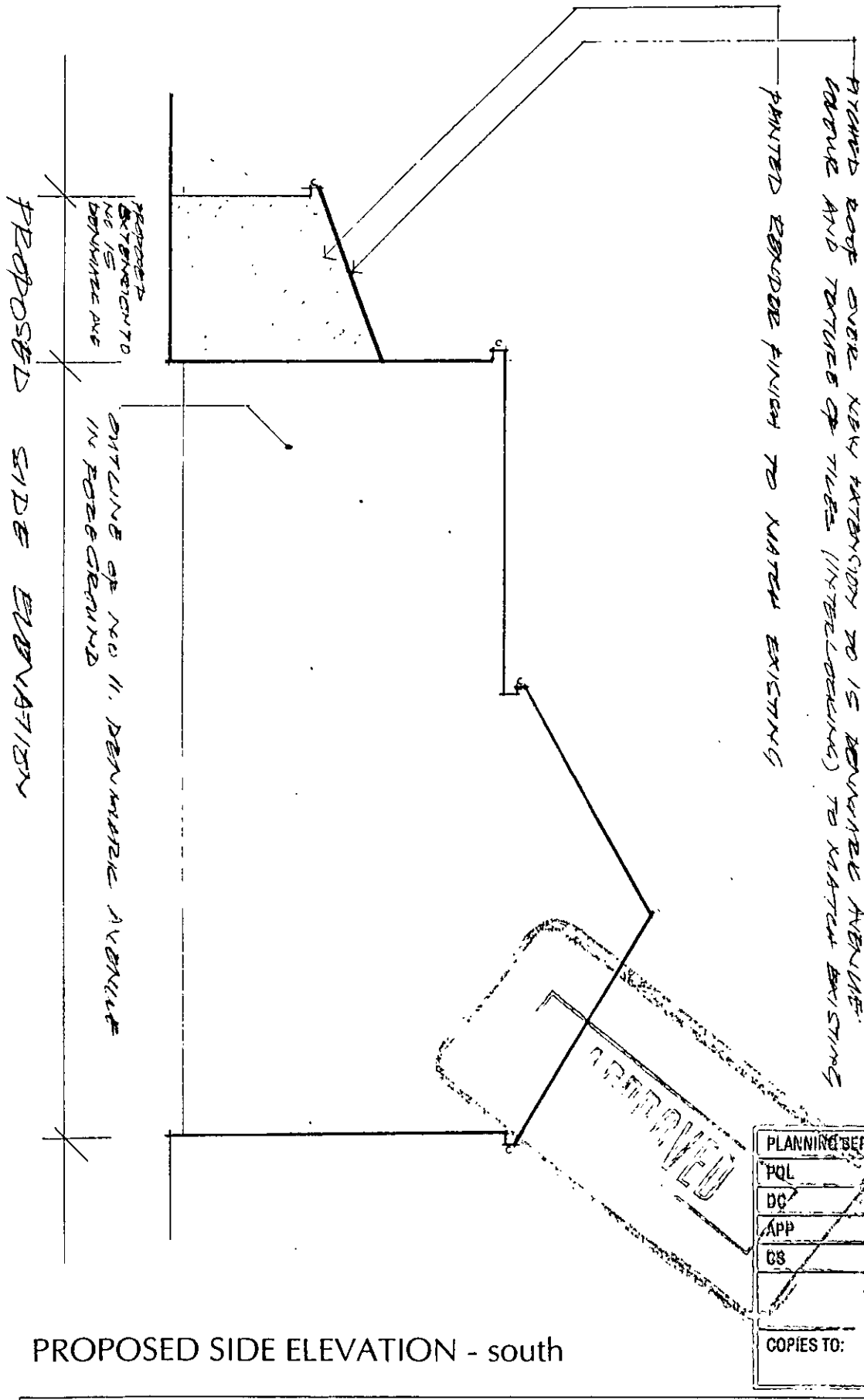
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. & MRS. M. EGMAIL

