APPLICATION NO:
F/2002/6150

LOCATION:
7 St. Patricks Avenue, Charvil Reading.

APPLICANT:
Mr & Mrs Hutchins C/O Mr P R Roe

PROPOSAL:
Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **20/04/2002**
28 days expiry 24/4/02
APPLICATION WILL HAVE EXPIRED ON:
13/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

102

D1.

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hutchins
C/O Mr P R Roe
8 Manor House Court
Heath Road
Reading
Berkshire
RG6 1NA

Application Number: F/2002/6150

Parish: **CHARVIL**

Location: **7, St. Patricks Avenue, Charvil, Reading.**

Proposal: **Proposed conversion of loft and loft and roof extension plus 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 10/05/2002

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.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6150.	FL
BUILDING CONTROL NUMBER.	RP2002/2887 North	
~~APPLICANT~~/AGENT	P. Rae	
ADDRESS OF SITE	7 St Patricks ~~Close~~ Avenue CHARVIL	
DESCRIPTION OF PROPOSED WORK	loft conversion + loft + roof ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9321695	9321695
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/5/02	

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 : Francis Leo

Application Number : F/2002/6150

Applicant : Mr & Mrs Hutchins C/O Mr P R Roe.

Location : 7, St. Patricks Avenue, Charvil, Reading.
Proposal : Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 18/03/2002

Earliest Date for Decision : 20/04/2002

Latest Consultation Date/Site Notice Expiry Date : 20/04/2002

This application will have expired on: 13/05/2002. 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 :

Env Agency : outside their area.

Env Health : non received, but information included for ground water protection.

High Works : 3 parking spaces shown on Block Plan.

Planning Issues : I'd Sett.

LBE1 LBE2
WDS3 WBE1
ENV

Application Number: F/2002/6150 **Officer : Francis Leo**
7 St Patricks Avenue, Charvil, Reading

Appraisal :

Development
Proposed conversion of loft and roof extension plus single storey rear extension to dwelling.

The site is a detached property located in the identified settlement of Charvil within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
Nos 5 and 9, adjoining properties, are angled and at the widest part there is a gap of 3.5m between application site and the two adjoining properties as shown on the ordinance survey plan. However no 5 has a large single storey rear extension nearest to the boundary plus a large dormer to the loft of the main dwelling. No9 has a rear gable similar to the proposal with roof lights.

Because the proposed is a continuation of the existing roof without extending to the sides, a similar gable exists at no 9, the proposal would still align with the rear building line of no 9 and no5 has a loft extension with a large dormer facing away from the site because it is angled, it is felt there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is at the rear and there would be no change to the front elevation. The rear elevation would appear similar to no 9 and hence there would be no adverse impact upon the character of the area.

Parking: Applicant has shown 3 parking spaces in the front forecourt as requested by Highways.

Although the site is in a landfill area and ground water protection zone the Environment Agency has commented that the site falls outside of the scope of things that they wish to be commented on.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6150
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C814	R014	
			(1) Ground Water protection Zone.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS 3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 10.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 7 St. Patricks Avenue
Charvil Reading.

APPLICATION NUMBER: F/2002/6150

OFFICER: Francis Leo

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Chalet type bungalows, high pitched roof

3. DESCRIPTION OF SITE/BUILDING

Chalet type bungalow, high pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 9 has a door and window on the side facing app site. No 5 also has a door and window to the side - it has a single storey rear extn and large rear dormer

5. SITE CONSTRAINTS

TREES at the rear.

ACCESS/PARKING in front.

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

No 9 has a rear gable and roof lights to the side

ENVIRONMENT AGENCY

Dear Sir/Madam.

This application falls outside of the scope of things we wish to be consulted on.

