APPLICATION NO:

F/2001/3498

LOCATION:
41 Windmill Avenue, Wokingham.

APPLICANT:
Mr & Mrs Alloway C/O Wallace Bacon Consultants

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

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Alloway
C/O Wallace Bacon Consultants
53 Eastheath Avenue
WOKINGHAM
Berkshire
RG41 2PP

Application Number: F/2001/3498

Parish: **WOKINGHAM**

Location: **41 Windmill Avenue, Wokingham**

Proposal: **Proposed enlargement to side dormer extension and 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 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. This permission relates to the application as amended with revised plans and elevations, drawing number 0036/1 Rev. A, submitted to the Local Planning Authority on 11th April 2001 omitting the enlargement of the side dormer and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 27/04/2001

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.

Applicationo	Name & Address
F/2001/3498	Mr and Mrs R B Armsdon 31 Windmill Avenue WOKINGHAM Berkshire RG41 3XA
F/2001/3498	Mrs J H Janes 29 Windmill Avenue WOKINGHAM Berkshire RG41 3XA
F/2001/3498	Mr D and Mrs J M Spice 39 Windmill Avenue WOKINGHAM Berkshire RG41 3XA

App APPROVED
Letter sent 16/05/01

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3498

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs D Alloway
c/o Wallace Bacon Consultants
53 Eastheath Avenue
Wokingham
RG41 2PP

Dear Sirs

PLANNING PERMISSION F/2001/3498
SITE: 41 WINDMILL AVENUE, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3498 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3498	A.T.
BUILDING CONTROL NUMBER.	F/2001/1989 Central	
~~APPLICANT~~/AGENT	Wallace Bacon Consultants	
ADDRESS OF SITE	41 Windmill Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	enlargement to existing dormer & s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0036/1A	0036/1A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES?	BC - The BC plan is not 01A as the DC plan. The extended dormer is still shown.	
DATE	19/7/01	

I phoned Wallace Bacon Consultants who will send a letter to Brian Stone cc to me saying the extended dormer is not to be built

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	19/7/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

By phone

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3498

Applicant : Mr & Mrs Alloway. C/O Wallace Bacon Consultants.

Location : 41, Windmill Avenue, , Wokingham.
Proposal : Proposed enlargement to side dormer extension and single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001

This application will have expired on: 30/04/2001. 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 :

Neighbours: 2 letters of comment
1 letter of objection

WTC: No Objections

Planning Issues : (identified settlement)

1) neighbours
2) streetscene

Application Number: F/2001/3498
Appraisal:

The proposal is for an enlargement to the side dormer window and for a single storey rear extension to a previously extended 2 storey detached house. It was advised that amendments be made to the proposal in order to overcome the overlooking of an immediate neighbours property and to overcome the visual impact on the on the street scene.

The proposed enlargement of the side dormer has now been omitted from the scheme.

The proposed single storey rear extension will be 3.4 metres wide and will project from the rear elevation via the kitchen by 3.3 metres, to form a breakfast room. To be constructed in brick with a flat roof with an eaves height of 3 metres, which will match the existing garage roof. There will be three new windows, a slightly raised roof light and two pairs of patio doors to be inserted, but these will not cause any overlooking of neighbouring properties.

1) Impact on neighbouring properties

No. 39, to the south west, 2-storey detached house, extended to the rear with a single storey extension. Due to the orientation, boundary treatment and distance away it is considered that the occupants of this property will not be affected. This neighbour (see letter on file) was concerned of the proposed enlargement to the side dormer window, however as that part of the scheme has now been omitted they have no objections to the single storey rear extension.

No.29, to the south east, 2-storey detached house, 0.2 metres lower. Due to the boundary treatment, which consists of a 1.85 metre high fence and distance away it is considered that the occupants of this property will not be affected. However this neighbour (see letter on file) is concerned with the possible flooding of their garden.

No.31, to the south east, 2-storey detached house, 0.2 metres lower, extended to the rear with a single storey conservatory and box dormer windows in roof space. Due to the boundary treatment, which consists of a 1.85 metre high fence and distance away (20 metres) it is considered that the occupants of this property will not be overlooked. However this neighbour (see letter on file) is concerned with the loss of privacy.

No.43, to the north east, 2-storey detached house, garage and kitchen adjacent to boundary. There is a kitchen door on flank elevation behind a 1.85 metre high fence, therefore due to the orientation it is considered that the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2001/3498
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External Materials to Match
			Informatives

NO2 Revised Plans

This permission relates to the application as amended with revised plans and elevations, drawing number 0036/1 Rev A, submitted to the Local Planning Authority on 11th April 2001. Omitting the enlargement of the side dormer.

	N04		Planning Permission Only (Not BR Approved)

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 27/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 41 Windmill Avenue Wokingham.

