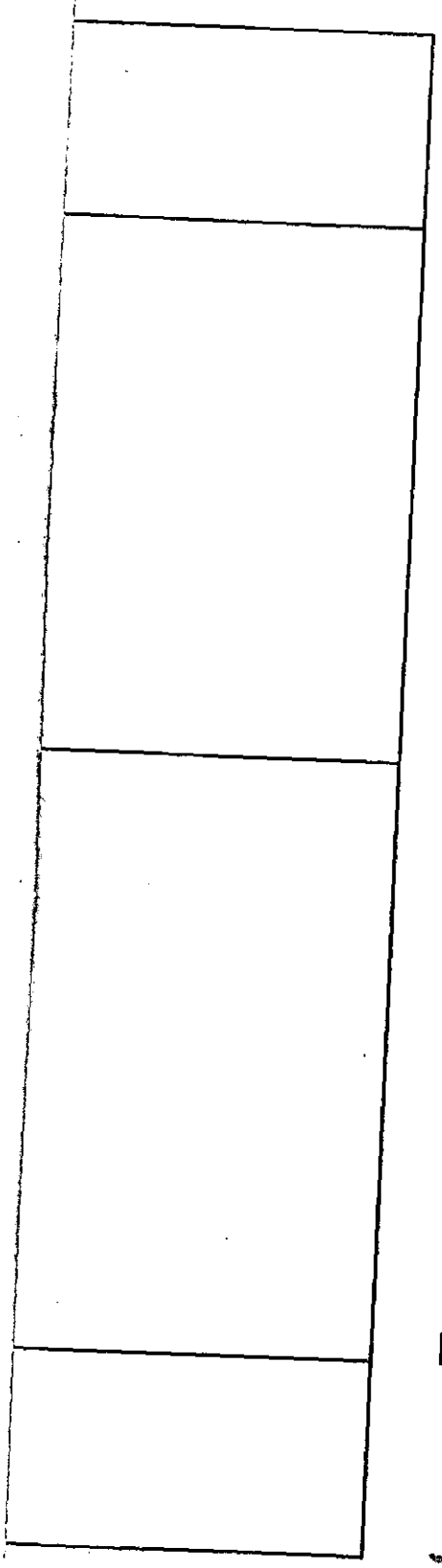


APPLICATION NO:
F/2001/5355

LOCATION:
52 Priest Avenue, Wokingham.

APPLICANT:
Mr & Mrs Dever C/O ADS

PROPOSAL:
Proposed first floor rear extension to dwelling plus single storey front extension.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

465

D4

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dever
C/O ADS
51 Kestrel Way
Wokingham
Berkshire
RG41 3HA

Application Number: F/2001/5355

Parish: **WOKINGHAM**

Location: **52, Priest Avenue, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling plus single storey front extension.**

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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 18/01/2002

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.