Date 7-7-2000

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



PLANNING SERVICES	HPT
PQL	TLS
DC	
APP	
CS	
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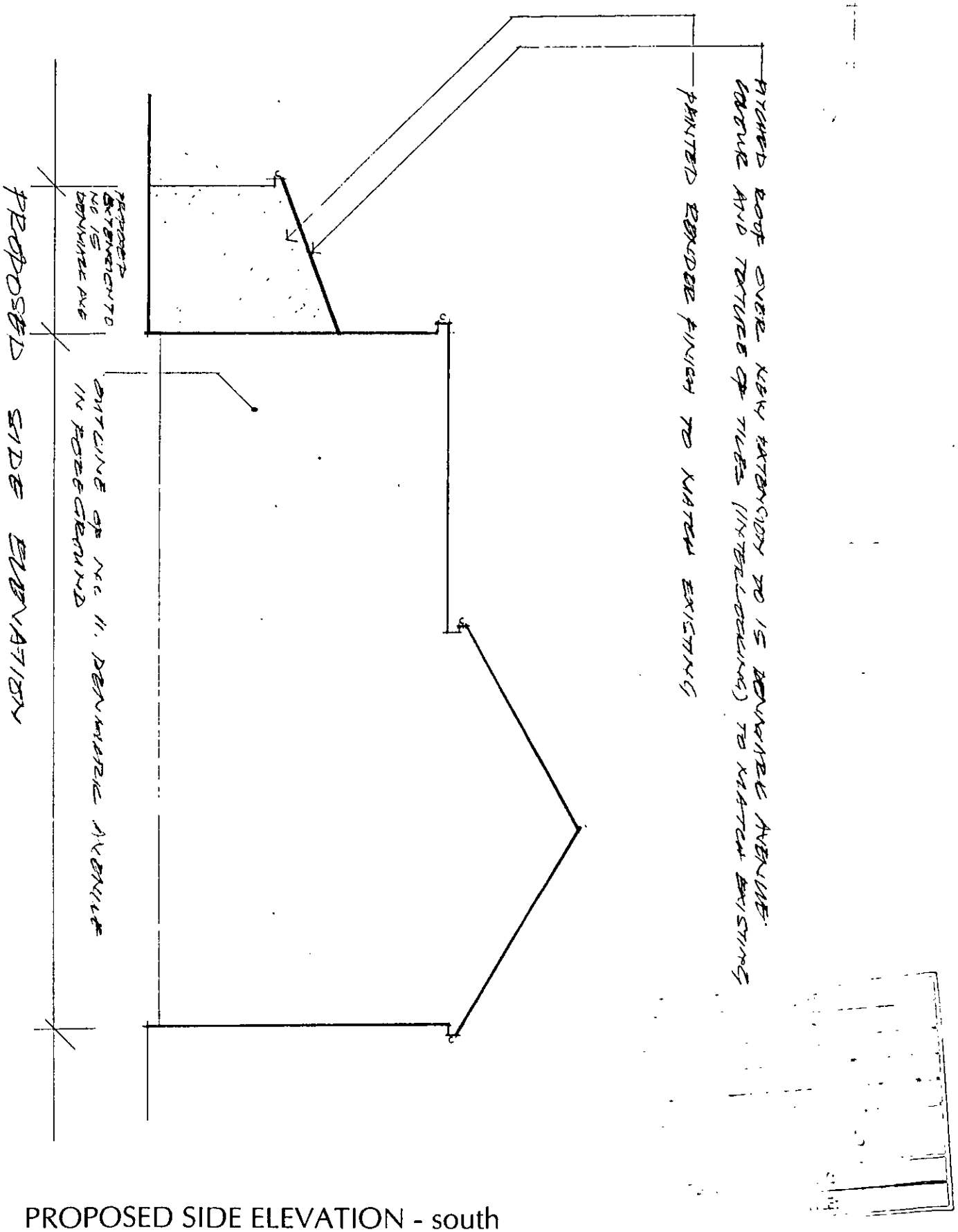
PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
ARCHITERIOR - 34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB - TEL 020 8560 5398