PLANNING SERVICES | HPT 55370
TLS
PE
17 APR 2002
TO | ACK:
FILE: Money

Thanks

Matthew Rose
Development Planning Officer.

with compliments

The Environment Agency
Thames Region, South East Area, Swift House, Frimley Business Park, Frimley, Surrey GU16 7SQ
Tel 01276 454300 Fax 01276 454301

Tel. 0118 974 6502

Date: 27 March 2002

Your Ref:

My Ref: Francis Leo / F/2002/6150

Thames Re... 02 APR 2002 Business Services

WOKINGHAM UNITARY

~~Aiming for Excellence~~

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

The Environment Agency
Fao Chris Bedford
Planning Liaison Customer Services (South East Area)
Swift House, Frimley Business Park
Frimley
Camberley
Surrey
GU16 5SQ

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Re: Landfill Consultation
Groundwater Protection zone

Dear Sir/Madam

Application Number: F/2002/6150

Site Address: 7, St. Patricks Avenue, Charvil, Reading.

Proposal: Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/6150** in all communications and any response should be addressed to **Francis Leo** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Francis Leo

Development Control Officer

Thames Region SE Area Office 02 APR 2002 Development Planning

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 27 March 2002

Application Number: F/2002/6150

Proposal: Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

Parish: CHARVIL PARISH

Site Address:
7, St. Patricks Avenue, Charvil, Reading.

Applicant:
Mr & Mrs Hutchins C/O Mr P R Roe.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 28/03/02

Application Number : F/2002/6150	Map No : 28
Case Officer : FL	Site Area : 0.05
Valid Date : 18/03/02	Received Date: 18/03/2002

Level : Delegated Application

Description : Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

Location : 7, St. Patricks Avenue, Charvil, Reading.

Parish : CH Ward : CHA

Applicant : Mr & Mrs Hutchins C/O Mr P R Roe. (1)

Fee Required: £95 Fee Received: £95

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Parking layout – 3 vehicles	21/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Need Existing Elevations	21/03	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health / Landfill Gas

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency / Landfill Consd Groundwater Prot Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

SN + see map

.....

.....

No pre-apps.

OTHERS

.....

.....

.....

.....

.....

.....

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

Tel: 0118 974 6502

Date: 27 March 2002

My ref: F/2002/6150

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Graddon
C/O Wokingham District Council

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/2002/6150
7, St. Patricks Avenue, Charvil, Reading.
Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6150**
7, St. Patricks Avenue, Charvil, Reading.
Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Graddon

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

Received by Wokingham District Council

Application No: F/2002/6150

Proposal:
Proposed conversion of loft and loft and roof extension plus single storey rear extension to dwelling.

Location:
7, St. Patricks Avenue, Charvil, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6150 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

27 March 2002

Environmental Services

For office use only.
Application number: 18 MAR 2002 6150

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 HUTCHINS
	Address and postcode	7 ST PATRICKS CLOSE CHARVIL READING RG10 9RA
	Phone number	01189 321695
2	Agent's Name	MR P R ROE
	Address and postcode	8, MANOR HOUSE COURT HEATH ROAD READING RG6 1NA
	Phone number	01189 263588
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.	REF BLOCK & LOCATION PLAN As 1 Above -
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED LOFT/ROOF EXTN
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.	BLOCK WITH RENDER FINISH TO MATCH, PLAIN TILES IN BROWN TO MATCH
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: 2.	Proposed: 2
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