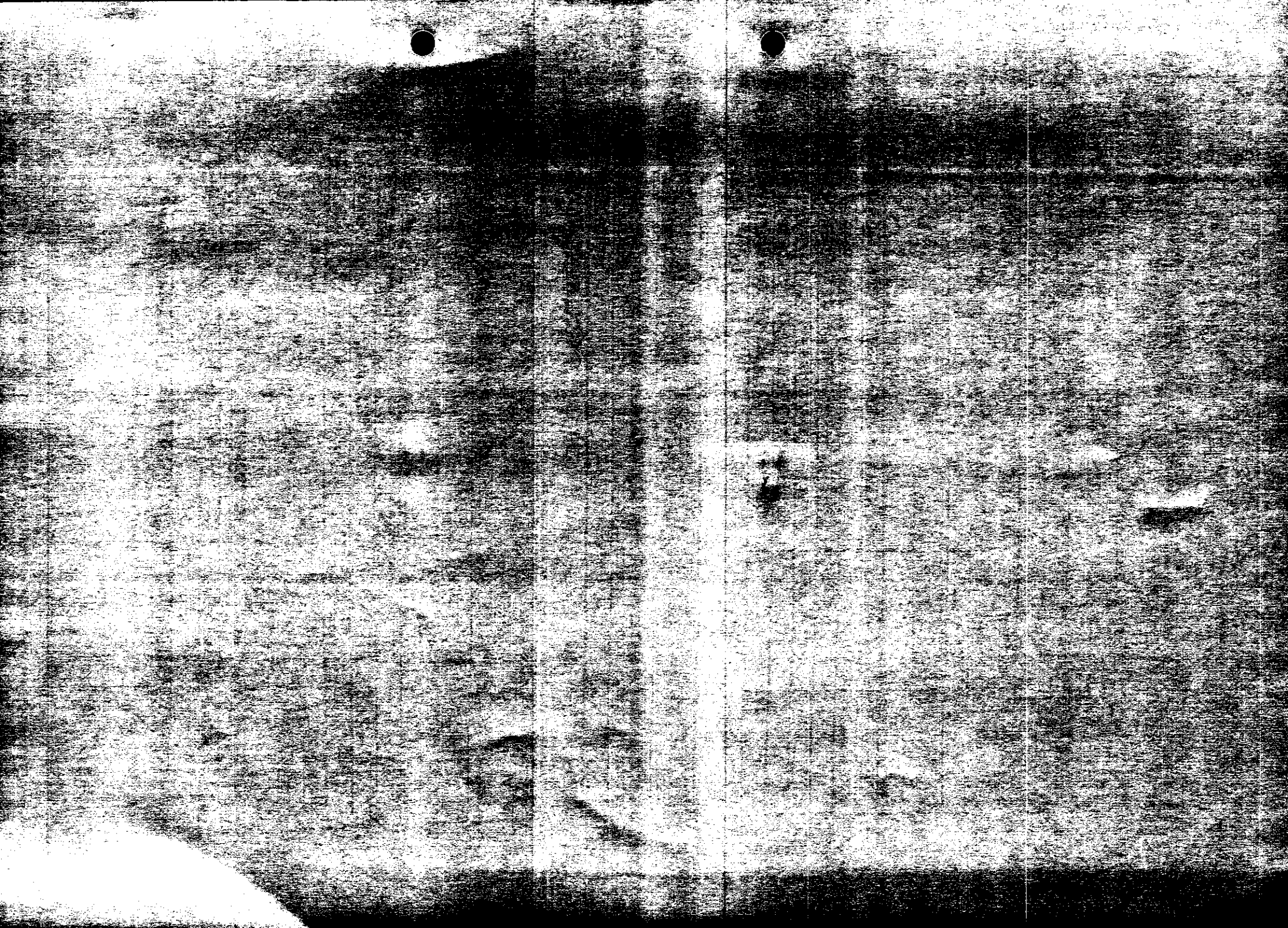
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5355	HL
BUILDING CONTROL NUMBER	FP 2002/2990 Central	
~~APPLICANT~~/AGENT	ADS	
ADDRESS OF SITE	52 Friar Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front ext & first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	10114/01A	10114/01
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/1/02	

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 : Heidi Lynch

Application Number : F/2001/5355

Applicant : Mr & Mrs Dever C/O ADS.

Location : 52, Priest Avenue, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling plus single storey front extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/02

Date Registered : 27/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 22/01/2002. 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 :

Planning Issues :

identified settlement } EN1, WBE1, WOS3
affect on neighbours } SBE1, SBE2
affect on street

Mineral site consultation area
South East area Local Plan

Application Number F/2001/5355
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 52 Priest Avenue Wokingham.

APPLICATION NUMBER: F/2001/5355

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 17/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Similar styled detached houses, 2 stry with integral garages with roof slope from house continuing over it.

3. DESCRIPTION OF SITE/BUILDING

2 stry, detached, garage to side
Has rear extension - half with a first floor.