DWG. NO. 219.DEN.17
SCALE 1: 100
DATE 4TH August 2000



PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
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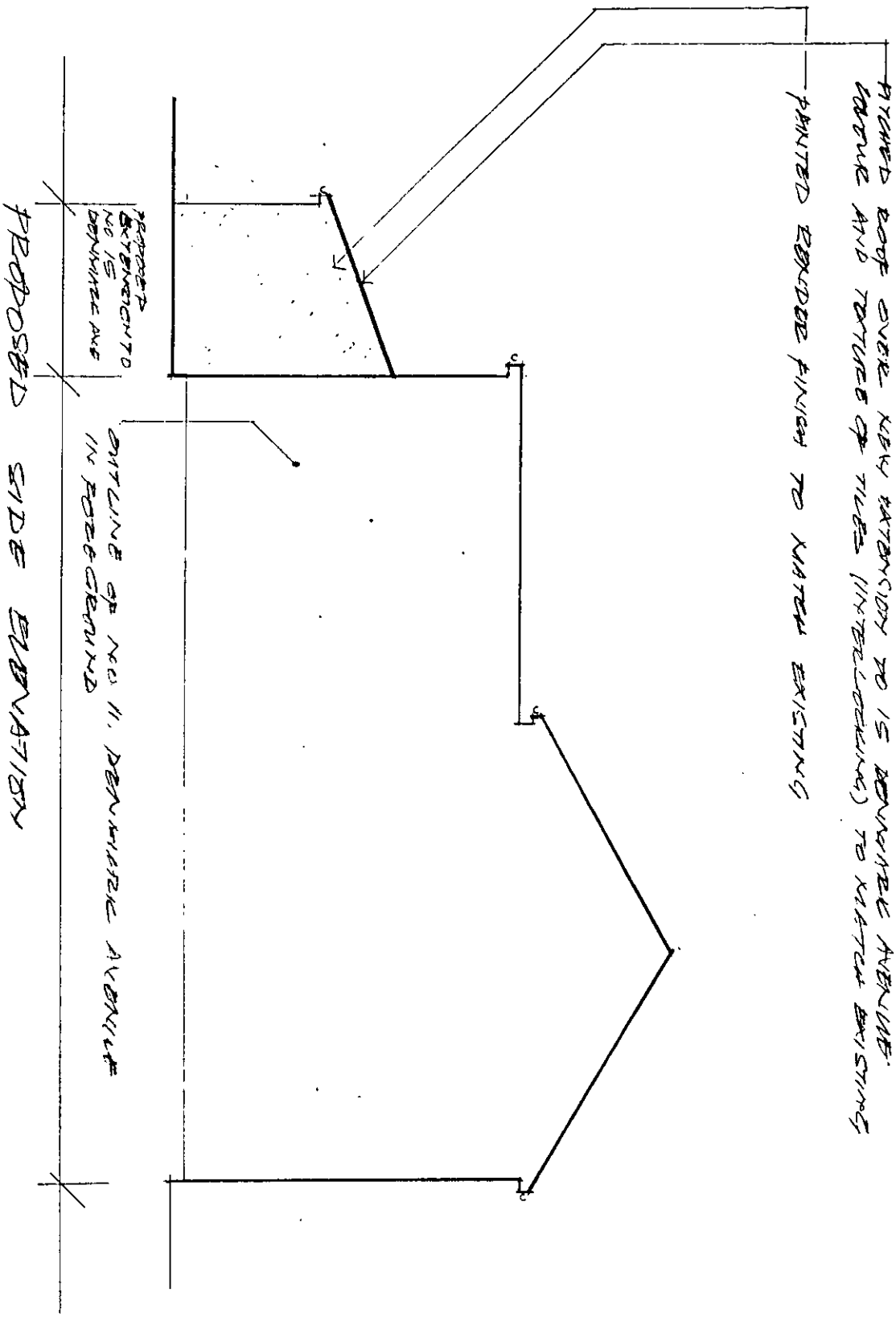

PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
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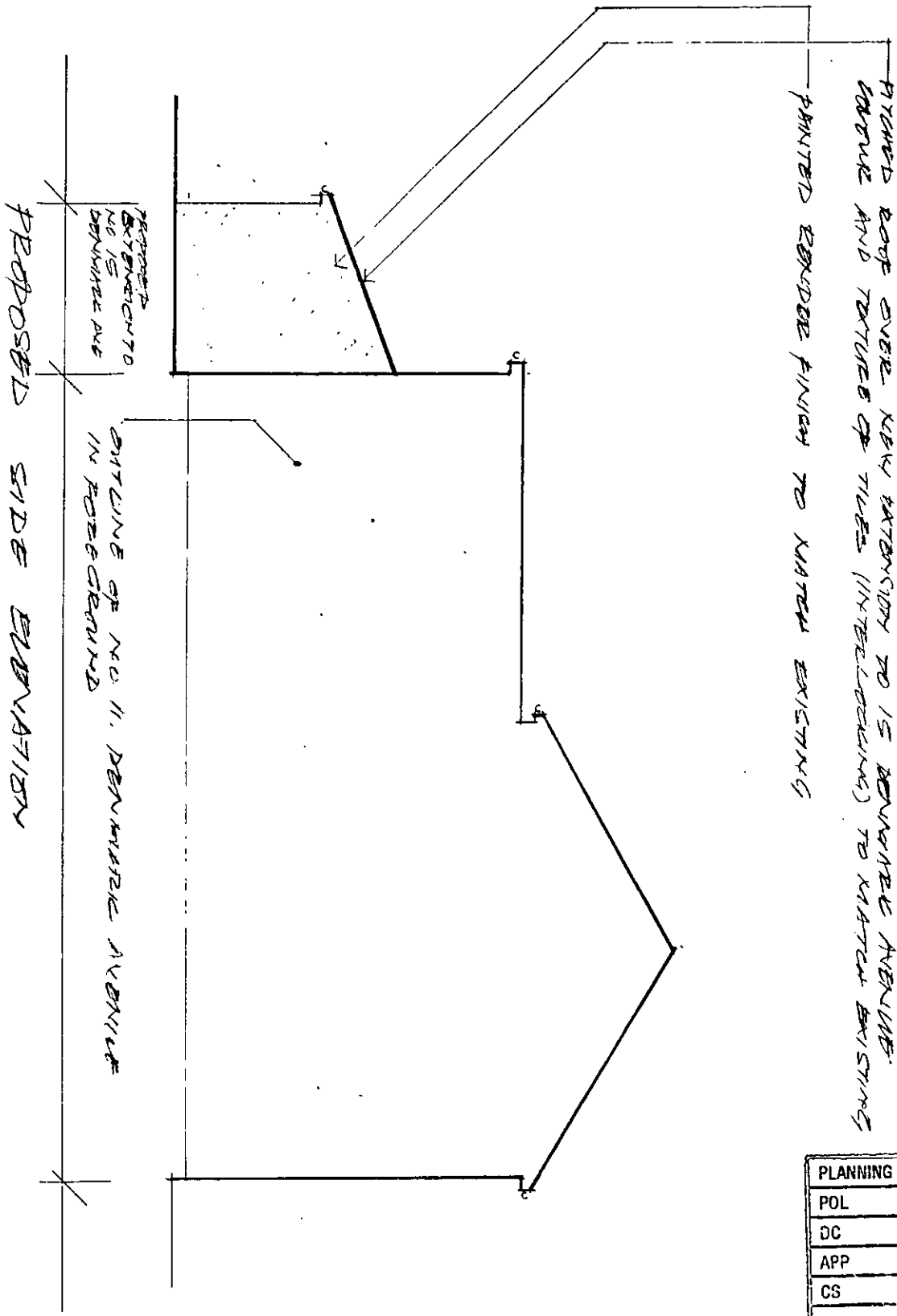