APPLICATION NUMBER: F/2001/3498

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential quiet cul-de-sac. No 43, 2 storey detached house, with adjacent garage at side nearest to proposal. Garage + back kitchen door on flank elev. No 39, 2 storey extended detached, slightly higher up, main rear windows face rear garden.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached modernised + extended house, to side. Yellow brick work, mock black paneling & white painted render at front. White UPVC windows + doors, fascia boards, felted flat roof + brown pantile roof with existing box dormer in roof slope + white guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan / in small cul-de-sac.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing at front, driveway + garage

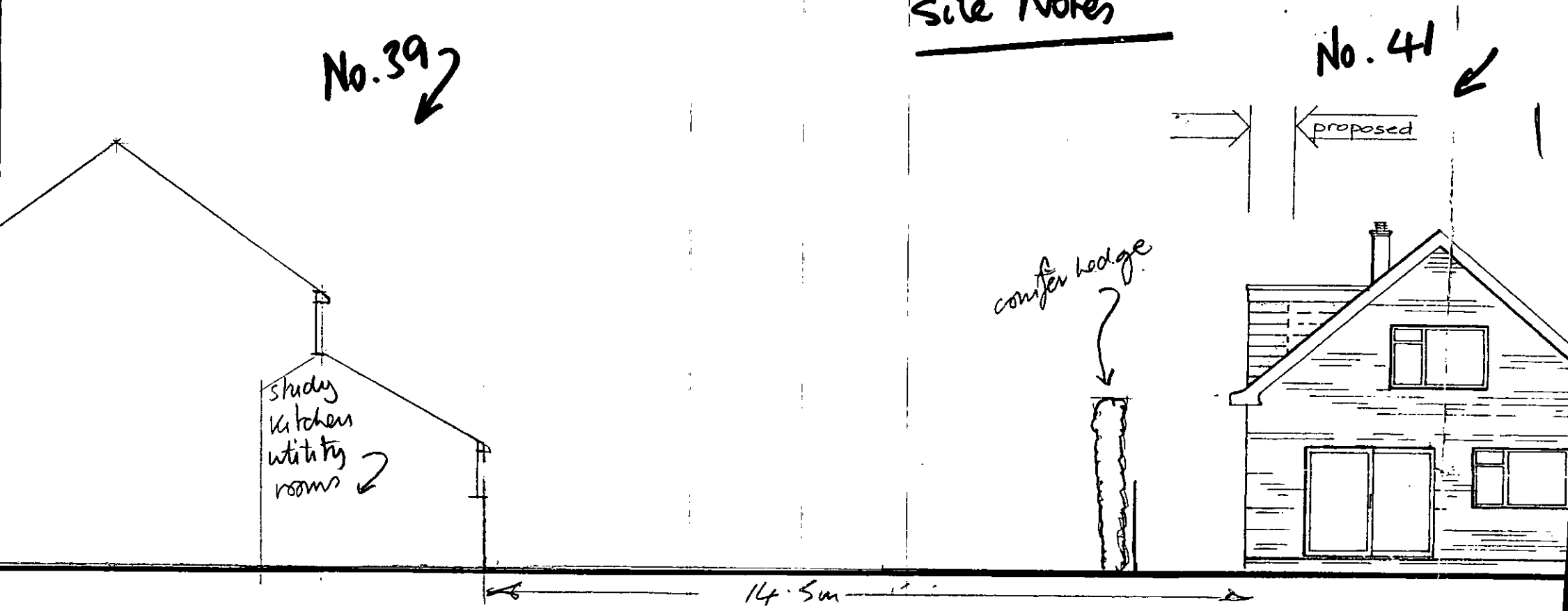
LEVELS — No 33 + 31 at rear approx 0.2m lower.

BOUNDARY TREATMENT — No 39, 1.75m fence + 3.3m high conifer hedge
— No. 37, 1.75m fence.

OTHERS — No 29 & No. 33, 1.85m fence
No 43, 1.85m fencing.

* No. 37 + No. 31, have box dormers in roof slope (almost 3 storey) which overlook proposal site.
* No. 31 extended to rear with conservatory

Site Notes



PROPOSED

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

Tel: 0118 974 6441

Date: **14 March 2001**

My ref: F/2001/3498

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3498
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3498**
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 Hudson

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

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

Tel: 0118 974 6441

Date: **14 March 2001**

My ref: F/2001/3498

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3498
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3498**
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 Morgan

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

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

Tel: 0118 974 6441

Date: **14 March 2001**

My ref: F/2001/3498

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3498
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3498**
41, Windmill Avenue, , Wokingham.
Proposed enlargement to side dormer extension and 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 Marinos

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

Received by Wokingham District Council

Application No: F/2001/3498

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

Location:
41, Windmill Avenue, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. 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

14 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3498
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