4. RELATIONSHIP TO ADJOINING PROPERTIES

50 - has rear ext behind garage.
should be affected as roof slope is some distance away.
Kitchen window on rear flank wall + dining room window (1m from boundary)

54 - will not be affected.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Garage + room for 2 parks on drive

LEVELS level

BOUNDARY TREATMENT 2.0m high lodge surrounds property rear garden

OTHERS

Application Number: F/2001/5355

Appraisal:

The proposed development is a first floor rear extension and a single storey front extension to a detached house. The property is located in a residential street within an identified settlement and is bordered to the rear by rural land. The house is two-storeyed and has a pitched, gable-end roof. There is an existing single storey, flat roofed rear extension and the sloped roof extends down over an integral garage to the side of the house. This is a common feature in the houses in this area. There is also an existing two-storey extension built above half of the single storey rear extension. Many properties in this area have had rear extensions carried out – both two-storey and single storey.

The first floor extension will be located above the existing flat roofed rear extension. It will be utilised as a bedroom extension. The roof line above the extension will be pitched to match the roof line above the two-storey rear wing and will be 1.5m below the existing roof.

The front extension will consist of a new porch-way. It will be 1.46m from the front of the house and will be 3.8m in width. It will have a sloped roof with a small pitched section in the middle. The maximum roof height will be 3.6m and the eave line will be 2.5m. The existing porch will be demolished.

1. Impact upon neighbouring properties

The proposed first floor extension has no windows in the side elevation and the windows to the rear of the proposal would result in no further overlooking compared to what already exists on-site. It is considered there will be no loss in privacy to surrounding property owners.

The neighbour most likely to be affected by the proposed first floor extension is no.50 (no.54 will be screened from the development by the existing two-storey rear wing). No 50 has a single storey rear extension towards the back of the existing garage with a rear flank wall window. The proposed extension will not affect no.50 in terms of loss of daylight due to the long sloped roof, which follows the same lines as the existing roof over the garage. The extension will not be overbearing to no.50 as there is already an existing first floor extension on the application site and the full height of the proposed extension is some distance away from the side boundary.

The front porch is of a small size, albeit bigger than the current porch, and should have no effect on the surrounding property owners. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed first floor extension will not be seen from the street and will therefore have no affect on the street scene.

The proposed front extension is larger than the existing front porch currently in place. Several houses along this street have already had front porch extensions of differing types so it will not be out of character in the street scene.

The proposed extensions are designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing.

Recommendation: Approval: ✓ ~~**Refusal:**~~

27.NOV.2001 5555



Site Plan, Scale: 1 to 2500

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Date: 22 November 2001

N
W E
S

27.NOV.2001* 5355



Site Plan, Scale: 1 to 500 (SHOWING PROPOSED)

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Date: 22 November 2001

N W E S

Received by Wokingham District Council

Application No: F/2001/5355

Proposal:
Proposed first floor rear extension to dwelling plus single storey front extension.

Location:
52, Priest 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 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/2001/5355 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 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.

Head Planning and Transportation

03 December 2001

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5355

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5355
52, Priest Avenue, , Wokingham.
Proposed first floor rear extension to dwelling plus single storey front extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5355**
52, Priest Avenue, , Wokingham.
Proposed first floor rear extension to dwelling plus single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5355

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5355**
52, Priest Avenue, , Wokingham.
Proposed first floor rear extension to dwelling plus single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5355
CASE OFFICER: Heidi Lynch

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2001
Officer: HL	Application No. F/2001/5355

Map No. 76 Site 0:05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING PLUS SINGLE STOREY FRONT EXTENSION

Location: 52 PRIEST AVENUE

Parish: WOKINGHAM Ward: NORCOTT

Applicant: MR/MRS DEVER

Fee (6) Received 95-00 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 : 3/12 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:

No pre-apps

NEIGHBOURS:

S/W + see map

Environmental Services

For office use only
Application number 27. NOV. 2001 • 5555

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 Address and postcode Phone number	MR & MRS DEVER 52 PRIEST AVENUE WOKINGHAM RG40 2LX —
2	Agent's Name Address and postcode Phone number	ADS. 51 KESTREL WAY WOKINGHAM RG41 3HA 0790 0331
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.	52 PRIEST AVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT HALL & BEDROOM EXTENSION AT FIRST FLOOR LEVEL TO REAR
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	BRICKS & TILES 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: 4	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.		
	c Six copies of each set of plans and drawings listed below		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~**Certificate B**~~

I certify that

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature]

on behalf of MR & MRS DEVER.

