9341611

Ring if there are problems

APPLICATION NO:
F/2000/0986

LOCATION:
Breezes Milestone Avenue, Charvil Reading.

APPLICANT:
Mr & Mrs Conroy C/O Sedgman Noble Architects

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Conroy
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Application Number: F/2000/0986

Parish: **CHARVIL**

Location: **Breezes, Milestone Avenue, Charvil, Reading.**

Proposal: ***Proposed two storey side and rear extensions to dwelling plus single storey rear 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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level and above in the north and south elevations.

Condition
4. Before development commences, a parking plan should be submitted to and approved in writing by the Local Planning Authority, showing the provision of 3 car parking spaces within the curtilage of the dwelling.

Condition
5. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 19/06/00 showing the single storey rear extension lowered in height and resited, two storey rear extension reduced in depth at first floor level, two storey extension on southeast side omitted and two storey extension incorporated on front extension.

Condition
7. Surface water source control measures shall be carried out in accordance with details which shall have been submited to and approved in writing by the Local Planning Authority before development commences.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. For the avoidance of doubt.

Reason
7. To prevent the increased risk of flooding and to improve water quality.

Informative

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393 for further details.

Informative

2. The applicant is requested to organise construction traffic in order to cause as little inconvenience as possible to neighbours and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/0986
Your ref.

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 Conroy
C/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire RG10 8PZ

Dear Sirs

PLANNING PERMISSION F/2000/0986
SITE: BREEZES, MILESTONE AVENUE, CHARVIL

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/2000/0986 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

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0986	FM
BUILDING CONTROL NUMBER	FP 2000/1053	Alison
APPLICANT/AGENT	Sedgwick Noble Architects	
ADDRESS OF SITE	Breezes Milestone Avenue CHARVIL	
DESCRIPTION OF PROPOSED WORK	2 storey front + side ext's s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	WD1	SK3b - SK4
FLOOR PLANS	WD1 WD2	SK3b
	Not plan WD2	SK4

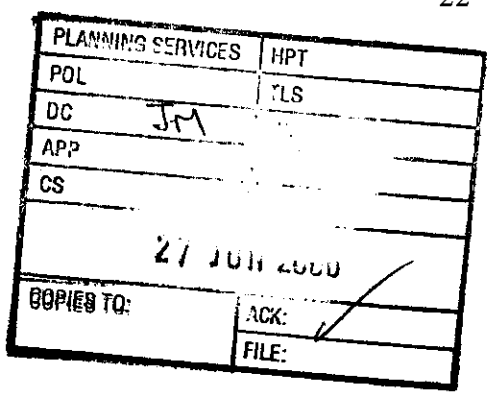
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/1/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - alteration to rear ground floor fenestration	
DATE	1/9/00.	

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	

The Shrubbery
Milestone Avenue
Charvil
Reading
RG10 9TN

22nd June 2000



Mr. John Mitchell,
Development Control Manager,
Wokingham District Council,
Shute End,
Wokingham.
RG11 4BN

Dear Mr. Mitchell,
Reference: planning application F 2000 0986 in Milestone Avenue

Thank you for your letter of 20th June. The concerns reflected in my first letter were inspired by a general worry, and we are grateful to know that there is official awareness that the environment deserves a Development Control Manager!

Some residents have been upset by changes in the lane, and feel that it is under threat. In the past we have all seen regulations weaken, according to the ideas of the day. For example, once I was told by a council official that a piece of land in Charvil could never be built on, because it was too small. Now there are three houses on it. Some years ago it was not permitted to build an extension with a flat roof, and now it is. Not so long ago one resident in Milestone Avenue was not permitted to build a dormer window in the roof. Several houses on either side now have dormer windows. Many houses in Charvil have been bought by a developer, greatly enlarged, and promptly sold for a very great profit, leaving the neighbours overlooked and overshadowed. Keeping to local proportions when alterations to buildings are made would prevent this. It is because of what has been allowed to happen already, that residents are anxious. The fiasco of St. Patrick's Church field is still in recent memory.

Apart from the increased activitity in Milestone Avenue which is causing at least four households in the top section to seek a new home in a quieter place, we hope very much indeed that the development in Charvil generally will not continue. It is now no longer the place where many long-term residents, your ratepayers, chose to live and hoped to stay. It was a semi-rural area with space, and dignified building, but that space has almost entirely gone, on one side of the A4, where builders have crammed in as much as they can - predation is not too harsh a term for what has happened in the past decade or so. It would be a dreadful act by the local authorities to allow the same thing to happen on the North side, through gradual increase of density, and a historic loss. Everyone would be much more relaxed if the Village Plan were inviolable.