Date 18-03-02

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

1933

ADDRESS 7 St Patrick's Avenue PARISH Clarvil

PLOT No. Old Property

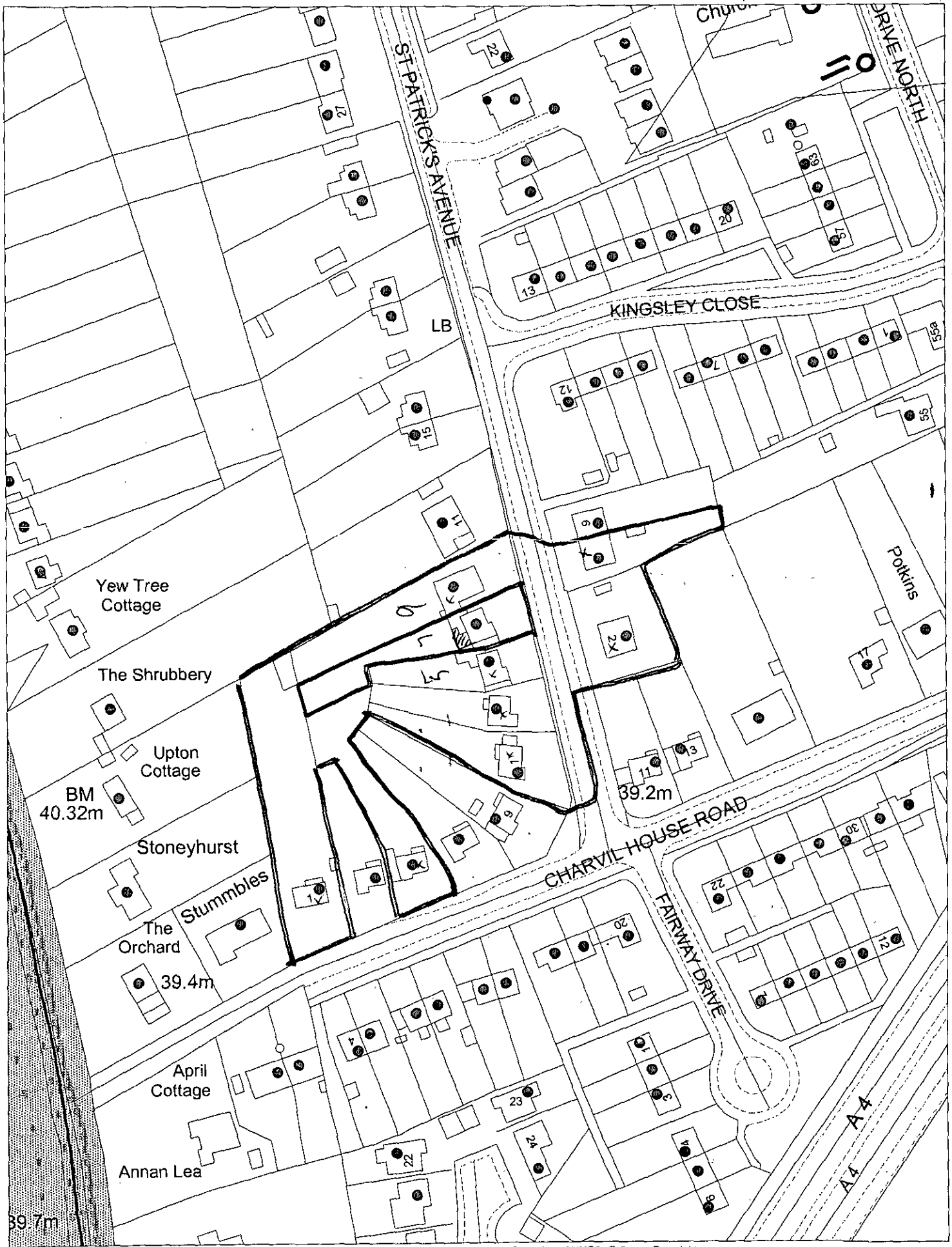
BUILDER ORD. SHEET No. SU. 7776 28

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS

18.MAR.02 6150



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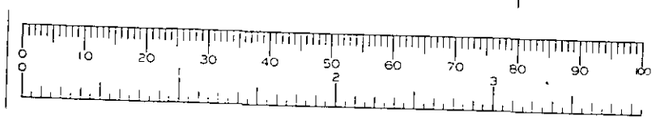
Development Control Section, Environmental Services, Wokingham District Council.