Start date: ~~27 FEB 2001~~ 5/3/01	Map No. 68 Site 0.06
Officer: AT / Application No. F/2001/3498	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: ENLARGEMENT TO (F.) PROPOSED SIDE DORMER EXTENSION ~~TO~~ ~~[illegible]~~ AND SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 41 WINDMILL AVENUE

Parish: WOKINGHAM Ward: Evendon 13.3.01 FJ

Applicant: MR/MRS ALLOWAY

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

Enforcement Section to be notified ☐ tick if required (7)

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 rear extension	phoned	✓ received 5/3
6	Floor plans		5/3 to follow	
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 : 13.3.08 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:

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

NEIGHBOURS:

SN + see map

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3498

Proposal: Proposed enlargement to side dormer extension and single storey rear extension to dwelling

Site Address: 41 Windmill Avenue, Wokingham

Applicant: Mr & Mrs Alloway C/O Wallace Bacon Consultants

Your observations are required in respect of this application **by 06/04/01**

No objection

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

CLERK TO Wokingham Town Council

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 12/4 Time 11.45

WHILE YOU WERE OUT

Name Mr Spice

Of 39 Windmill Ave

Phone No. 0118 9782206 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re 2001/3498

41 Windmill Ave - Dormer extension. Mr Spice would like you to look at proposal from his dwelling - please phone back. They are happy with the revised plans ∴ they will not be affected -

phoned 25/04/01 + explained that dormer has now been omitted AJ.

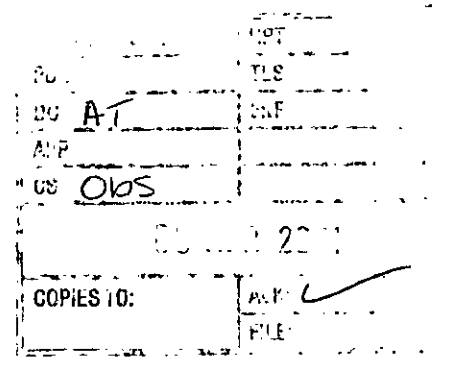
Signed

39 Windmill Avenue
Wokingham
Berkshire
RG41 3XA

5th April 2001

Your Ref: **Andrew Thorley**
F/2001/3498

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



Application Number: F/2001/3498

Site Address: Re: 41 Windmill Avenue, Wokingham

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

We have received your notification re the proposed enlargement to the side dormer extension at the above property and we wish to register our objection.

We have been advised by Planning Services that the dormer will extend outwards by a further 0.8 metres and this we believe will be physically intrusive, and an invasion of our privacy.

The dwelling is sited very close to our rear fence and from our kitchen and dining room the new dormer will give the impression that it is sitting on our hedge!

We have no objection to the ground floor rear extension.

We apologise for the tardiness of this letter of objection due to the fact we have been away for over two weeks.

Yours Faithfully

D. & J.M. Spice

Mr D. and Mrs J.M Spice

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew.

Date 3/4/01 Time pm.

WHILE YOU WERE OUT

Name Mr. Spacer

Of resident of no. 39 Windmill Avenue.
re app. F/2001/3498 - 41, Windmill "

Phone No. Ext.

Phoned		Please call back	
Called ~~to see you~~	✓	Will call back	
Wants to see you		Urgent	

MESSAGE He is concerned about level of projection of extended dormer window although cons. date ends tomorrow, 21 days from the date of his letter is 6th April. He will have his letter in by Friday 6th.

Signed Elaine

Date: 23 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3498

Location: 41, Windmill Avenue, Wokingham.

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

Applicant: Mr & Mrs Alloway C/O Wallace Bacon Consultants.

Case Officer: Andrew Thorley

The new plans show the following: Revised plans omitting the enlargement of the side dormer. Drawing no 0036/1 Rev A.

Comments are required by 22/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3498 (Planaps) / (Ludhouse) Date Rec. 11/04/01

Location: 41, Windmill Avenue

Parish Wokingham

Applicant: Mr + Mrs. Alloway

Description of attached plans Revised plans omitting the enlargement of the side dormer

Drawing No's: 0036 / 1 Rev A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 39, Windmill Avenue

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 23.04.P5

Yellow - Part One Copy
Green - Officer's Copy

WALLACE BACON CONSULTANTS

Building Design & Structural Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: 0118 979 4959 / 978 0896 / 0836 206512 Fax: 0118 978 0896

Your Ref:

Our Ref:

CRP/jat/0036

Planning Department
Andrew Thorley

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

42206

LC AT	TLS
APP	ENF
CS	

11 APR 2001

COPIES TO:	ACK:
	FILE:

10th April 2001

Dear Sirs,

Application No. : F2001/3498
Reference : - Proposed Alterations to Existing Dormer and Rear Orangery at:-
Site Address : 41, Windmill Avenue, Wokingham, RG41 2XA

Following your recent discussions with our client Mrs. C. Alloway, regarding the enlarged dormer, we would confirm that we have received instructions from Mr. and Mrs. Alloway to withdraw this part of the original proposal from the Application.