Yours sincerely,

Janet Robson

Janet Robson (Mrs.)

We do thank you for your help

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 11th July 2000

Location: Breezes, Milestone Avenue, Charvil.

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

Application Number: F/2000/0986

In response to your consultation dated 20th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits with the general landscape of the locality.

Patricia Green

Patricia Green
Landscape Consultant

BY HAND 16/06. 8.45am

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

MAC/fs/L4

15 June 2000

PLANNING SERVICES	DEPT
POL	TLS
DC JM	ENF
APP	30704
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

Planning Department
WOKINGHAM DISTRICT COUNCIL
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Joss Miller

Dear Ms Miller

0986 [redacted] 30704

ALTERATIONS & EXTENSION TO: BREEZES, MILESTONE AVENUE, CHARVIL

Further to our meeting yesterday I now enclose 4 copies of my revised planning drawings MAC/SK3b and SK4. for your information and wish these to be substituted for the planning drawings previously submitted.

The revised scheme deals with the issues which you raised as follows:

1.The ground floor rear extension (Living Room) has been moved away from the boundary with Pebble Cottage and is now centred on the rear wall of the main house. The overall height has also been reduced from 5.2m to 4m.

2. The side extension has been cut back by 2m at first floor level and the roof hipped to reduce overshadowing.

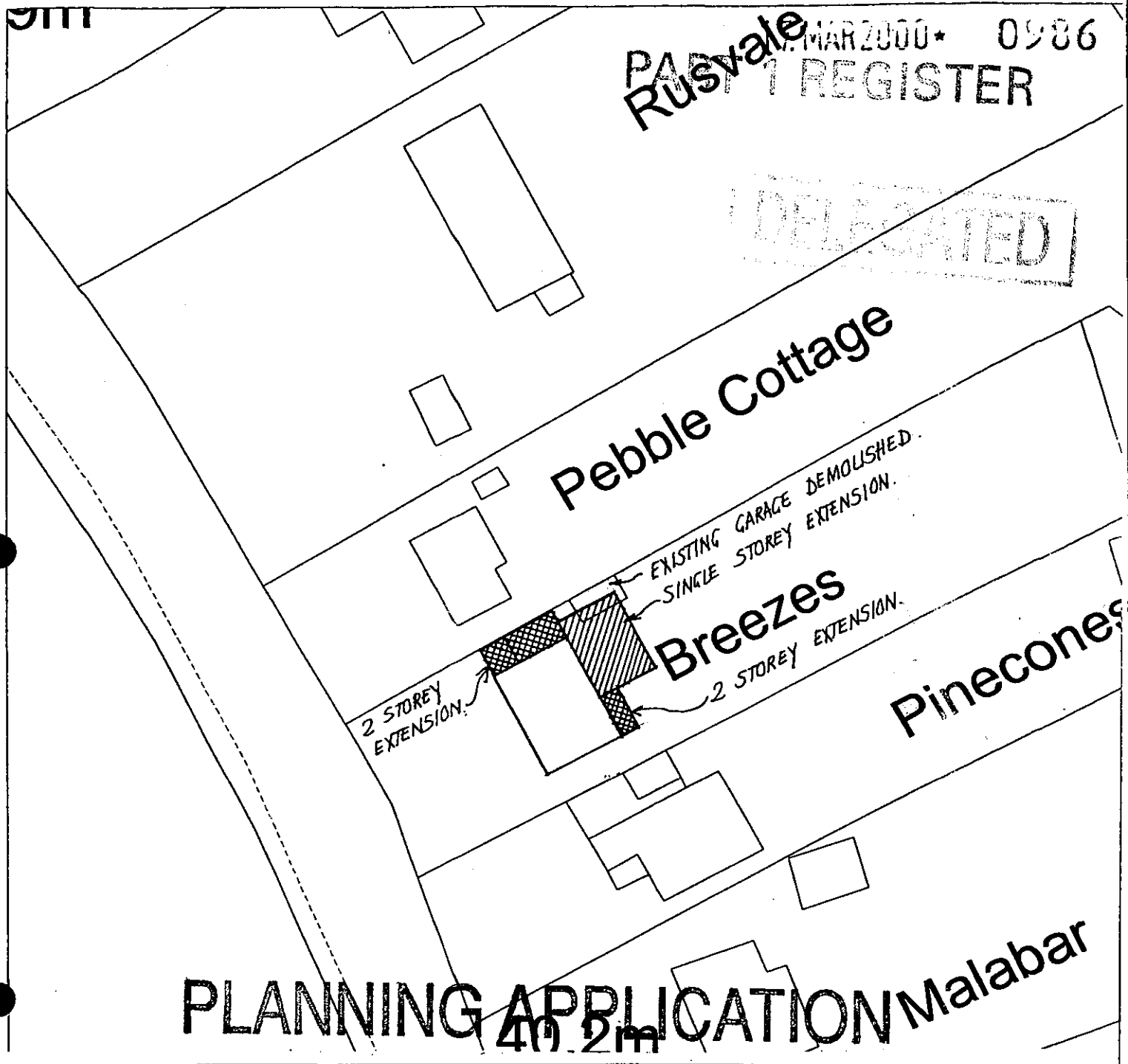
3. As I previously explained to you, the only place to locate a fourth bedroom is over the front entrance, as there is now no room for this at ground floor level. The preliminary drawing I showed you had a splayed floor plan and I had intended the roof to be hipped in order to minimise the projection and impact at the front. However, it became clear while working on the elevations that this arrangement would not match in sympathetically with the existing house and I have therefore gone for a new gable end which I believe works well. In order to compensate for this additional massing I have cut back the projection of this wall by 300mm. I have also hipped the existing gable end facing Pebble Cottage. This emphasises the form of the main house and makes the new extension adjacent to Pebble Cottage much more subservient to the main house.