Date 22/11/01

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

52, PRIEST AVENUE 76

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE ~~REC.~~	3/32/58 BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	OR 10693		BEDROOM, SHOWER ROOM, LOBBY, DINING AREA (GARAGE)		7.5.79		
105.76			" " "	4.5.79			
	BR 10978		S/STOREY EXTENSION "		22.5.79 APP.		
	BR 12347		Porch		19.11.79		
97/66010/F		19/9/97	2 SE. Rear ext. (Mr. & Mrs. Dever)	C/A			
F97/66041			2 SE. Side ext. "	C/A	15.07.97		

PDEng:- Porch to front of dwell. Mr Dever. 23.03.01

27.NOV.2001* 5355



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001 Scale: 1 : 1250

27.NOV.2001 5355



Site Plan, Scale: 1 to 2500

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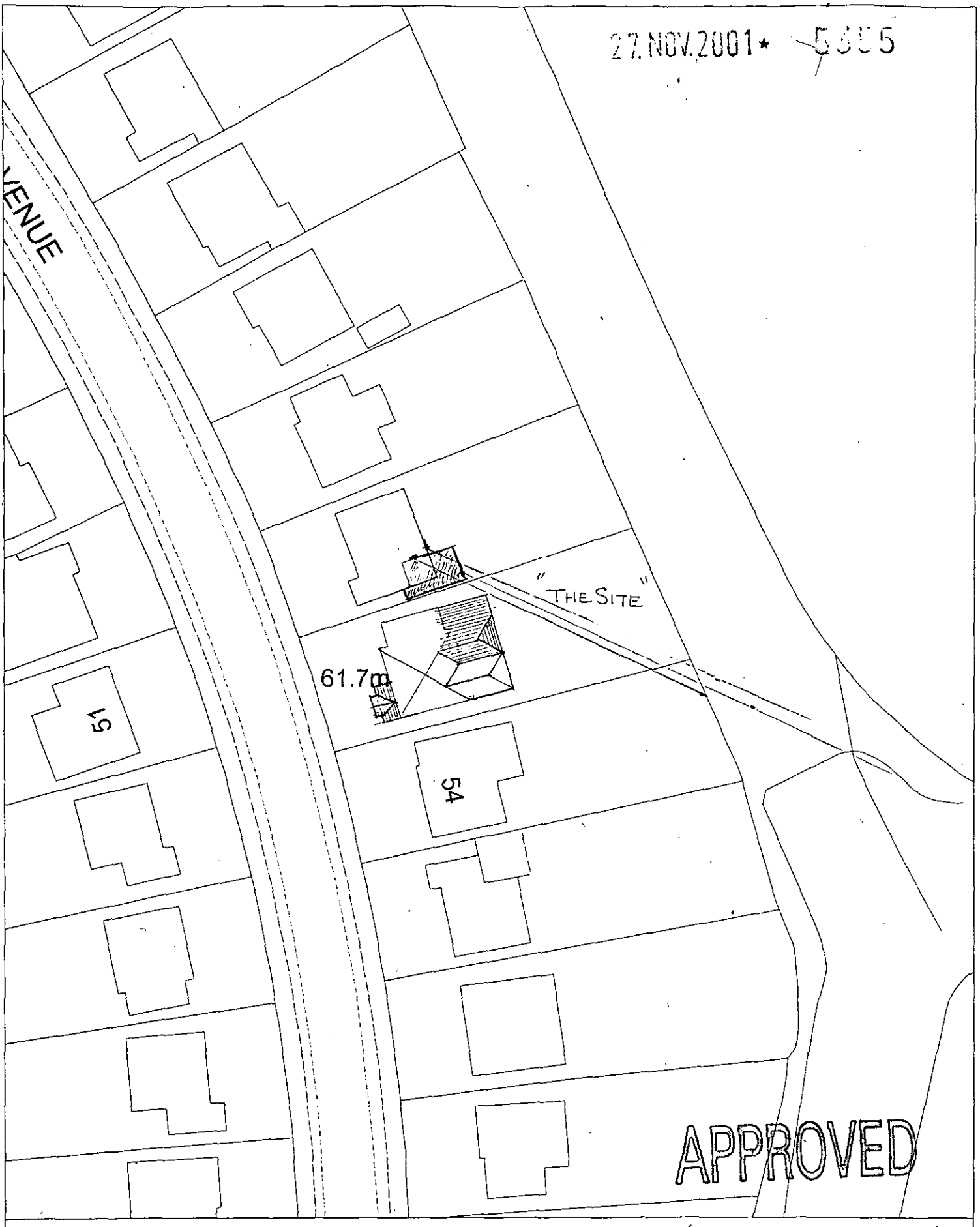
Date: 22 November 2001