We have therefore revised our drawing and enclose the following documents in support of the revised Planning Application:-

1) Four copies off our drawing number **0036/1 REV.A.**

We trust that the enclosed enables the application to be given further consideration but should you have any comments or queries, please do not hesitate to contact the undersigned.

Yours faithfully,
Wallace Bacon Consultants,

3498
REVISED PLAN

Clive R. Paxton

Enc.
c.c. Mr. & Mrs. Alloway

From: WebComments@wokingham.gov.uk
Sent: 29 March 2001 13:25
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

SMS

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3498
Correspondent_FullName: Mr & Mrs R. B. Armsdon
Correspondent_StreetAddress: 31, Windmill Avenue
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 3XA
Correspondent_Telephone: 0118 9786424
Correspondent_Email: ricky000288@aol.com

Comments:

We have no objections to the proposed extensions, as such. Our concern is regarding possible loss of privacy. The application states that there are no trees on the site and, therefore, no trees are to be felled. However there is a copper beech tree in direct line with a window of the proposed orangery and the kitchen window of our house. We are most anxious that this tree should be retained. Otherwise there will be an uninterrupted view between the two windows and hence a loss of our privacy.

AK

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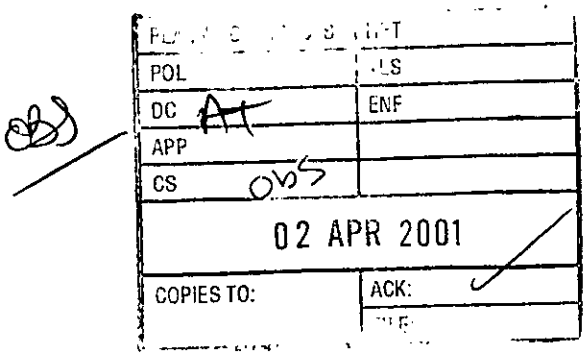
COPIES TO:

FILE:



Mr A Thorley
Wokingham District Council
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

29 Windmill Avenue
Wokingham
Berkshire
RG41 3XA

30th March 2001

Dear Mr Thorley

Application Number F/2001/3498

Further to your letter dated 14th March 2001 about the proposed enlargement to side dormer extension and single storey rear extension at number 41 Windmill Avenue, I would just like you to be aware that when the residents took out the Willow Tree from their garden, I now suffer from lack of drainage and my lawn and patio area get very flooded and waterlogged when it rains heavily.

I am just concerned that if this extension goes ahead, this will enhance the problem I have with the flooding and look forward to hearing from you on this.

Yours sincerely

Mrs J H Janes

WALLACE BACON CONSULTANTS

Building Design & Structural Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: 0118 979 4959 / 978 0896 / 0836 206512 Fax: 0118 978 0896

Your Ref: Our Ref:

Planning Department 05.MAR2001 CRP/jat/0036

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20th February 2001

Dear Sirs,

Reference : - Proposed Alterations to Existing Dormer and rear Orangery at:-
41, Windmill Avenue, Wokingham, Berkshire RG41 2XA

With reference to the above, we enclose the following documents in support of our Householder Planning Application:-

1) Six copies off Householder Planning Application Form.

2) Six copies off our drawing, number 0036/1 and 0036/SK.1 & SK.2.

3) Cheque in the sum of £95.00 being the Planning Application Fee.

We would confirm that the application made does not alter the main access to the property and does not involve the removal of any trees. We trust that the enclosed enables the application to be registered, but should you have any comments or queries, please do not hesitate to contact the undersigned.

Yours faithfully,
Wallace Bacon Consultants,

Clive R. Paxton

Enc.
c.c. Mr. & Mrs. Alloway

01189780896

05.MAR2001* 3498

WALLACE BACON CONSULTANTS

Building Design & Structural Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire, RG41 2PP
Telephone: 0118 979 4959 / 978 0896 / 0836 206512 Fax: 0118 978 0896

Your Ref: Planning Dept Our Ref: 0036

FACSIMILE MESSAGE

TO Wokingham District Council FAX No. 974684

Your ref. Mrs Hurst Our Ref. Clive Date 5-03-01

Number of pages sent (2) (including this one).

****

REFERENCE:- Proposed Rear Orangery at 41, Windmill Avenue, Wokingham

Reference to your telephone call we enclose East Elevation as requested.

Regards

Clive Paxton

Please advise immediately if you do not receive all this fax.