I trust that this revised scheme will now meet with your approval. Breezes is currently unoccupied although my clients are currently paying a mortgage on it in addition to a rental on their current property. They are therefore very keen to get a decision on this revised proposal as soon as possible and I trust that you will now be able to process this revised application very soon. Many thanks.

Yours sincerely

Francis Sedgman

copy to: Mr and Mrs Conroy



PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date:	Drawing Title:	
March '00	BLOCK PLAN	
Scale:		
Drawn:		
Project:	**Job No:**	**Drawing No:**	**Revision:**
BREEZES, MILESTONE AVENUE, CHARVIL.	MAC	S2	

Site Plan, Scale: 1 to 500

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Date: 2 March 2000

N W E S



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Landscape Section, Environmental Services, Wokingham District Council.

22 June 2000

Scale: 1 : 4000

N
W E
S

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0986

Applicant : Mr & Mrs Conroy C/O Sedgman Noble Architects.

Location : Breezes, Milestone Avenue, Charvil, Reading.
Proposal : Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/00

Date of Neighbour Notifications : 29/3/00

Date of Site Visit : 17/4/00

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

Env. Agency - Conditions
Env. Health - No objections
Neighbourhood Watch - No general objection
- large development, construction traffic
Highways - Parking plan

Planning Issues :

Effect on Street scene and neighbouring properties. UBE1.
Identified settlement.

Application Number: F/2000/0986

Appraisal :

This application is for a two storey front and side extension and single storey rear extension.

Neighbours.

The two storey front extension is 6·2m from Pinecones and 5m from Pebble Cottage. It has a depth of 1·6m, and eaves height of 5·8m and a gable roof with a ridge height of 7·8m. It is sited to the north of Pinecones and to the South of Pebble Cottage. The depth and distance of the extensions ~~will~~ any impact on the neighbours will be minimised.

The two storey side extension has a depth of 7·4m, an eaved height of 4·9m and a ridge height of 6·7m. The first floor element has a depth of 5·3m. This extension is situated to the South of Pebble Cottage. The neighbour has ~~one~~ side windows ~~but~~ has a sun room to the rear and a window approx 0·5m from the boundary on the rear elevation. The ground floor side window is approx 2·5m from the boundary and is a secondary living room window. The extension has been reduced sufficiently ~~for~~ and the ridge height is 1·1m lower than that of the main roof. There are no first floor side windows. Any impact regarding overbearing, overshadowing and privacy issues will not be sufficient to warrant a refusal. This extension will largely be obscured from Pinecones by the main footprint of the applicant's property. The single storey rear extension has a width of 8·2m, a depth of 5·3m and an eaves height of 2·6m, with a ridge height of 4m. The extension is 3·7m from Pebble Cottage and there is a 1·8m fence on the boundary. It is 2·6m from Pinecones with a 3m hedge on the boundary. The impact on the neighbouring properties in terms of overbearing, overshadowing and privacy is not sufficient to warrant a refusal.