N
W E
S



Site Plan, Scale: 1 to 500 (SHOWING PROPOSED)

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Date: 22 November 2001

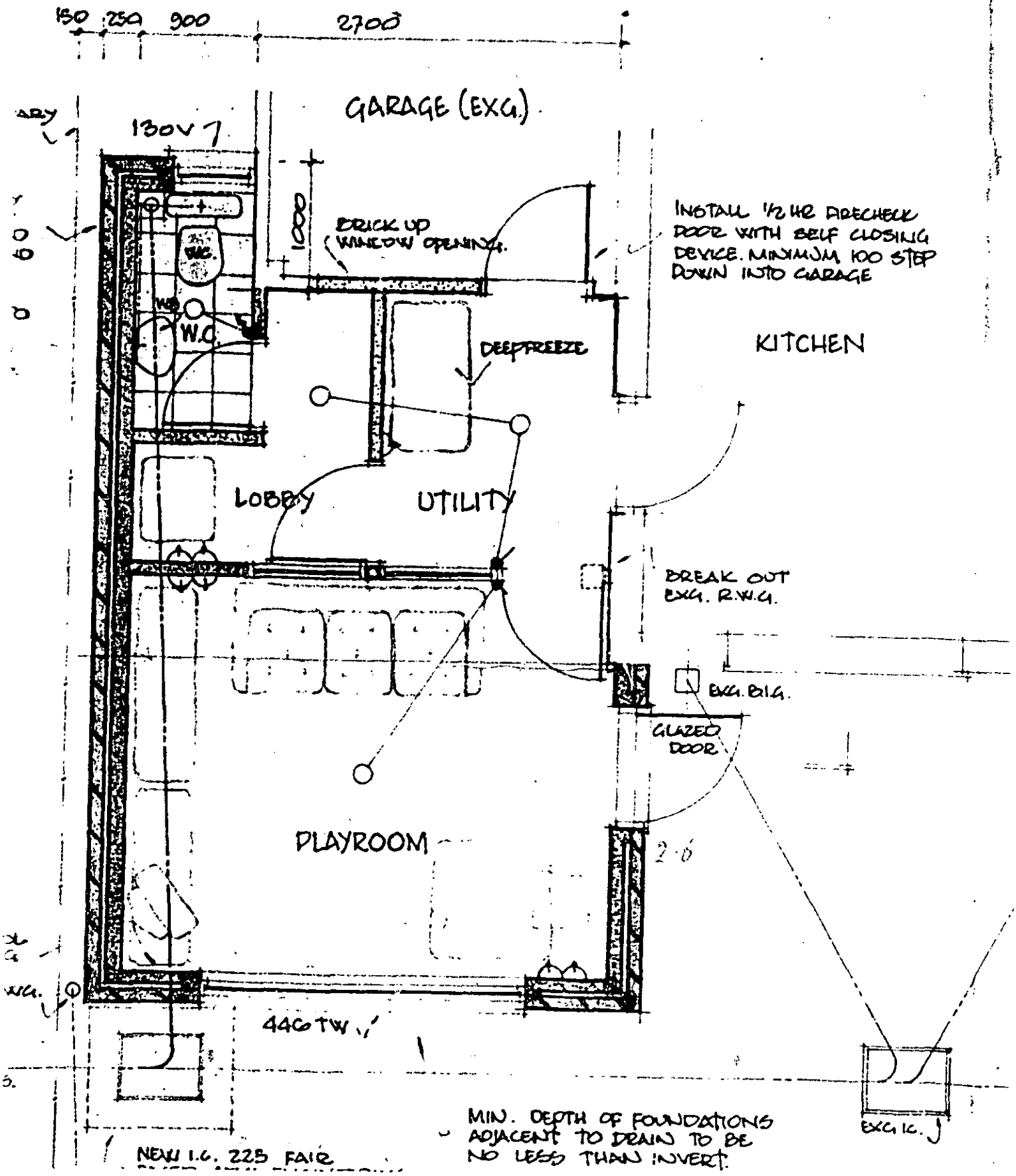
N
W E
S

600

FLOOR:
40 SAND CEMENT SCREED ON
100 CONCRETE ON 1000 G.
POLYTHENE DPM ON BLINDED/
CONSOLIDATED APPROVED FILL.