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PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
ARCHITERIOR - 34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB - TEL 020 8560 5398

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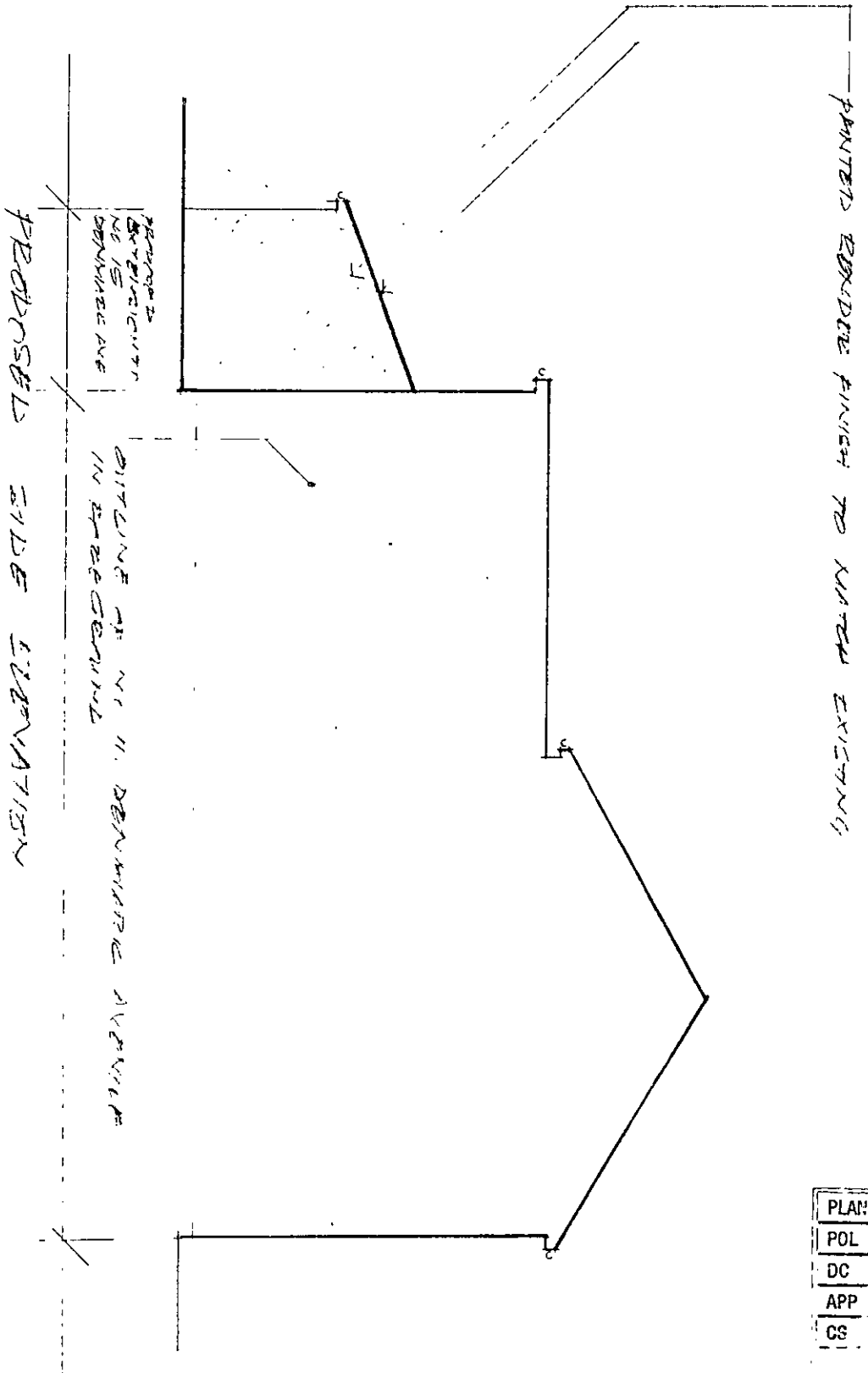