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

PTO.

Street scene.
There is a varying building line along Milestone Ave and Breezes is set back from the highway by approx 13m. Although the front extension is prominent it is not considered to be on a large enough scale to warrant a refusal. The side extension has been set down from the main roof height by 1.1m with the roof hipped in on all sides. It is ~~set back from~~ flush with the original front footprint of the applicant's property but can still be considered subsidiary to the main dwelling. The design is appropriate for the property and, therefore, any impact on the street scene is minimised.
There would be sufficient parking within the curtilage of the dwelling to satisfy Council policies, however, a parking plan should still be required to ensure satisfactory provision is made for it.

Application Number F/2000/0986
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works.
3	SR08	SR05	first floor level & above. north & south elevations
4		SR06	Before development commenced, a parking plan should be submitted to, and approved in writing by the local planning authority, showing the provision of 3 car parking spaces within the curtilage of the dwelling.
5.	SC23	SR06	Parking.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

6	SC04	SR04	Revised plans. 19/6/2000 single storey rear extn lowered in height and re-sited, two storey rear extn reduced in depth at first floor level. two storey extn on southeast side omitted and two storey extension incorporated on front extn.
		Inf.	The applicant is requested to organise construction traffic in order to cause as little inconvenience as possible to neighbours and the locality. 6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Breezes Milestone Avenue Charvil Reading.

APPLICATION NUMBER: F/2000/0986

OFFICER: Joss Miller

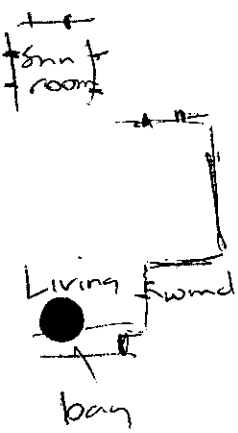
DATE OF SITE VISIT: 17/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree on front boundary

2. DESCRIPTION OF SURROUNDINGS
Detached houses and bungalows on one side of road.

3. DESCRIPTION OF SITE/BUILDING
Detached house of render & brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
P Cott - No side windows. Applicant's garage on boundary. Rear extn sunroom with windows on 3 sides
1 window nearer at rear - behind garage - side extn (garage conv?)
P. Cones - 3 windows to side at f/f level. - Side extn
3 windows at front. window at rear of side extn.
then kitchen window
Applicant has 2 windows to this side at g/f.



5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 3 spaces.

LEVELS \

BOUNDARY TREATMENT 1.8m fence then 3m hedge on P. Cott side, 3m hedge (Lawrel) on P. Cones.

OTHERS

Applicationo	Name & Address
F/2000/0986	Mrs J Robson The Shrubbery Milestone Avenue Charvil RG10 9TN

App approved,
Letter sent 12/07/00

Date: 20 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0986

Location: Breezes, Milestone Avenue, Charvil, Reading.

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

Applicant: Mr & Mrs Conroy C/O Sedgman Noble Architects.

Case Officer: Joss Miller

The new plans show the following: Single storey rear extension lowered in height and resited, two storey rear extension reduced in depth at first floor level, two storey extension on southeast side omitted and two storey extension incorporated on front extension. Drawing no SK 3 Rev b.

Comments are required by 30/06/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. F/2000/098/(Planaps) / (Ludhouse) Date Rec. 16/6/00

Location: Breezes Milestone Ave

Parish Charvil

Applicant: Mr & Mrs Conroy

Description of attached plans Single storey rear extension lowered in height and resited, two storey rear extension reduced in depth at first floor level, 2 storey extn on southeast side omitted. Drawing No's: and 2 storey extension incorporated on front extension.

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: The Shrubery, Pebble Cottage, Pinecones, Milestone Ave & 87 St Patrick's Ave. 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 JM. Consultations Sent by Admin. on 20.06.00

Yellow - Part One Copy
Green - Officer's Copy

BY HAND 16/06. 8.45am

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

15 June 2000

MAC/fs/L4

PLANNING SERVICES	PT
POL	TLS
DC JM	ENF
APP	30704
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

Planning Department
WOKINGHAM DISTRICT COUNCIL
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Joss Miller

Dear Ms Miller

0986 ~~30704~~

ALTERATIONS & EXTENSION TO: BREEZES, MILESTONE AVENUE, CHARVIL

Further to our meeting yesterday I now enclose 4 copies of my revised planning drawings MAC/SK3b and SK4. for your information and wish these to be substituted for the planning drawings previously submitted.

