APPLICATION NO:
F/2000/1243

LOCATION:
137 East Park Farm Drive, Charvil Reading.

APPLICANT:
Mr Mrs Thompson C/O Simon Dickerson

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Thompson
C/O Simon Dickerson
Anglian Home Improvements
P.O. Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1243

Parish: **CHARVIL**

Location: **137, East Park Farm Drive, Charvil, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 29/06/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1243

Applicant : Mr Mrs Thompson C/O Simon Dickerson.

Location : 137, East Park Farm Drive, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5

Date of Neighbour Notifications : 2/5

Date of Site Visit : 31/5

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

Planning Issues :
Effect on Street scene & neighbouring properties DRC1.
Identified settlement.

Application Number: F/2000/1243

Appraisal :

This application is for a single storey rear extension for a conservatory.

Neighbours.
The extension will be largely screened from No 139 by the 1.8m fence and the applicants garage. It will also be screened to a certain extent from No 135 by the 1.8m boundary fence. Therefore any impact on the neighbours will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The conservatory is situated 5.2m from the boundary wall which is 1.8m in height. It has a height of 3.6m and a depth of 3.7m. It is considered to be a modest extension and impact on the street scene will be minimised.

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

Conditions ?

Application Number F/2000/1243
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR02	brickwork

John Mercer
29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 137 East Park Farm Drive Charvil Reading.

APPLICATION NUMBER: F/2000/1243

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side of house.

2. DESCRIPTION OF SURROUNDINGS

Modern housing estate

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

139 - 1.8m fence on boundary & garage.

Street scene - 1.8m fence on boundary.

House to rear - 1.8m fence.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING \

LEVELS \

BOUNDARY TREATMENT See above.

OTHERS

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

Tel: (0118) 974 6463

Date: **02 May 2000**

My ref: F/2000/1243

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/2000/1243
137, East Park Farm Drive, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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/2000/1243**
137, East Park Farm Drive, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory
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/2000/1243

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
137, East Park Farm Drive, 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 26/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 APR 2000
Officer: JM	Application No. F/2000/1243

Map No. 32 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 137 EAST PARK FARM DRIVE

Parish: CHARVIL Ward: Charvil 2.5.2000

Applicant: MR/MRS THOMPSON

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

(5)

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			

Anglian Home improvements

Our Ref: SD/AM 99/01170 Thompson

13 April, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

14. APR. 2000* 1243

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 137 EAST PARK FARM DRIVE CHARVIL BERKS RG10 9UQ

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letter\simon2.doc

1959 a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 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 0734 778763.

14.APR.2000* 1243

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+MRS THOMPSON
	ADDRESS	137 EAST PARK FARM DRIVE.
		CHARVIL, BERKS. RG10 9UQ
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SIMON DICKERSON.
	ADDRESS	ANGLIAN HOME IMPROVEMENTS
		PO BOX 65. NORWICH, NR6 6EJ
	POST CODE	Tel. No. 01603 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	137 EAST PARK FARM DRIVE
		CHARVIL, BERKS.
		RG10 9UQ
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT PVCU CONSERVATORY TO
		REAR OF PROPERTY

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WHITE PVCU FRAMES IN WALLS
WITH DOUBLE GLAZING
ROOF: CLEAR TOUGHENED GLASS.

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

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

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

ADDRESS 137 EAST PARK FARM DRIVE **PARISH** CHARVIL

PLOT No. C59 **ORD. SHEET No.** SU 7775 (32)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/183/69	RMC	O/L		REF
426/71	"	"	9.7.71	REF
19056/7	HALL AGGREGATES	O/L	27.5.83	REF
41844	"	O/L	26.1.94	REF
96/63428/RM	CHARLES CHURCH	RES. DEV.	4.9.96	REF
96/64780/RM	CHARVIL CONSORTIUM	DET. HOUSE	24.10.97	C/A~~PA~~
A97/0173	CHARLES CHURCH	"	21.5.97	APP

MINISTRY DECISION 41844 - APPEAL ALLOWED - 6.3.95

SPECIAL ORDERS PD Enq - Conservatory - 8/3/00

14.APR.2000* 1243

1933

ADDRESS 137 EAST PARK FARM DRIVE **PARISH** CHARVIL

PLOT No. C59 **ORD. SHEET No.** SU 7775 (32)