ADDRESS 41 WINDMILL AVENUE PARISH DOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6/7/62 5381	MESSRS. SALANE DEVS. LTD.	DETACHED HOUSE & GARAGE	12.7.62	APP. C/A
R/189/73 9540M	MRS. J.E. SHERWOOD	Conversion & additions	16/8/73 20/7/73	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

05.MAR2001 3498

1959/a

05.MAR2001 3498

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. D. and MRS. C. ALLOWAY
	ADDRESS	41, WINDMILL AVENUE
		WOKINGHAM
(0118) 9794 697	POST CODE	RG41 2XA Tel. No. —
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	WALLACE BACON CONSULTANTS
	ADDRESS	53, EASTHEATH AVENUE
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG41 2PP Tel. No. 0118 9794959
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	41, WINDMILL AVENUE WOKINGHAM.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SIDE DORMER EXTENSION AND REAR ORANGERY

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — FACING BRICKWORK AND VERTICAL TILE HANGING.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

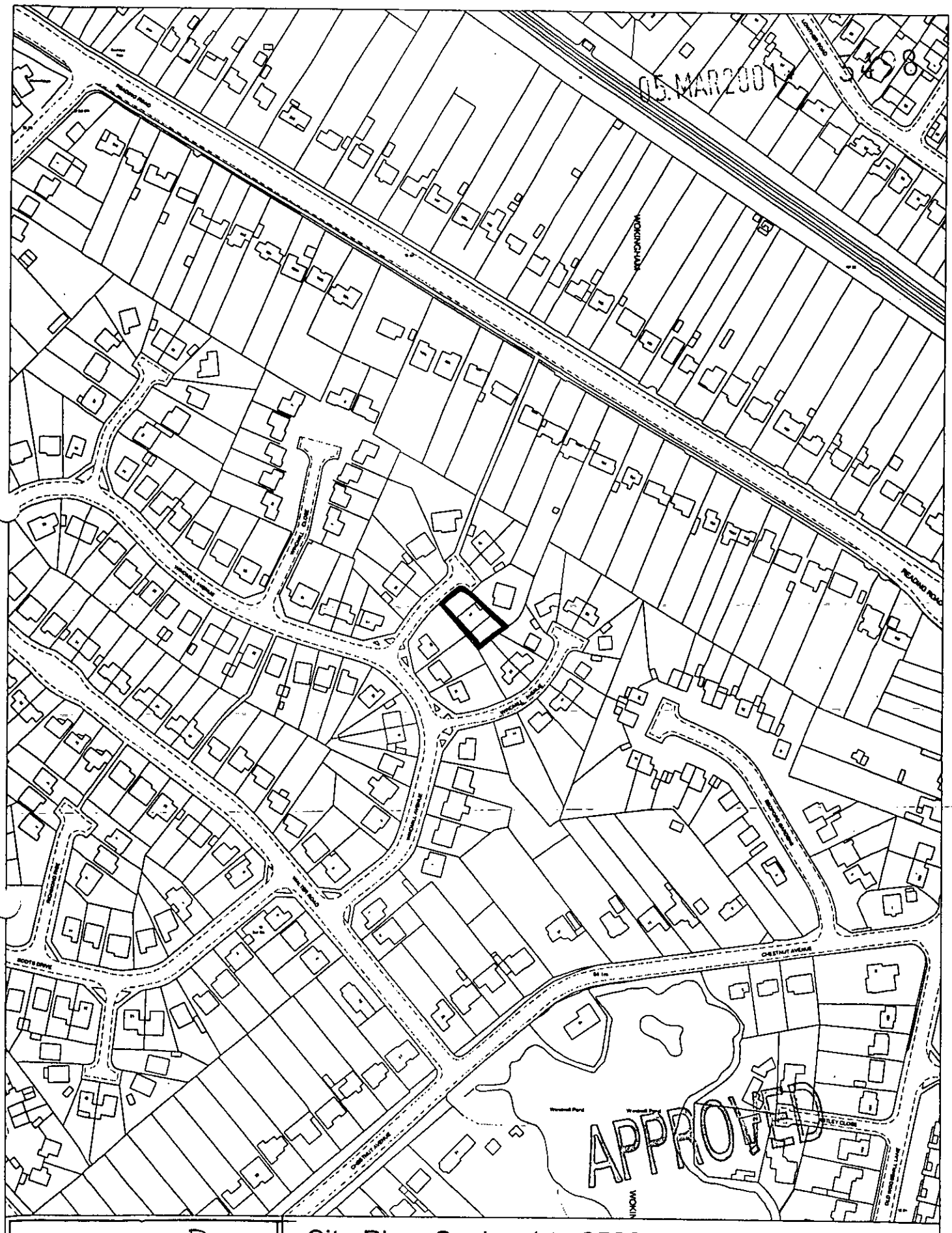
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs. D. ALLOWAY

