SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-616

4

APPLICATION NO:
F/2001/3480

LOCATION:
17 Charwood Road, Wokingham.

APPLICANT:
Mr & Mrs May C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling plus front porch

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs May
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2001/3480

Parish: **WOKINGHAM**

Location: **17 Charwood Road, Wokingham**

Proposal: **Proposed single storey side extension to dwelling plus front porch**

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

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

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

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

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

Informative

1. 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 EN1
South East Area Local Plan Policies SBE1, SBE2, STV1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous ff/1999/0018

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3480	NB
BUILDING CONTROL NUMBER	FH/2001/1634 Howard	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	17 Charwood Road CROKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S side ext. (+ front porch - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3118	AH/E/3118
ELEVATIONS	-1-	-1-
FLOOR PLANS	-1-	-1-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/01	

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 : Natalie Brown

Application Number : F/2001/3480

Applicant : Mr & Mrs May C/O Andesign.

Location : 17, Charwood Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling plus front porch

Site Notice Displayed ? :	YES	NO	DATE
		✓	19/3

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3 19/3

Date Registered : 02/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 27/04/2001. 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 :

Wokingham PC : 9/4 - no objection.

Letters of Representation : 2/3 - 20 Charwood Rd, no objection.

Planning Issues : D'd Left

Application Number: F/2001/3480

Appraisal :

See attached sheet

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

Application Number F/2001/3480
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 17 Charwood Road Wokingham. APPLICATION NUMBER: F/2001/3480	OFFICER: Natalie Brown DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential - semi-D.

3. DESCRIPTION OF SITE/BUILDING

corner plot with de-vitre green. fencing alongside de-vitre green (approved under a previous consent).
side extn would be set back from front b'line of dwelling & not be full width to fence.

4. RELATIONSHIP TO ADJOINING PROPERTIES

semi-D with Nº 19. Nº 19 has a s.s mono-pitched front extn not full width

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/a

LEVELS

BOUNDARY TREATMENT fence @ front/side with road

OTHERS

Nos 2-14 opposite have s.s front porch extns.
13, 11, 9, 5, 1 have s.s front porch extns.

Nº 15 (adj to de-vitre green has a permission for a front porch extn + fence re-location
~~[illegible]~~
(already has a s.s flat roof side extn).
facing de-vitre green.

Application Number: F/2001/3480

Appraisal:

Development
For a single storey side extension to form a family room and toilet, and a front extension to form a porch. The site occupies a corner plot with Charwood Road and De-Vitre green, and the side extension would not extend as far as the side fence with De-Vitre Green. (The fence re-location abuts the pavement of De-Vitre Green and was approved under consent 97/66515/F)

1) Impact upon neighbouring properties
   It is considered that there would be no adverse impact upon neighbouring properties in terms of overbearing, overshadowing nor overlooking. The proposed development would be away from all neighbouring boundaries.

2) Impact upon the character of the streetscene
   Many of the properties along Charwood Road have front porch extensions, (all protruding forward of the front building line) with a variance in their style, siting and size. It is therefore considered that a front porch extension would cause no adverse effects. No. 15 (on the opposite corner plot with Charwood Road/De-Vitre Green) already has a flat roof single storey side extension. The proposed side extension at No. 17 would have a pitched roof which is preferable to a flat roof. Materials would match existing.

   It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

* Pre upp 1617

Start date: 02 MAR 2001	
Officer: NAB	Application No. F/2001/3480

Map No. 69 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH

Location: 17 CHARWOOD ROAD

Parish: WOKINGHAM Ward: Norreys 12.3.01 B.

Applicant: MR/MRS MAY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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 : 12.3.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....bre - copy attached.....
.....
.....

NEIGHBOURS:

.....
.....site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2001/3480

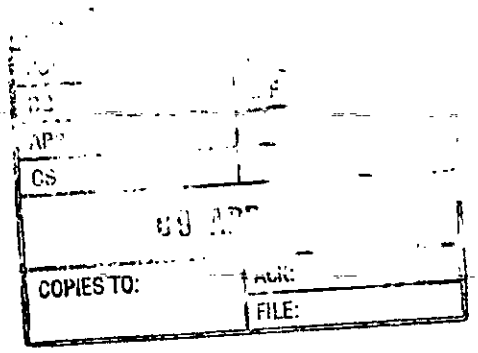
Proposal: Proposed single storey side extension to dwelling plus front porch

Site Address: 17 Charwood Road, Wokingham

Applicant: Mr & Mrs May C/O Andesign

Your observations are required in respect of this application **by 05/04/01**

No objection



SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

20, Charwood Road,
Wokingham
Berkshire
RG40 1RY

Your Ref: Natalie Brown.
F/2001/3480.

14th March 2001.

Dear M/S. Brown,

Thank you for your letter of 12th March re: 17, Charwood Road.

We have no objections to the proposed extension.

Yours faithfully.
R. J. Allum.

NB

OBS

COPIES TO:

ACK. ✓

FILE:

Received by Wokingham District Council

Application No: F/2001/3480

Proposal:
Proposed single storey side extension to dwelling plus front porch

Location:
17, Charwood Road, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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

12 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3480
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3480

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/3480
17, Charwood Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3480**
17, Charwood Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3480

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

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Development Control Manager

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_____
_____

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Councillor Edwards

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Tel: (0118) 974 6492

Date: **12 March 2001**

My ref: F/2001/3480

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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17, Charwood Road, , Wokingham.
Proposed single storey side extension to dwelling plus front porch
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

ADDRESS 17 CHARWOOD ROAD PARISH WOK

PLOT No. 314 ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/56/60	Bengl	Res Dev	13/10/60	REF
0/47/67	Taylor Woodrow	do	29/12/67	REF
R/23/69	do	Dwelling	10/9/69 29/9/69	C/A
97/66515/F	Mr. R W May	Relocation of fence	19/2/98	C/A.
99/70770/F	"	2 St/s Exct.	4/1/00	Ref.
FP/1999/0018	"	"	17/11/99	APP

DATE OF COMPLETION

MINISTRY DECISION Appeal granted 13/1/69 (0/47/67) Appeal-99/70770/F-Dismissed 21/06/00

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 02.MAR2001* 3480

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 & MRS R.W. MAY
	Address and postcode	17 CHARWOOD ROAD WOKINGHAM BERKS RG40 1RY
	Phone number	9893114
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2IN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION AND PORCH
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.	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: NO CHANGE	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS R.W. MAY

Date 1/3/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001 Scale: 1 : 1250

N W E S