APPLICATION NO:
F/2000/2697

LOCATION:
6 Chestnut Avenue, Wokingham.

APPLICANT:
Mr & Mrs Smith C/O Andesign

PROPOSAL:
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

EARLIEST DATE FOR DECISION: **02/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/12/2000

CASE OFFICER: **George Allpress**

APPROVED

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Smith
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2697

Parish: **WOKINGHAM**

Location: **6, Chestnut Avenue, Wokingham.**

Proposal: **Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

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

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

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

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

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 Policy SBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell
Development Control Manager
Date: 11/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous Planning Approval F/2000/2238.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2697	GA
BUILDING CONTROL NUMBER.	FP2000/1022	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	6, Chestnut Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 Storey + s/s exts to dwelling (amendment to consent F/2000/2238)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		AH/E/3031C
ELEVATIONS		— "
FLOOR PLANS		— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	10/1/01	

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	

POL
11 DEC 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2000/2697

Proposal: Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238)

Site Address: 6 Chestnut Avenue, Wokingham

Applicant: Mr & Mrs Smith C/O Andesign

Your observations are required in respect of this application by **02/12/2000**

No objections

F/2000
FILE 2697

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

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

Tel: 0118 974 6442

Date: **08 November 2000**

My ref: F/2000/2697

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/2000/2697
6, Chestnut Avenue, , Wokingham.
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2697**
6, Chestnut Avenue, , Wokingham.
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Marinos

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

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

Tel: 0118 974 6442

Date: **08 November 2000**

My ref: F/2000/2697

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2697**
6, Chestnut Avenue, , Wokingham.
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).
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 6442

Date: **08 November 2000**

My ref: F/2000/2697

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2697**
6, Chestnut Avenue, , Wokingham.
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/2697

Proposal:
Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

Location:
6, Chestnut 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/12/2000. 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

08 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2697

Applicant: Mr & Mrs Smith C/O Andesign.

Location: 6 Chestnut Avenue, Wokingham.

Proposal: Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

Site Notice Displayed? :	YES	NO	DATE
	Yes		**18/11/00**

Date of Neighbour Notifications: 08/11/00

Date of Site Visit: 23/11/00

Date Registered: 27/10/2000

Earliest Date for Decision: 02/12/2000

Latest Consultation Date/Site Notice Expiry Date: 02/12/2000
09/12/00 (GA)

This application will have expired on: 22/12/2000. 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:

Highways - recommend approval subject to crossover being extended to 4.8 metres wide, and a condition requiring retention of garage/parking.

Environmental Design - no objection - no trees in vicinity and Horse Chestnut in front garden not affected.

At the time of writing no other comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity and the street scene.

The following policies are also relevant: Berkshire Structure Plan policy EN1: the South East Area Local Plan policy SBE2: and, the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2697

Appraisal:

The current scheme is an amendment to a development which received permission on the 25th September.

The current scheme differs in so far as there is a reduction in the depth of a side extension previously proposed on the west elevation at ground floor, ie. it has been cut short. And an enlarged rear extension providing additional space is proposed at the rear by way of extending what had previously been granted permission in a westerly direction over part the rear width of the property.

A previous scheme had been refused permission (on the 21st April 1999) because of adverse impact to no.4, the house to the east. The current scheme makes no alterations on the side facing that property.

In conclusion no material harm to neighbours and the highway and street scene considerations do not differ from that approved.

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

Application Number: F/2000/2697
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
1	N16		INFORMATIVE

INSERT: Berkshire Structure Plan policy EN1: the South East Area Local Plan policy SBE2: and, the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

11/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Chestnut Avenue, Wokingham.

APPLICATION NUMBER: F/2000/2697

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential tree lined street with large detached houses in large plots, typically with deep front gardens.

3. DESCRIPTION OF SITE/BUILDING Detached house built of brick with plain clay roof tiles, with 10.0 mere deep frontage, situated on the south side of Chestnut Avenue. The property is modest in size for its plot and when compared to nearby houses.

4. RELATIONSHIP TO ADJOINING PROPERTIES The property sits comfortably within its plot. There is a separation between existing house flank and plot boundary of around 3.0 metres on the west (albeit with boundary narrowing front to back), and 2.6 metres on the east. There is an existing garage with sever pitched roof on the east side of the house. No4 Chestnut Avenue lies to the east and no.8 to the west. Distances in excess of 35 metres separates this from houses to front and back.

5. SITE CONSTRAINTS

TREES None in the vicinity of the proposed extension

ACCESS/PARKING Existing access and drive, garage plus forecourt parking for at least two cars. Application demonstrates it meets parking standards.

LEVELS Level.

BOUNDARY TREATMENT Timber fencing, hedgerow shrubs and trees.

OTHERS None



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Development Control Section, Environmental Services, Wokingham District Council.

3 November 2000

Scale: 1 : 1250

N W E S

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 08 November 2000

Application Number: F/2000/2697

Proposal: Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238).

Parish: WOKINGHAM TOWN

Site Address:
6, Chestnut Avenue, , Wokingham.

Applicant:
Mr & Mrs Smith C/O Andesign.

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 as application no. 2238.

Signed: _____ **Print name:** Adam Ceggins

14/11/00

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 10 November 2000

Location:	6 Chestnut Avenue, Wokingham
Proposal:	Proposed two storey and single storey extensions to dwelling (amendment to consent F/2000/2238)
Application Number:	F/2000/2697

In response to your consultation dated 8 November 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposal, as it will not have any detrimental effect on the large horse chestnut in the front garden. There are no trees in the rear garden that will be affected by the extensions.

Catherine Brimble

Catherine Brimble
Landscape Architect

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2697 relates.

Address of site 6 Chestnut Avenue

Wokingham, Berks

Signed [signature]

Date 18/11/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 OCT 2000	Map No. 68 Site 0.06
Officer: GA / Application No. F|2000|2697	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY AND SINGLE STOREY EXTENSIONS TO DWELLING (AMENMENT TO CONSENT 2000|2238)

Location: 6 CHESTNUT AVENUE

Parish: WOKINGHAM Ward: Evendons
8-11-2000 TB.

Applicant: MR|MRS SMITH
Re-Submission 2000|2238

Fee Received 00-00 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 : 8:11:2000 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 (BABTIE) .....
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:

.....
.....
..... No new pre-apps.

NEIGHBOURS:

..... S/N + 4, 8, 9 Chestnut Avenue
..... 3 & 4 Astley Close

6, CHESTNUT AVENUE

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
99/691	94/F	Mr A. M. Smith.	2/st side ext'n & s/st fr, side + rear extensions.	REF 2/4/99.			
F/2000/2238		Mr & Mrs Smith	2St/S & S/St/F/S & R exts.	25/9/00	App		
FP/2000/1022		"	S/St/S/F/R & 2St/S exts.	26/9/00	App		

Environmental Services

For office use only.
Application number:

27.OCT.2000* 2697

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 A.M. SMITH
	Address and postcode	6 CHESTNUT AVENUE WOKINGHAM BERKS RG41 3HX
	Phone number	9780588
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	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	TWO STOREY AND SINGLE STOREY EXTENSIONS (AMENDED PLANS)

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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	4 NIL (REPEAT APPLICATION)	
	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 A.M. SMITH

Date 24.10.2000

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