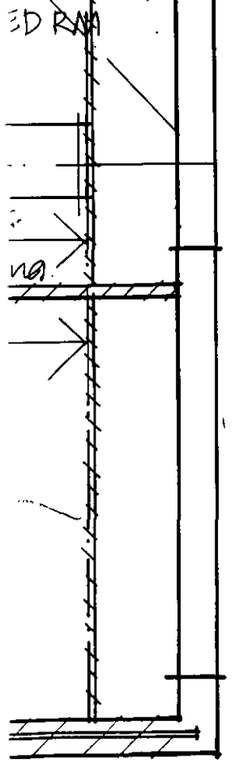
25 March 2002

Scale: 1 : 1250

N W E S



S E C T I O N



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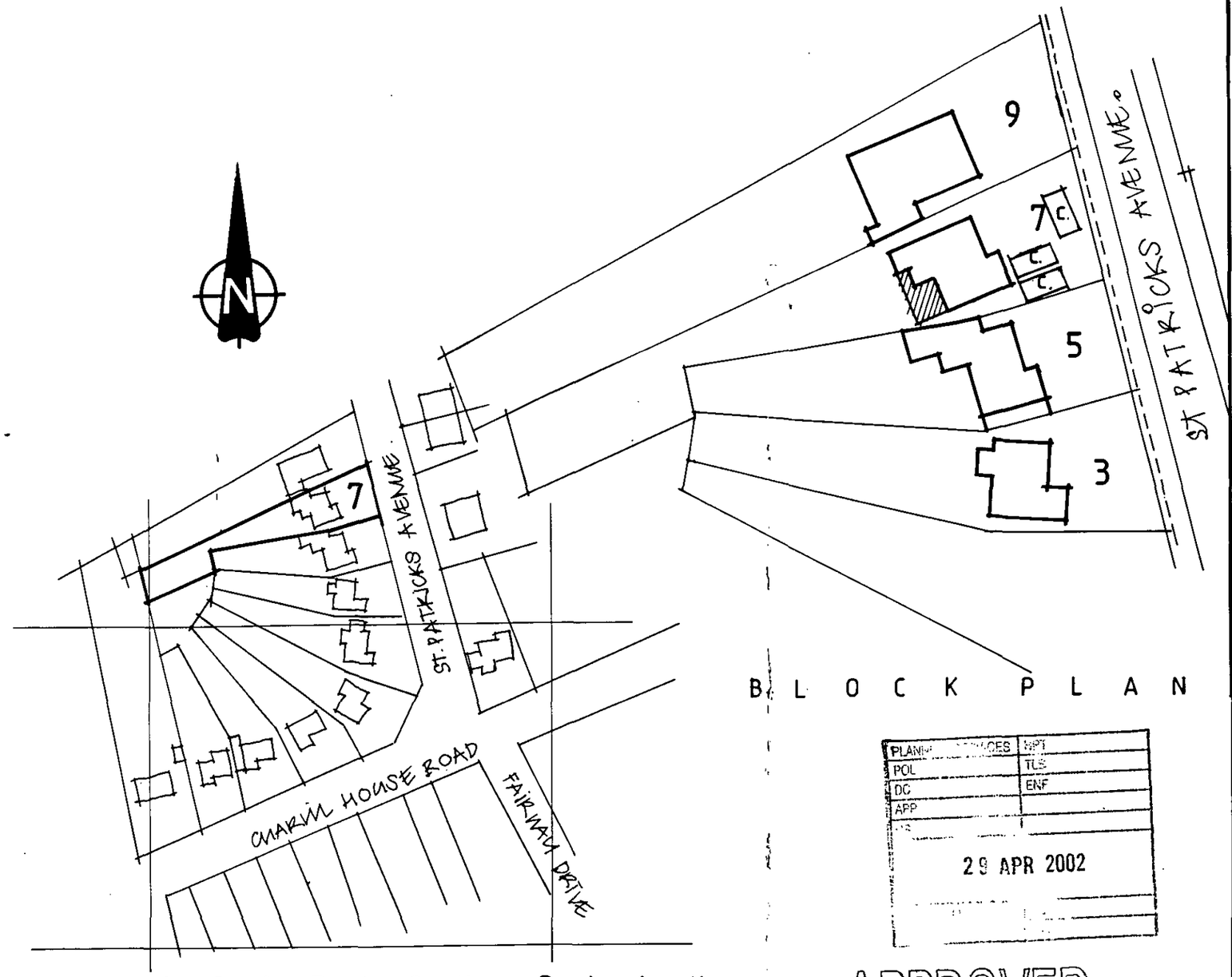


L O C A T I O N P L A N

B L O C K P L A N

PLANN[illegible]CES	SPT
POL	TLS
DC	ENF
APP	

29 APR 2002

APPROVED

Trim rafters at Velux side sections and HZ form double rafters either side of Velux.