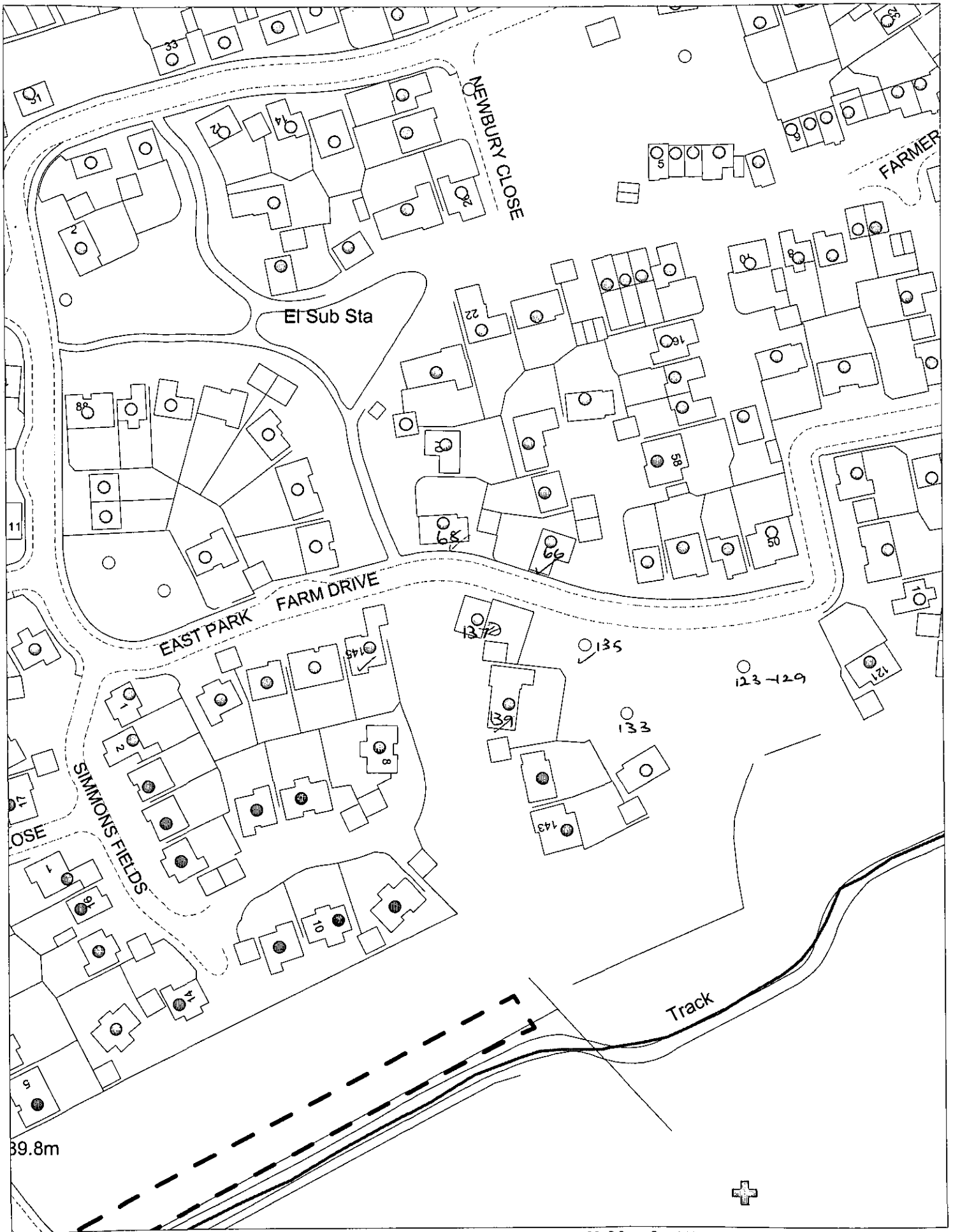
BUILDER

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A97/0143	CHARLES CHURCH	"	21.5.97	APP

MINISTRY DECISION 41844 - APPEAL ALLOWED - 6.3.95

SPECIAL ORDERS PD Enq - Conservatory - 8/3/00

14.APR.2000* 1243



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Development Control Section, Environmental Services, Wokingham District Council.
20 April 2000

Scale: 1 : 1250

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14. APR. 2000* 1243