The revised scheme deals with the issues which you raised as follows:

1.The ground floor rear extension (Living Room) has been moved away from the boundary with Pebble Cottage and is now centred on the rear wall of the main house. The overall height has also been reduced from 5.2m to 4m.

2. The side extension has been cut back by 2m at first floor level and the roof hipped to reduce overshadowing.

3. As I previously explained to you, the only place to locate a fourth bedroom is over the front entrance, as there is now no room for this at ground floor level. The preliminary drawing I showed you had a splayed floor plan and I had intended the roof to be hipped in order to minimise the projection and impact at the front. However, it became clear while working on the elevations that this arrangement would not match in sympathetically with the existing house and I have therefore gone for a new gable end which I believe works well. In order to compensate for this additional massing I have cut back the projection of this wall by 300mm. I have also hipped the existing gable end facing Pebble Cottage. This emphasises the form of the main house and makes the new extension adjacent to Pebble Cottage much more subservient to the main house.

I trust that this revised scheme will now meet with your approval. Breezes is currently unoccupied although my clients are currently paying a mortgage on it in addition to a rental on their current property. They are therefore very keen to get a decision on this revised proposal as soon as possible and I trust that you will now be able to process this revised application very soon. Many thanks.

Yours sincerely

Francis Sedgman

copy to: Mr and Mrs Conroy

Our ref: SP\2000\001543\001
Your ref: F/2000/0986

Date: 9th May 2000

ENVIRONMENT AGENCY 29283

POL
PS
APP
CS
12 MAY 2000
COPIES TO:
ACK
FILE

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Joss Miller

Dear Madam

SIDE & REAR EXTENSIONS - BREEZES, MILESTONE AVENUE, CHARVIL

Thank you for your letter dated 29 March 2000 which was received on 3 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/8/17**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 770 763 and SU769 763	60 m and 56 m	Milestone East and West	no information

There is therefore a potential risk of the presence of landfill gas.

The Environment Agency recommends that adequate ventilation measures, i.e air bricks, and thicker damp course membranes are incorporated into the design of the extensions, to protect against the possible presence of landfill gas.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Cont/d..

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Sedgman Noble Architects, The Studio, Spring Meadows Business Ctr, Highfield Farm, Wargrave RG10 8PZ

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

14 APR 2000
ACK:
FILE:

From: Joanne Ellis, Environmental Health

To: Joss Miller, Planning

My Ref: JPE/aky

Your Ref:

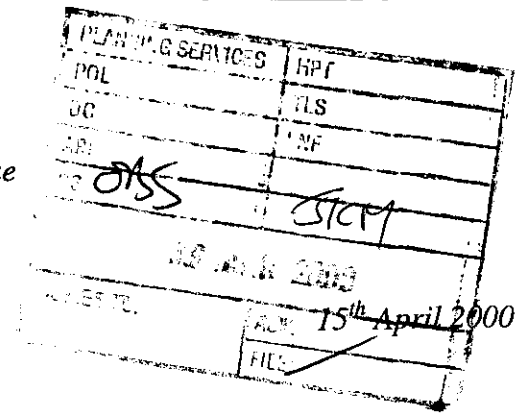
Date: 10 April, 2000

PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY REAR EXTENSION
LOCATION: BREEZES, MILESTONE AVENUE, CHARVIL

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

The Shrubbery
Milestone Avenue
Charvil
Reading
RG10 9TN



The Planning Officer,
Wokingham District Council,
Shute End,
Wokingham.
RG11 4BN

Dear Sir or Madam,
Reference: planning application F 2000 0986 in Milestone Avenue

I am writing on behalf of the Neighbourhood Watch in Milestone Avenue to report a general feeling about such an application.

While there is no general objection about the specific application, and in principle we respect individual choice, we do regret that such a large alteration is to be made in what is essentially a rural lane. When there is an existing development with houses which have a certain amount of space between them and where the houses and gardens are not overlooked, on the whole, by neighbours, it is regrettable that these pleasant qualities should be eroded, especially when there are large numbers of modern developments withing a mile, where larger, modern houses have been built which are very close together. It really does seem rather a shame to bring that style into a lane which is loved for quite different qualities. I would like to remind you that on several occasions in the past severe restrictions have been put upon people asking for much smaller extensions to much smaller properties, in Milestone Avenue. At present a resident in Thames Drive has been repeatedly refused permission to extend her property, even though her plans would bring her property to a size and height barely comparable with her neighbours – who have voiced compliance.