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PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
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DWG. NO. 219.DEN.17
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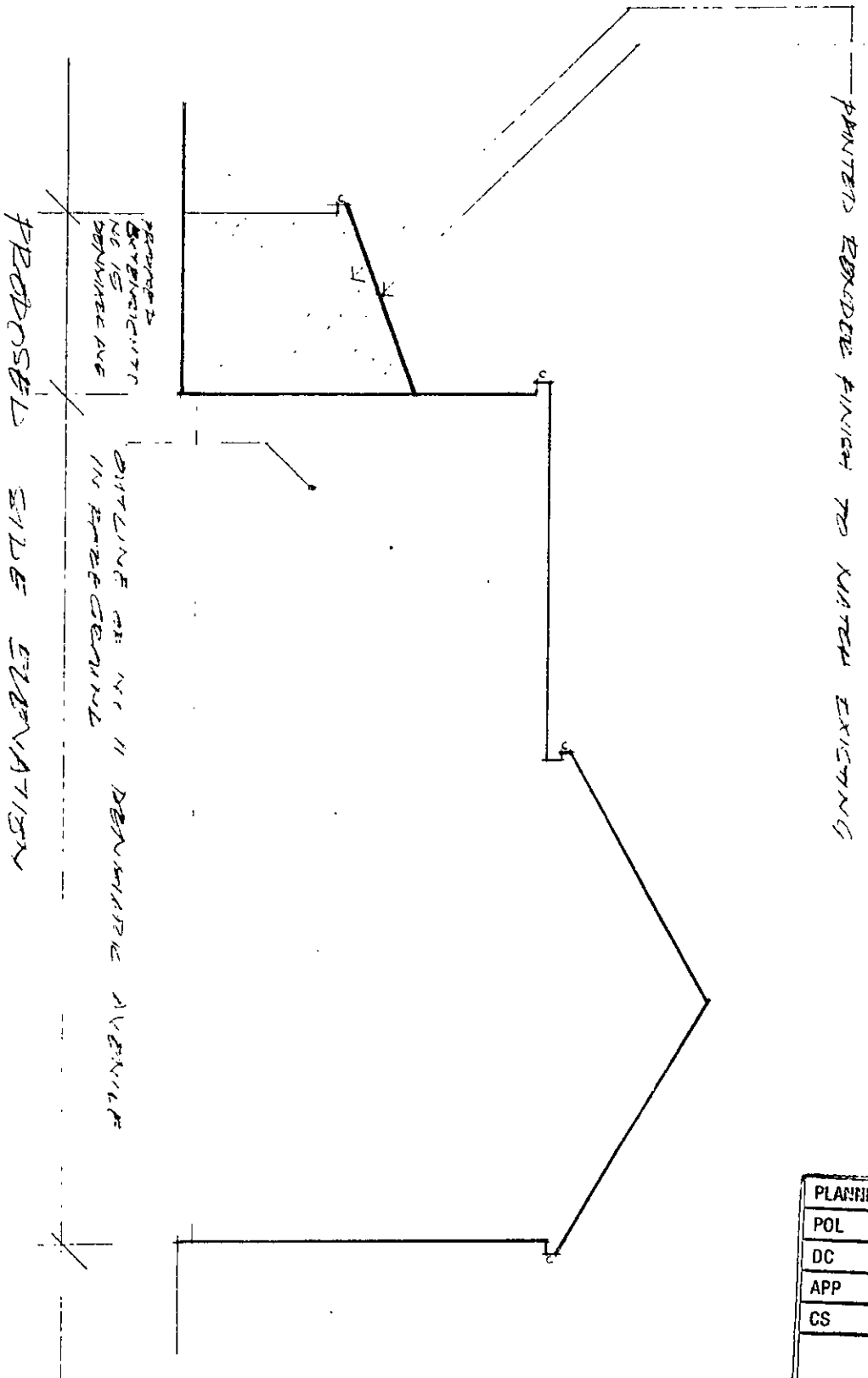

