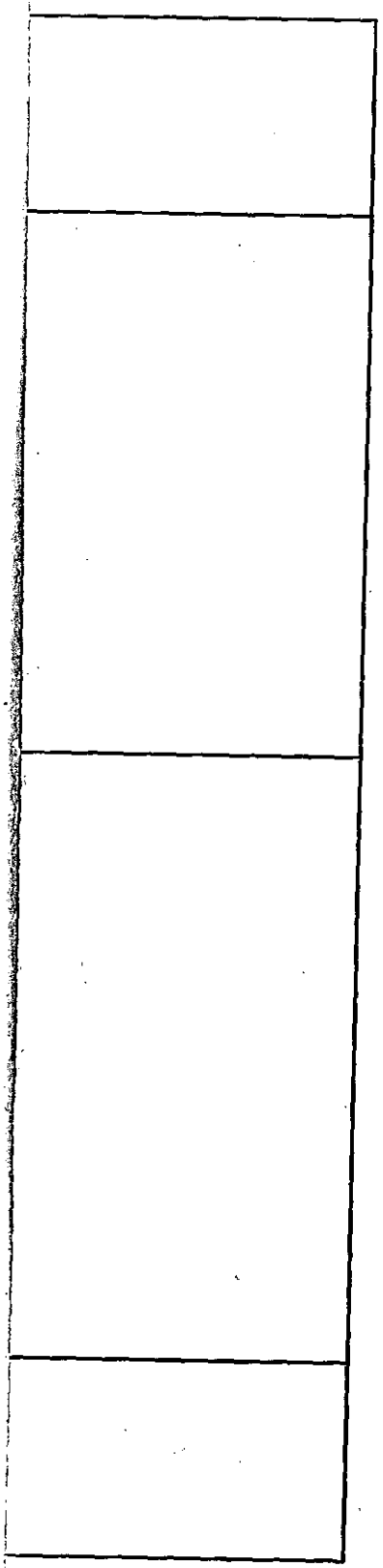


APPLICATION NO:
F/2001/3799

LOCATION:
15 Larch Avenue, Wokingham.

APPLICANT:
Mr Francis

PROPOSAL:
Proposed single storey side/rear extensions dwelling plus dormer extensions and loft conversion.

EARLIEST DATE FOR DECISION: **21/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/06/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

D3 21

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Francis
15, Larch Avenue
Wokingham
Berkshire
RG41 1EJ

Application Number: F/2001/3799

Parish: **WOKINGHAM**

Location: **15, Larch Avenue, Wokingham.**

Proposal: **Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.**

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.

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

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

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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 Policy LBE1,
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/06/2001

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.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 27th July 2001
My ref: FH/F/2001/3799
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr J R Brown
Greenshadows
9 Waterloo Road
Cowthorne
Berkshire
RG45 7PB

Dear Mr Brown

RE:PROPOSED EXTENSION TO 15 LARCH AVENUE, WOKINGHAM (F/2001/3799)

Thank you for your letter which was received on 12 July 2001.

I can inform you that the revision of master bedroom window to rear elevation, and window added in study on rear elevation can both be considered minor amendments and therefore, will not require the benefit of planning permission.

However, the repositioning of the chimney stack to the side of the property, the kitchen/breakfast room revision to the side elevation as well as two ridge level velux windows added to the side elevation, will require planning permission. Please note that there is a condition on the decision notice that specifies no additional window shall be added in the side elevations of the extension without the prior consent of the Local Planning Authority.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Farah Humayun, can be contacted on the above telephone number.

Yours sincerely

M L THORP
Principal Development Control Officer

GREENSHADOWS
Architectural Services

7th July 2001

Planning Dept
Wokingham District Council
PO Box 155
Civic Offices
Wokingham
Berks

Dear Sir/ Madam

RE: PROPOSED EXTENSIONS TO 15 LARCH AVENUE WOKINGHAM
F/2001/3799

Please find enclosed 5 copies of my revised drawing 02A indicating the revisions listed below:

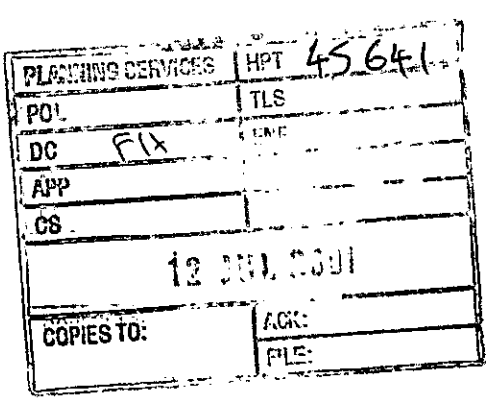
a) Rear chimney stack positioned externally to side elevation.
b) Master bedroom window revised to rear elevation.
c) Kitchen/breakfast room windows revised to side elevation.
d) Window added in study on rear elevation.
e) Two ridge level velux roof lights added to side elevations.

Could you accept these amendments as minor amendments to the original approval.