DATE 20 - 02 - 2001



LOCATION PLAN

Site Plan, Scale: 1 to 2500

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Date: 8 January 2001

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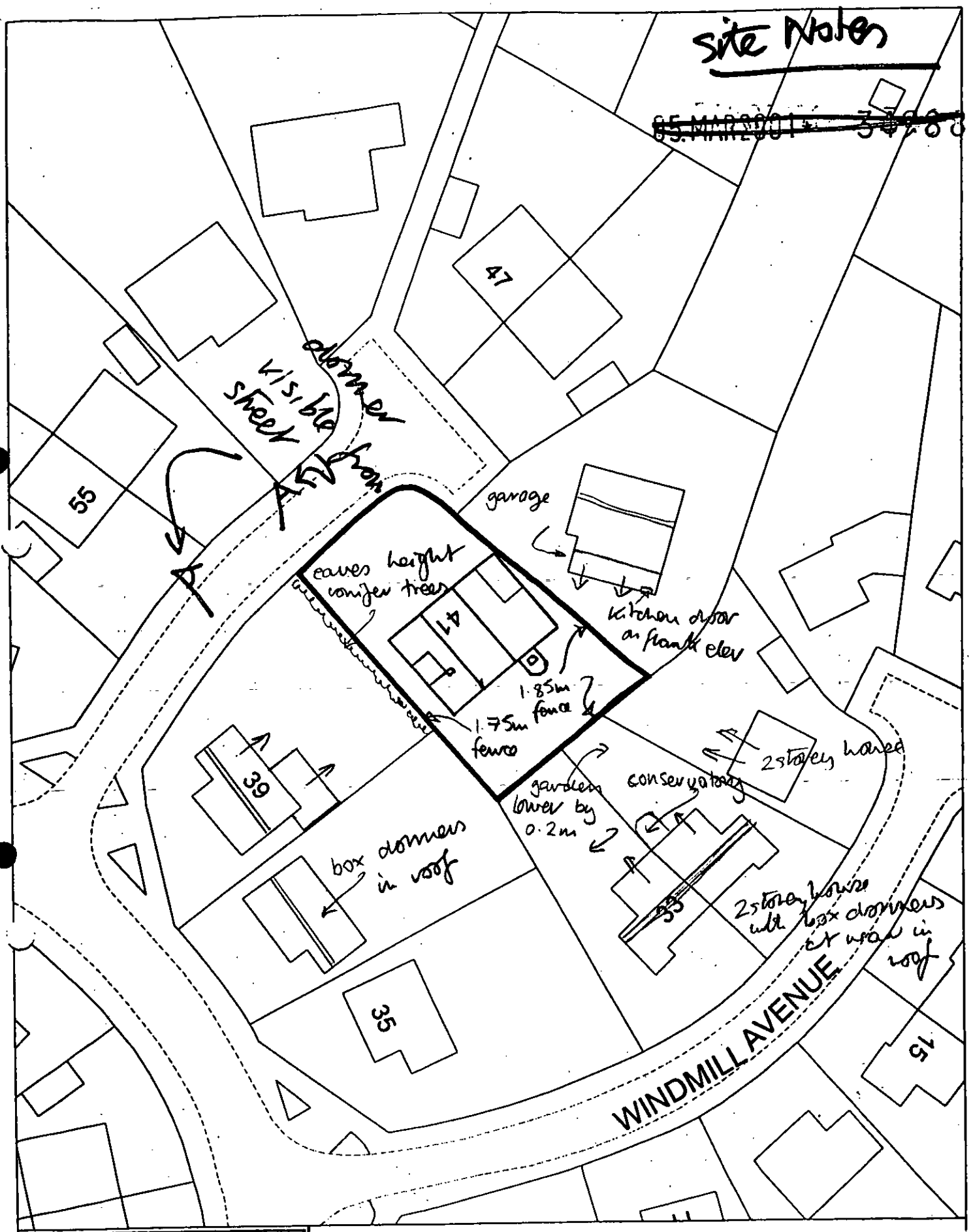
WALLACE BACON CONSULTANTS REF: 0036/SK.2