PARTITION WALLS:

Partition walls to 2nd/First floor bedroom to be 150 stud partitioning filled with glass fibre insulation, finished with two layers of plaster board 12.5 joints taped plaster skim finish.

Partitions elsewhere to be thermalite block with two coat plaster finish.

FLAT ROOF AREA:

Chippings on 3 layer built up bituminous felt on external grade ply on firings to fall on 200x50 Roof joists @ 400 c/c.

PITCHED ROOF:

Roof pitch at approx 42° to match ex. The roof will be finished in Redland Concrete plain tiles to match ex. on 38x38 SW tile battens on 1 layer non breathable bituminous felt to BS 747 on 50x200 rafters @ 400 c/c cut over ex/new wall plate

Supported with 89x150 Purlins @ spliced with 50x100 splints over loadbearing ground floor walls and built into end gable wall.

Hip rafters bolted & plated to roof joists

BATHROOM EN/SUITE

Bathroom shower/WHB 75 deep traps via 40 waste to ex. foul drainage WC waste to 100 waste via ex SVP.

7 ST PATRICKS AVENUE
CHARVIL
READING
RG10 9RA

PROPOSED LOFT/ROOF EXTENSION
BEDROOMS AND EN-SUITE
BATHROOM

SCALES 1:50, 1:100, 1:1250, 1:50,

DATE MARCH 2002

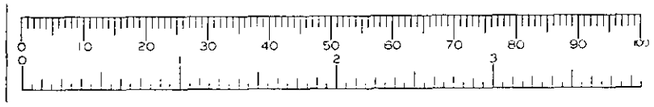
DRWN PR.K.