Should you require any further information, please contact me.

Yours Sincerely,

J R BROWN



Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors Institute MEMBER

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2001/3799

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 Francis
c/o Greenshadows Design
9 Waterloo Road
Crowthorne
Reading
RG45 7PB

Dear Sirs

PLANNING PERMISSION 2001/3799
SITE: 15 LARCH AVENUE, WOKINGHAM

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 2001/3799 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

FARAH HUMAYUN
Planning Assistant

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3799 KA
BUILDING CONTROL NUMBER.	FP 2001/2093 Central
~~APPLICANT~~/AGENT	Greenshadows Design
ADDRESS OF SITE	15 Larch Avenue WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S side/rear exts & dormer exts & b/f conversion

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	02A	02A – minor amends rec'd 12/7/01	
ELEVATIONS	– "	– "	
FLOOR PLANS	– "	– "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	differences between Planning Approval 02 & 02A	
DATE	14/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	27/7/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3799

Applicant : Mr Francis .

Location : 15, Larch Avenue, , Wokingham.
Proposal : Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

Site Notice Displayed ? :

YES	NO	DATE
✓		9/05/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 9/05/01

Date Registered : 12/04/2001

Earliest Date for Decision : 21/05/2001

Latest Consultation Date/Site Notice Expiry Date : 21/05/2001

This application <u>will have expired on</u>: <u>07/06/2001.</u> 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 :

English Nature - Does not wish to comment
Countryside officer - Informative req. re. bats.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon street scene.

Application Number: F/2001/3799

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion. The side extension is proposed to extend approx. 2.5m to the side and the rear extension by approx 3m. There proposal involves an increase in the height of the roof by approx 1 metre at its highest point.

There are two proposed side facing windows at ground floor and proposed side facing dormer window and velux window facing No 13. However due to close-boarded fencing on the boundary and distance of less than 1 metre it is not considered the proposed windows will create an adverse overlooking impact.

There is one proposed ground floor window and velux window to face No 17. No 17 has no existing side facing windows therefore it is not considered the proposal will have an adverse overlooking impact.

The neighbouring properties of No 13 and No 17 have existing large rear extensions. No 13 has an existing flat roof extension plus conservatory to rear (99/69288/F). The neighbouring property of No 17 has existing 2 storey side/rear extension to dwelling. Therefore it is considered the prop side and rear extension will not have an adverse overshadowing or overbearing impact upon the neighbouring properties.

IMPACT UPON THE STREET SCENE

The property is located in a cul-de-sac. The levels decrease in the street in a north-ward direction. The increase in the height of the roof is therefore in line with the roof height of the neighbouring properties. It is considered the proposal is keeping in character with the existing house and will not form an obtrusive feature in the street scene.

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

Application Number F/2001/3799
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	or above what?
2	C014	R014	~~OR REASON~~ delete
3	C044	R044	SDE ELEVATIONS" OF THE EXTENSIONS
4	C049	R049	
5	C122	R122	
			INFORMATIVE.
			If bats or signs of bats are encountered at any point during development then all work must stop immediately and local English Nature office informed.

Informative for approvals	NO6, NO4
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WDD3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 6/6/07

RECORD OF SITE VISIT

SITE ADDRESS: 15 Larch Avenue Wokingham.

APPLICATION NUMBER: F/2001/3799

OFFICER: Farah Humayun

DATE OF SITE VISIT: 9/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES. - PROXIMITY TO WOODLAND.

3. DESCRIPTION OF SITE/BUILDING

DETACHED BUNGALOW.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 13 + NO 17 EXTENDED TO REAR. NO 17 - NO SIDE FACING WINDOWS, FRONT + REAR DORMER WINDOWS. NO 13 SIDE FACING GRD FLOOR WINDOWS. NO 15 EXTENSIVE GARDEN TO REAR + OPEN WOODLAND.

5. SITE CONSTRAINTS

TREES DENSE WOODLAND TO REAR

ACCESS/PARKING 2/3 SPACES

LEVELS REDUCES TO END OF LARCH AVE.

BOUNDARY TREATMENT 1.8 M CB FENCE

OTHERS

Farah Humayan

From: Andy Glencross
Sent: 17 May 2001 14:37
To: Farah Humayan
Subject: RE: Planning applications F/2001/3799, F/2001/3822 Larch Ave Wokingham

Hi Farah

I have spoken to English Nature today and they inform me that the DETR has finally come up with some clarification on requirements for bat surveys with regards to roof alterations. I am awaiting a copy of this and when it arrives I'll copy it to you. However they have told that minor works such as this do not require a survey they just need the following informative attached to the permission.

"If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed."

I hope this is helpful.

Cheers

Andy

P.S. For future reference I do have a number of local consultants who can undertake bat surveys. I am not qualified to undertake this work.