BLOCK PLAN

Site Plan, Scale: 1 to 500

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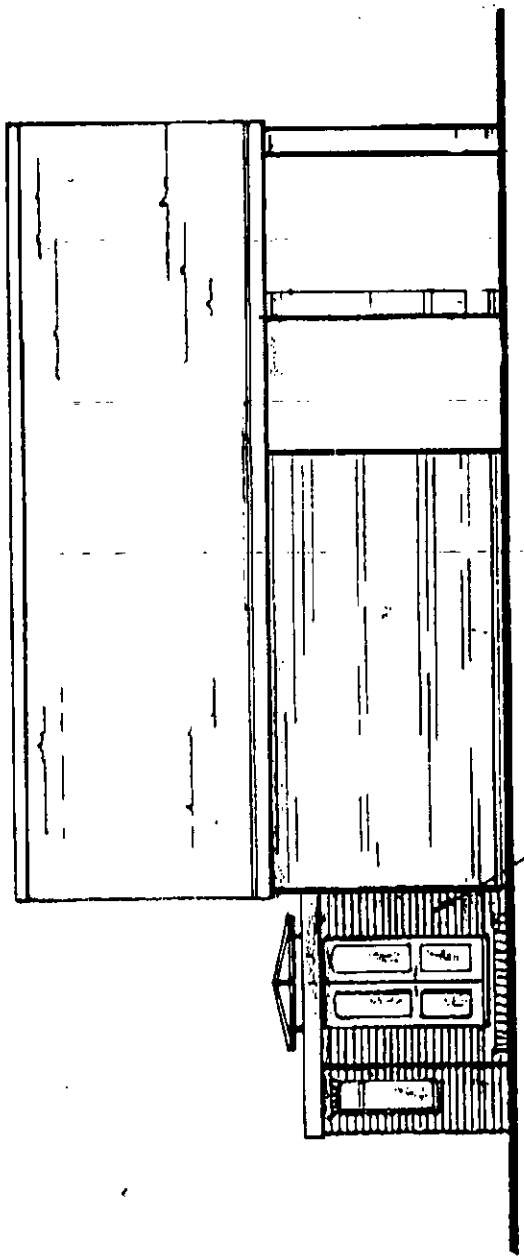
Date: 8 January 2001

N W E S

Wallace Bacon Consultants
Building Design and Structural Engineering Consultants
53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP
Telephone :
0118 979 4959