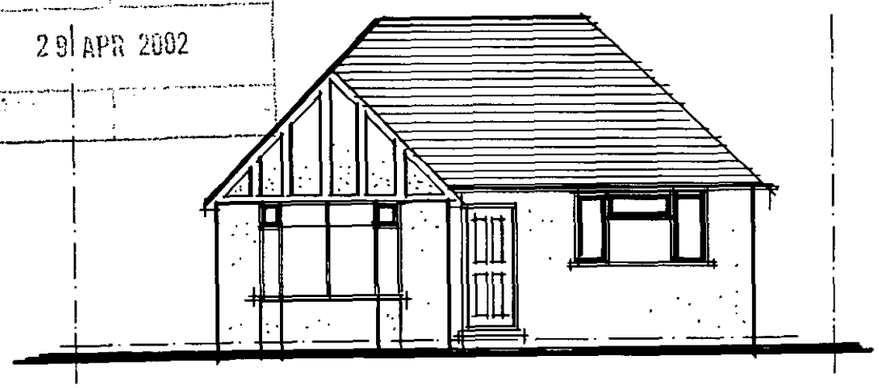
MR & MRS HUTCHINS
9 321695

PLANNING SERVICES	SPT
POL	TLS
DO	EHF
APP	
OS	

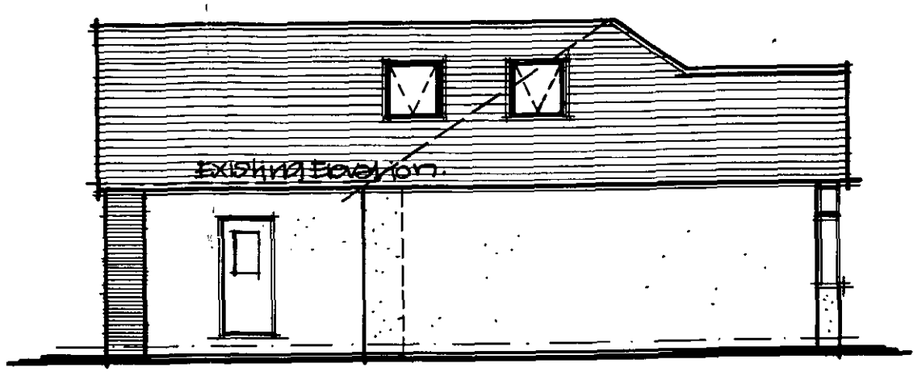
29 APR 2002

COPIES

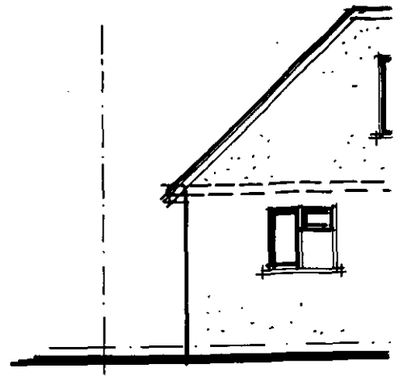