I would like to receive the Planning Officer's reassurance that our rural and back-water character is valued by the planning department as being rather special and needing protection, in this age of ever-increasing density and urbanisation.

The only condition we would like to insist on in this particular case is that the construction traffic (and I have received no reply to my February letter to the council about the havoc wrought by the Vodafone installation) is considerate and well controlled.
Two recent extensions in Milestone Avenue took over a year to complete, and the vehicles damaged and blocked the road on numerous occasions. Such traffic often is driven too fast, not only endangering pedestrians and children but raising clouds of enveloping dust, and the drivers can be rude when asked to slow down.

I really do not like being in the position of anticipating all this, and do not intend to be unwelcoming, but we have suffered in the past and we do love our quiet road – and as you may well know already, I am the one who is has the task of corresponding when the former Resident's Assoc., now the Neighbourhood Watch, needs representation.

Yours sincerely
Janet Robson (Mrs)

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 29 March 2000

Application Number: F/2000/0986

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

Site Address:
Breezes, Milestone Avenue, Charvil, Reading.

Applicant:
Mr & Mrs Conroy C/O Sedgman Noble Architects.

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

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4m x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

7-4-00

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

Tel: (0118) 974 6463

Date: **29 March 2000**

My ref: F/2000/0986

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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/2000/0986
Breezes, Milestone Avenue, Charvil, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey rear 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0986**
Breezes, Milestone Avenue, Charvil, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

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

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/0986

Proposal:
Proposed two storey side and rear extensions to dwelling plus single storey rear extension.

Location:
Breezes, Milestone 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. Written comments submitted will become available for public inspection.

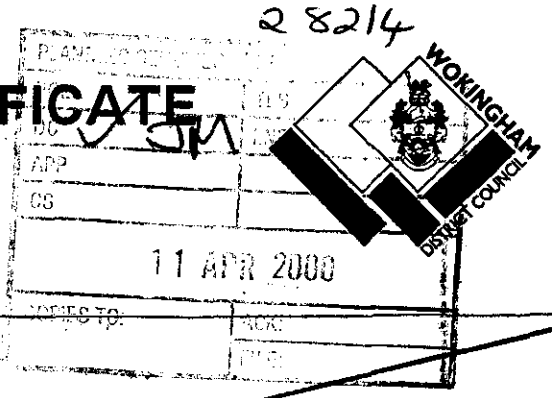
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

1789/a

SECTION 66 CERTIFICATE

28214



Application No. F/2000/0986

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

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

OR

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
*MR & MRS KINGHAM +	*PEGGIE COTTAGE MILESTONE AVENUE CHAWLE NR READING RG10 9TN	*8,4,2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

* Signed . . . . . .

~~* On behalf of~~ . . . . . .

* Date . . . . . 8, 04, 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 MAR 2000
Officer: JM	Application No. F/2000/0986

Map No. 28. Site ...0.10....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY REAR EXTENSION

Location: BREEZES MILESTONE AVENUE

Parish: CHARVIL Ward: Charvil 29.3.2000

Applicant: MR \MRS CONROY

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

(14)
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	POSSIBLE ENCROACHMENT		
9	Miscellaneous	PARKING NOT CLEAR		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓ .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Rural Area (NEXT TO) .....

.....

.....

NEIGHBOURS:

S/N + Pebble Cottage, Pinecones, Milestone Ave ✓

37 St Patricks Ave .....

1933

ADDRESS Breezes Milestone Avenue PARISH Charvil

PLOT No.

ORD. SHEET No. SU. 7776 (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi

MINISTRY DECISION

SPECIAL ORDERS

1959/a

HOUSEHOLDER PLANNING APPLICATION

17 MAR 1986

WOKINGHAM DISTRICT COUNCIL

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 AND MRS CONROY
	ADDRESS	THE HOMESTEAD, STANLAKE LANE
		RUSCOMBE, READING,
		BERKSHIRE
	POST CODE	RG10 0BL Tel. No. 934-1611
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE architects
	ADDRESS	THE STUDIO, SPRING MEADOWS
		BUSINESS CENTRE, HIGHFIELD FARM,
		WARGRAVE, READING, BERKSHIRE.
	POST CODE	RG10 8PZ Tel. No. 940-4747
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	BREEZES,
		MILESTONE AVENUE,
		CHARVIL
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY SIDE and 1+2 STOREY
		REAR EXTENSIONS.