Page No. SK.1
Reference 0036
Made by C.R.P
Checked
Date MAR'01

JOB 41, Windmill Avenue, Wokingham
Proposed Rear Orangery



PROPOSED EAST ELEVATION

Wallace Bacon Consultants
Building Design and Structural Engineering Consultants

53, Eastheath Avenue,
Wokingham,
Berkshire,
RG41 2PP

Telephone :
0118 979 4959

05 MAR2001 *0036498

Page No. SK.1

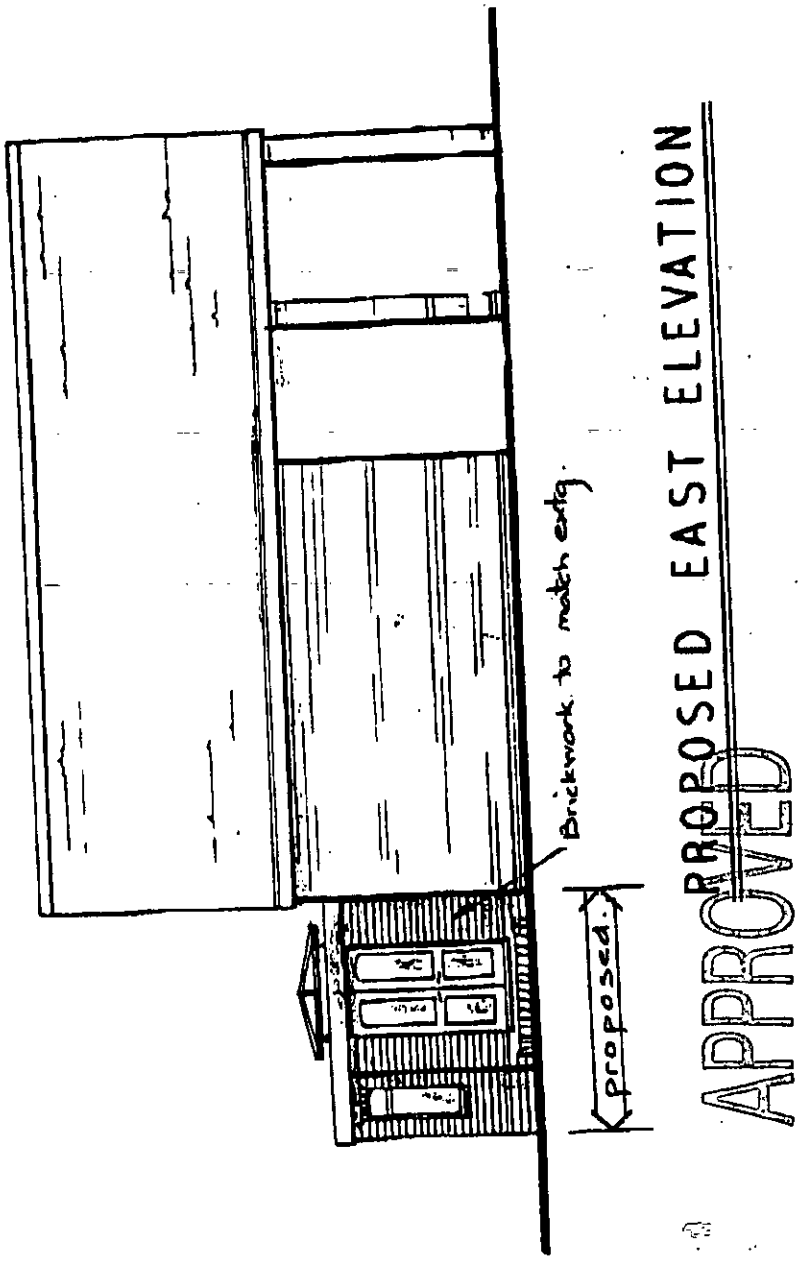
Reference

Made by C.R.P

Checked

Date MAR '01

JOB 41, Windmill Avenue, Wokingham
Proposed Rear Orangery



05.MAR2001 * 3498



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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001 Scale: 1 : 1250

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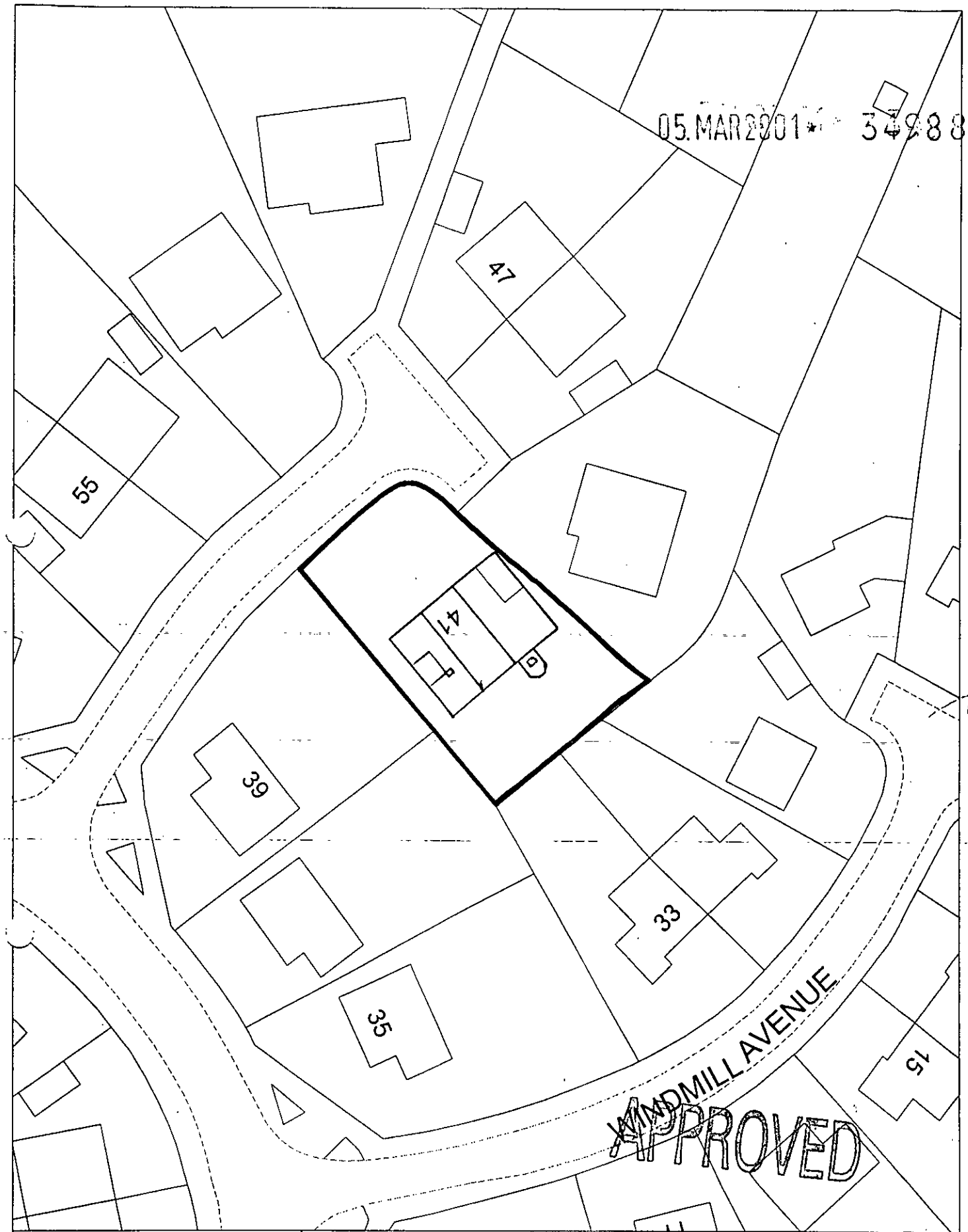

BLOCK PLAN

Site Plan, Scale: 1 to 500

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Date: 8 January 2001

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WALLACE BACON CONSULTANTS REF. 0036/SK.1