FRONT ELEVATION

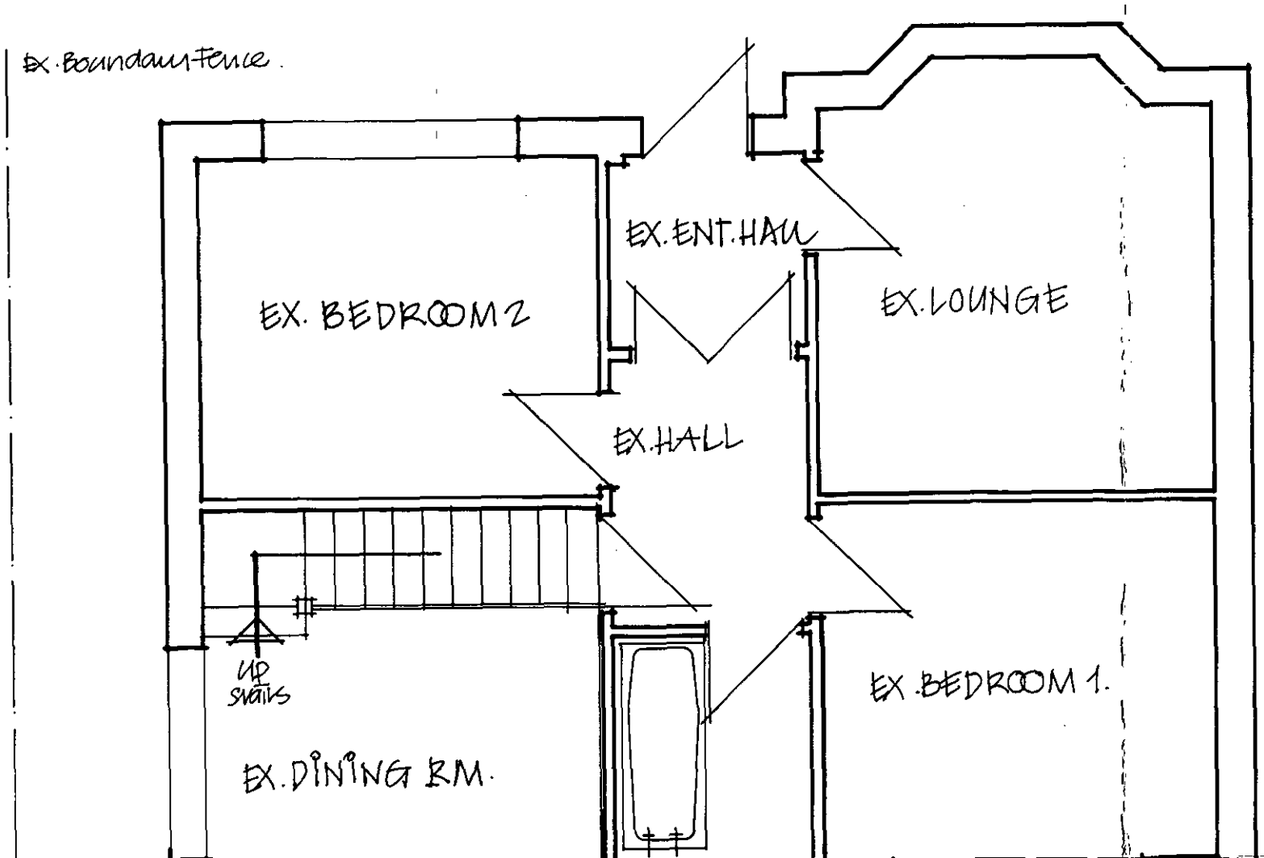


SIDE ELEVATION



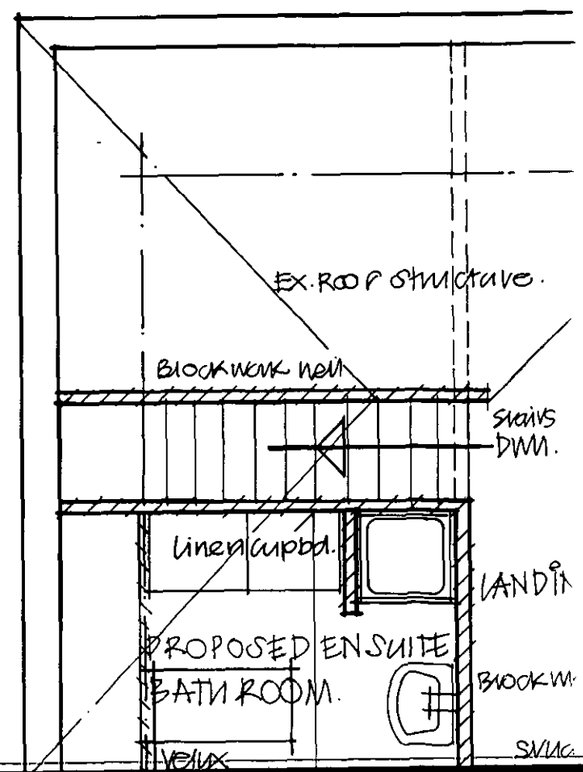
REAR E

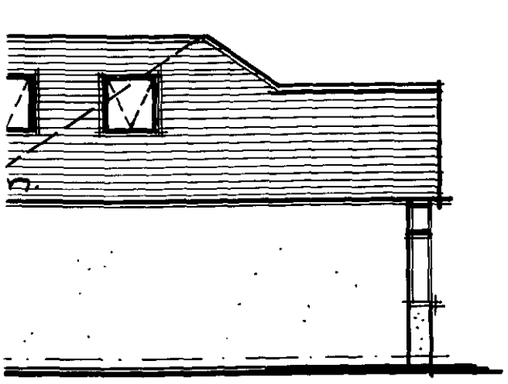
Ex. Boundary Fence.