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK PLINTH WITH RENDERED WALLS OVER. ROOF TILES TO MATCH EXISTING.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / [redacted]

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

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

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) £95-00
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~~ + section 1. 50 ✓

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.

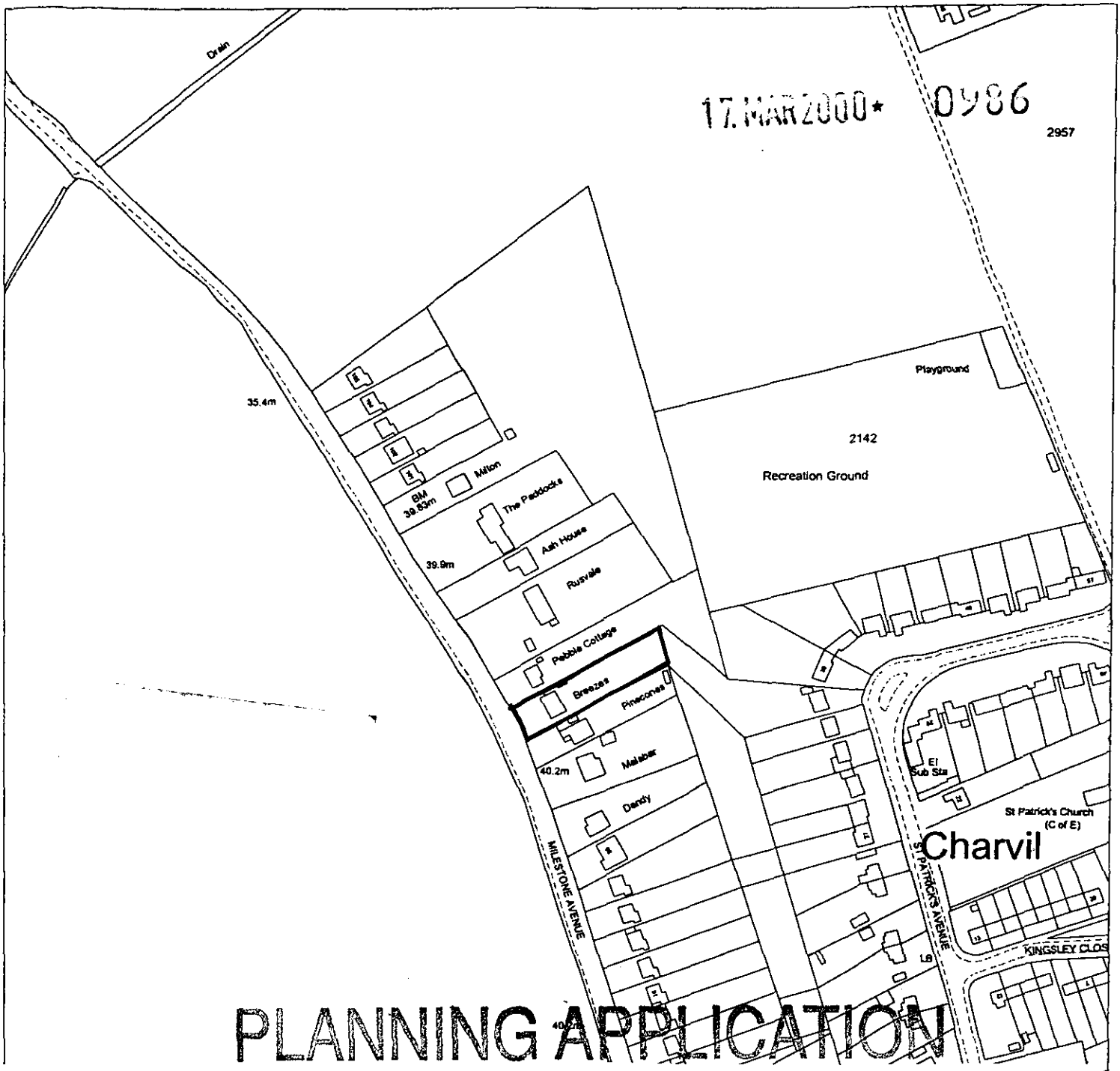
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED J. R. Sedgman for SEDGMAN NOBLE architects

ON BEHALF OF Mr and Mrs Conroy

DATE 15 March 2000



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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: March '00
Scale:
Drawn:

Drawing Title: LOCATION PLAN

Project: BREEZES, MILESTONE AVENUE, CHARVIL.