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PROPOSED SIDE ELEVATION - south

15 DENMARK AVENUE WOODLEY READING BERKS RG 5 4RS
PROPOSED SIDE ELEVATION - SOUTH
Notes : Please see notes on dwg nor 219.DEN.10 which apply to this drawing and all drawings related to this project
ARCHITERIOR - 34 HAREWOOD ROAD ISLEWORTH MIDDLESEX TW7 5HB - TEL 020 8560 5398

DWG. NO. 219.DEN.17
SCALE 1: 100
DATE 4TH August 2000

15 DENMARK AVENUE
WOODLEY
BERKSHIRE RG5 4RS

14. JUL. 2000*

GENERAL NOTES
APPLICABLE TO ALL DRAWINGS AND DOCUMENTS RELATED TO THIS PROJECT

1 IF IN DOUBT, PLEASE ASK. DO NOT ASSUME

2 ALL NOTES ON THIS DRAWING ARE COMMON TO ALL DRAWINGS AND OTHER DOCUMENTS RELATED TO THIS PROJECT.

3 ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE. PLEASE DO NOT WORK TO DIMENSIONS SCALED FROM ANYDRAWING.

4 IN CASE OF CONFLICT OF INFORMATION BETWEEN DRAWINGS AND OTHER DOCUMENTS RELATED TO THIS PROJECT THE INFORMATION SHOWN ON DRAWINGS TAKE PRECEDENCE

5 ALL PROPOSED STRUCTURAL ALTERATIONS TO EXISTING BUILDING AND NEW STRUCTURAL PROPOSALS SHOWN ON DRAWINGS USED FOR APPLICATION FOR PLANNING PERMISSION ARE SUBJECT TO CONFIRMATION AND FINAL DESIGN BY STRUCTURAL ENGINEER. FINAL LAYOUT MAY THEREFORE VARY TO SUIT FINAL STRUCTURAL DESIGN AND THE LOCAL AUTHORITY WILL BE INFORMED OF ANY SIGNIFICANT VARIATION FROM DESIGN SHOWN ON THESE DRAWINGS.

6 ANY DISCREPANCIES, OMISSIONS, ERRORS ETC TO BE REPORTED TO THE ARCHITECT / ENGINEER FOR CLARIFICATION BEFORE PROGRESSING FURTHER IN ANY WAY.

7 IF THE LAYOUT AND DESIGN NEED TO BE CHANGED AT DETAIL DESIGN STAGE TO SUIT ANY AMENDMENTS REQUIRED BY THE OWNER OR REQUIREMENTS OF BUILDING REGULATIONS, STATUTORY AUTHORITIES, MANUFACTURER / SUPPLIER'S REQUIREMENTS ETC. THE LOCAL AUTHORITY PLANNING OFFICE WILL BE NOTIFIED IF THE VARIATIONS ARE SIGINIFICANTLY AMENDED FROM THE DESIGN SHOWN ON THESE DRAWINGS.

8 ALL WORKS TO BE CARRIED OUT WITH PROPER MATERIALS AND IN ACCORDANCE WITH THE CURRENT BUILDINGREGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, BY-LAWS AND STATUTORY REQUIREMENTS OF AND TO THE MANUFACTURERS' AND SUPPLIERS' EXACT REQUIREMENTS/INSTRUCTIONS/RECOMMENDATIONS AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER, ARCHITECT, STRUCTURAL ENGINEER, SERVICES ENGINEER AND/OR ANY OTHER SUPERVISING OFFICER/CONTRACT ADMINISTRATOR

9 All habitable rooms to be provided with windows to provide natural daylight equivalent to min. 1/10th of the floor area of the room and natural ventilation equivalent to min. 1/20th the floor area of the room.

10 New windows to habitable rooms to be fitted with trickle vents to provide min. 4000 sq. mm permanent ventilation vents to be located at the top of windows.

11 Kitchen to be equipped with a mechanical extract cooker hood, vented to outside air and capable extracting at the rate of 30 litres per second.

12 kitchen to be fitted with a permanent ventilation opening of min. 400 sq. mm.

13 All bathrooms to be fitted with "Loovent" mechanical extract vent by Airflow ltd or 12 similar approved, min extract rate to be 15 litres per second, to operate intermittently (or three air changes per hour if greater) with 15 minutes overrun on the light switch.