Ex. Boundary Fence

APPROVED

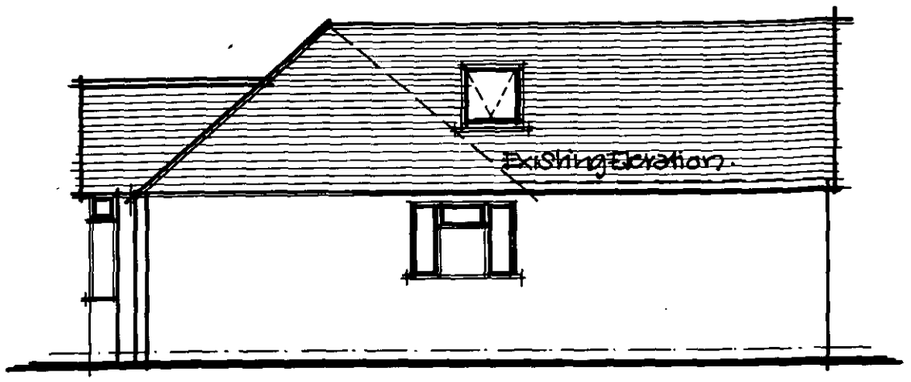




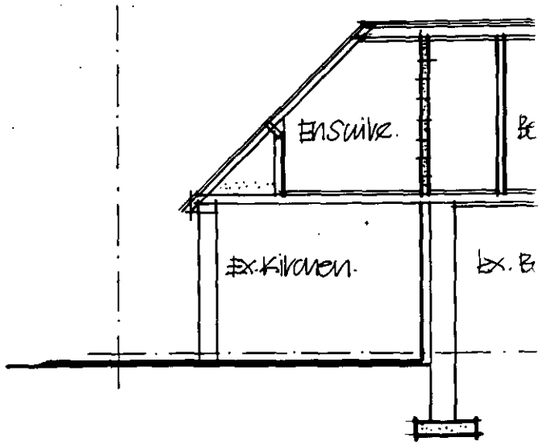
E L E V A T I O N



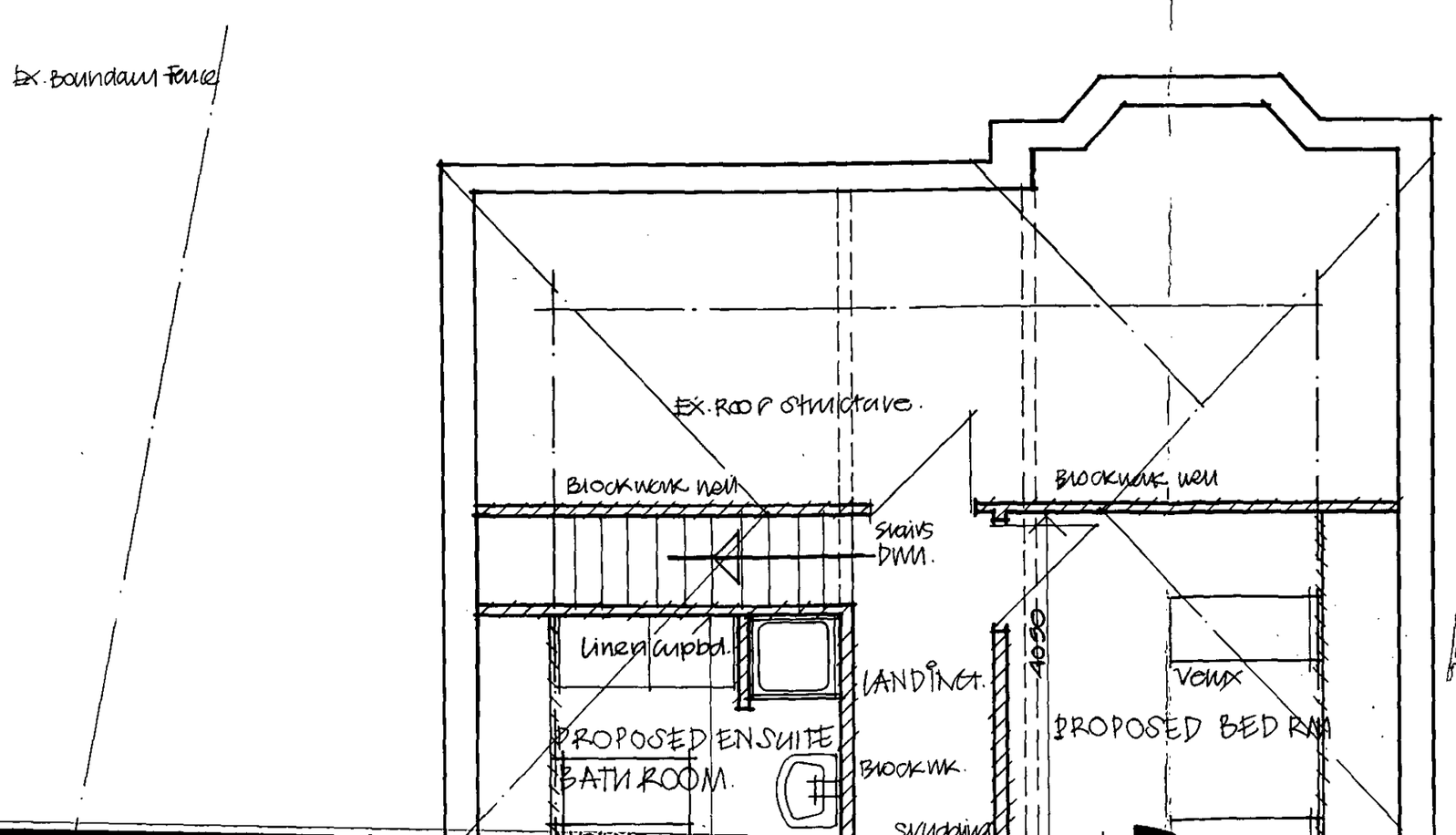
R E A R E L E V A T I O N



E N D E L E V A T I O N



S E C T I O



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