Job No: MAC

Drawing No: S1

Revision:

Site Plan, Scale: 1 to 2500

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Date: 2 March 2000

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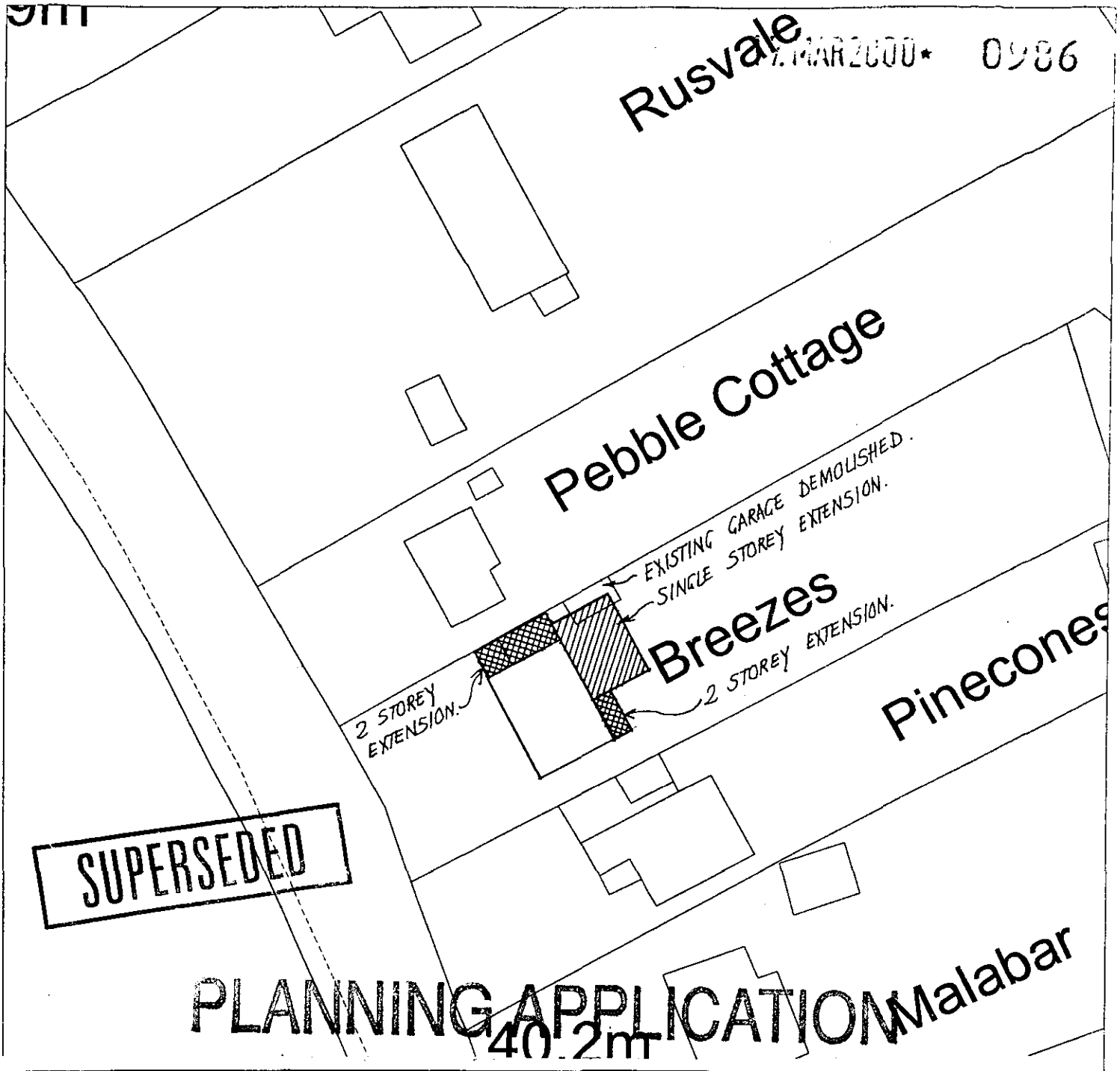

7 MAR2000* 0986

SUPERSEDED

PLANNING APPLICATION

Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: March '00
Scale:
Drawn:

Drawing Title: BLOCK PLAN

Project: BREEZES, MILESTONE AVENUE, CHARVIL.

Job No: MAC

Drawing No: S2

Revision:

Site Plan, Scale: 1 to 500

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Date: 2 March 2000

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