14 Glazing to new construction: to be in toughened glass in 'critical areas' as per BS 6206 i.e. upto 800 mm from FFL .

15 All flashings at abutments etc to be in code 4 Lead.

16 ALL WORKS ARE TO BE CARRIED OUT ONLY AFTER RELEVANT PLANNING PERMISSION AND APPROVAL UNDER THEBUILDING REGULATIONS ARE OBTAINED.

ARCHITECTURE
Architecture And Interior Design
34 Harewood Road
Isleworth
Middlesex TW7 5HB
Tel 0181 560 5398

1981

REV

DWG NO 219.DEN.10

DATE 7-7-2000

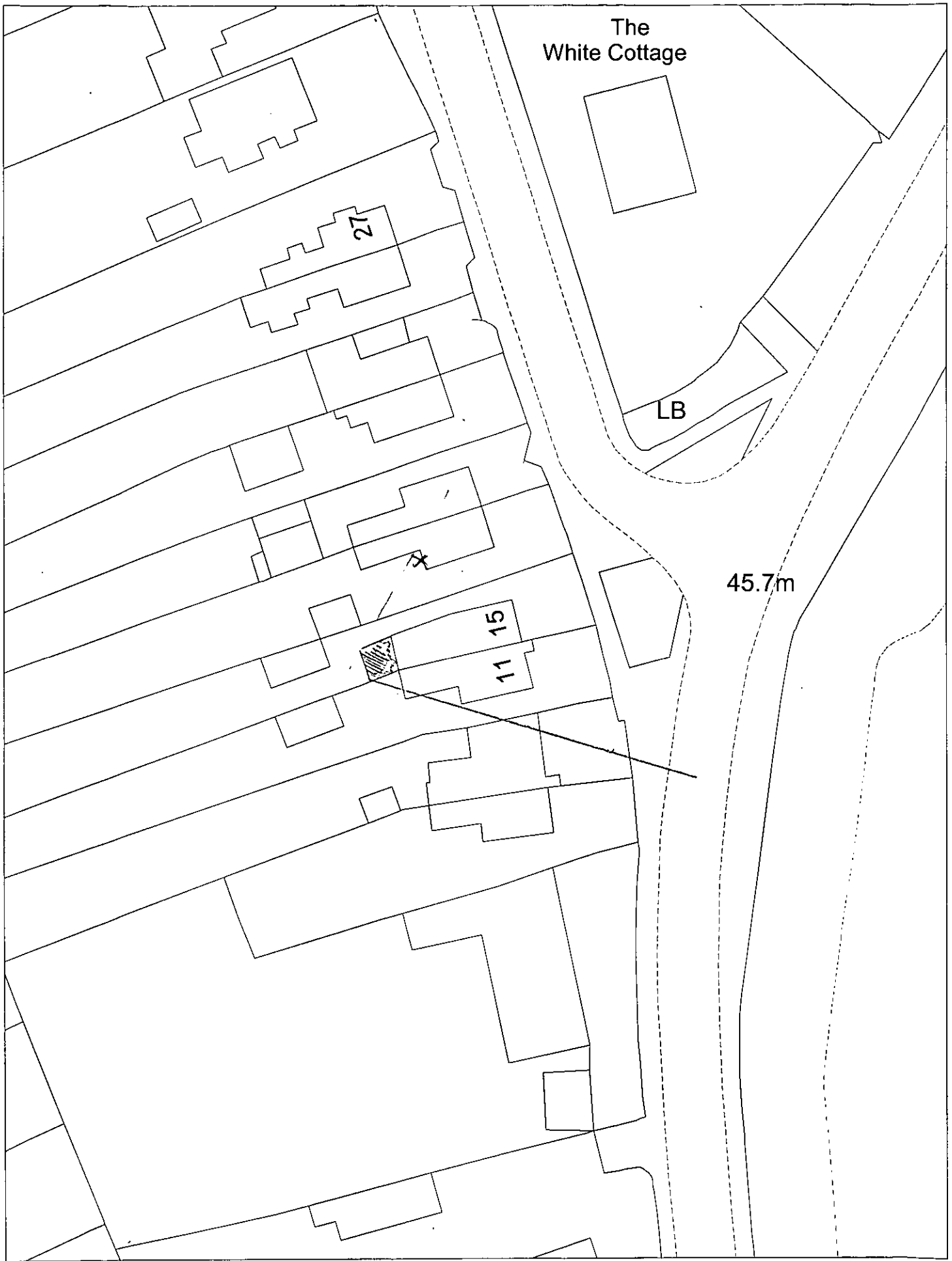
SCALE

15 DENMARK AVENUE WOODLEY

DWG TITLE GENERAL NOTES APPLICABLE TO ALL DWGS. RELATED TO THE PROJECT.