50

N°50 Priest Ave

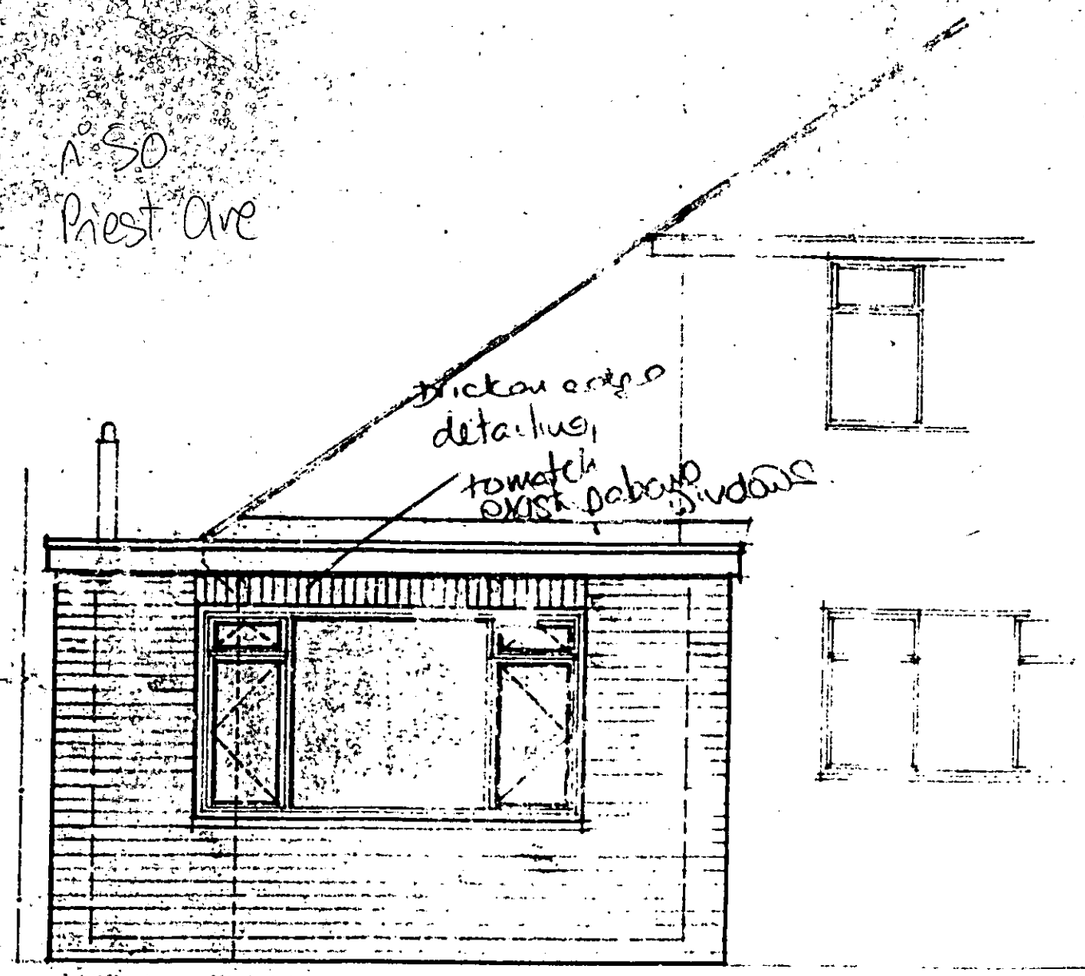


Revise

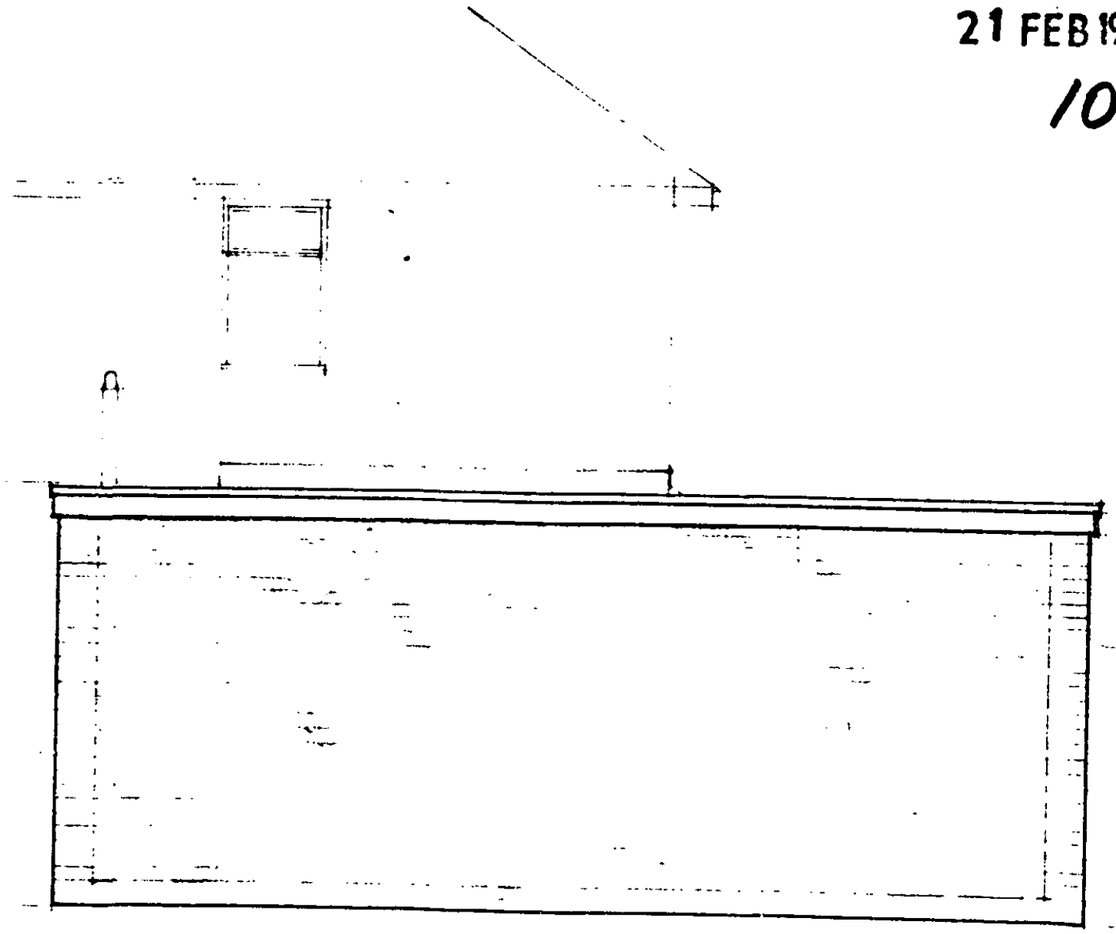
21 FEB 197

10c

No 50
Priest Ave



GARDEN ELEVATION



SIDE ELEVATION

2·6