NOTES
PLEASE SEE NOTES ON DWG NO 219.DEN.10 WHICH NOTES APPLY TO THIS DRAWING AND ALL OTHER DRAWINGS AND DOCUMENTS RELATED TO THIS PROJECT

219.DEN 15 DENMARK AVENUE WOODLEY BERKSHIRE RG5 4RS



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Development Control Section, Environmental Services, Wokingham District Council.

30 August 2000

Scale: 1 : 500

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17 July 2000

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14.06.2000* 1984

Site Plan, Scale: 1 to 2500

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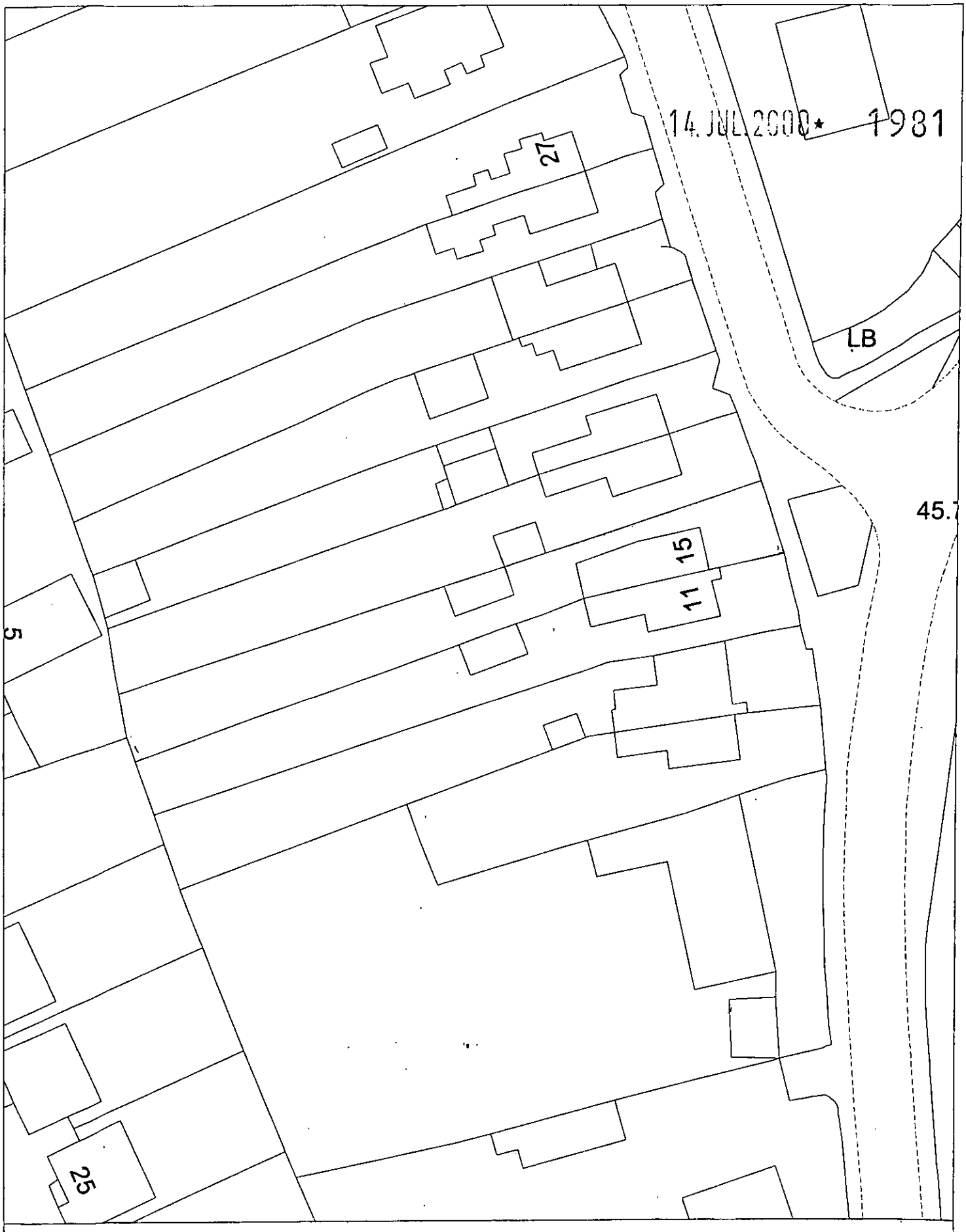

Site Plan, Scale: 1 to 500

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