-----Original Message-----
From: Farah Humayan
Sent: 17 May 2001 14:18
To: Andy Glencross
Subject: RE: Planning applications F/2001/3799, F/2001/3822

Hi Andy,
I take your view on board - however with regards to application F/2001/3799 15 Larch Avenue , Wokingham the applicant had explained that they have just recently had the loft space insulated through which he feels that they had thoroughly checked for any inhabited species. Hoever it is necessary to carry out a survey of the building by a trained bat worker is there any one you would recommend or does the applicant need to contact yourself.

Hope to hear from you soon

Farah

-----Original Message-----
From: Andy Glencross .
Sent: 16 May 2001 12:24
To: Farah Humayan
Subject: RE: Planning applications F/2001/3799, F/2001/3822

Hi Farah

Yes unfortunately it is, we should not give a planning consent that the applicant may not be able to implement due to the presence of a protected species. I think Johm Mitchell is putting some advice together on this issue as English Nature have complained about htis very practice with regards to another application.

I hope this does not cause you too much trouble.

Cheers

Andy

-----Original Message-----
From: Farah Humayan
Sent: 15 May 2001 15:56
To: Andy Glencross
Subject: Planning applications F/2001/3799, F/2001/3822

Hi Andy

With regards to consultations on the above applications -is it essential to get information on the building survey with regards to bats prior to determination of the application. Is it possible to add on a condition to any approval that no works shall commence before such details have been submitted.

Sorry I have to ask the question due to 8 week deadlines.

Regards

Farah Humayun
Planning Assistant

Farah Humayan

From: Andy Glencross
Sent: 09 May 2001 13:31
To: Farah Humayan
Subject: Planning Application F/2001/3799 Larch Avenue Wokingham

Hi Farah

My comments on the above are as follows.

Loft space alterations
All buildings have potential to act as roost sites for bats which are legally protected species. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **It is essential that we have this information before any permission can be granted.**

There are no other ecological grounds on which to object to this application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

* Insulation
* nests been cleared
* Well not

ON FRIDAY. 25th.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 27 April 2001

Application Number: F/2001/3799

Proposal: Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

Parish: WOKINGHAM TOWN

Site Address:
15, Larch Avenue, , Wokingham.

Applicant:
Mr Francis .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 4/5/01

Tel. 0118 974 6482

Date: 27 April 2001

Your Ref:

My Ref: Farah Humayun / F/2001/3799

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

ENGLISH NATURE
RECEIVED
03 MAY 2001
THAMES & CHILTERNS TEAM

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

PLANNING SERVICES
POL
DC
ENF
APP
CS
10 MAY 2001
COPIES TO:

Dear Sir/Madam

Application Number: F/2001/3799

Site Address: 15, Larch Avenue, , Wokingham.

Proposal: Proposed single storey side/rear extensions ~~to dwelling plus dormer~~ extensions and loft conversion..

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/2001/3799** in all communications and any response should be addressed to **Farah Humayun** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Re: ~~Tree~~ Ancient Woodland consultation.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Farah Humayun

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Conservation Officer:

Date: 7 May 2007.

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

Tel: 0118 974 6482

Date: **27 April 2001**

My ref: F/2001/3799

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2001/3799
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3799**
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6482

Date: **27 April 2001**

My ref: F/2001/3799

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/3799
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3799**
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: 0118 974 6482

Date: **27 April 2001**

My ref: F/2001/3799

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3799
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3799**
15, Larch Avenue, , Wokingham.
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

12.APR.2001* 3799

Farah Humayun
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Gordon Francis
15 Larch Avenue
Wokingham
Berkshire
RG41 1EJ

Tel: 0118 9770693

2nd April 2001

Ref: FH/Wokingham/PRE-APP

Dear Farah

Following our meeting with you on the 20th March 2001, we discussed your concerns about the roof height of my extension being the same height as No 13 once we had finished our roof.

I have discussed this with the architect and he had taken this into account when laying out the plans, that the roofs would need to have a gradual decline, and we will be about 9" to 12" lower than No 13.

So that you can see this we have enclosed a street plan which shows the gradual decline between all three houses.

Due to our roof being lower we have not changed the plans and therefore enclosed with this letter is our full planning application.

I hope this is clear but should you require any additional information please do not hesitate to call me.

Yours sincerely

Gordon Francis

PLANNING SERVICES | RPT
POL | CS
DC | ENF
APP
CS
12 APR 2001
COPIES TO: | ACK:
FILE:

Received by Wokingham District Council

Application No: F/2001/3799

Proposal:
Proposed single storey side/rear extensions to dwelling plus dormer extensions and loft conversion.

Location:
15, Larch Avenue, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/05/2001. 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 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

27 April 2001

(X) PRE-APP ATTACHED (X)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 APR 2001
Officer: FH	Application No. F/2001 / 3799

Map No. 68A Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE/REAR EXTENSIONS TO DWELLING PLUS DORMER EXTENSIONS & LOFT CONVERSION

Location: 15 LARCH AVENUE

Parish: WOKINGHAM Ward: EMMBROOK 27.04.01

Applicant: MR G FRANCIS

Fee Received 95-00 (10) 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	Show proposed dev. on block plan	27.04.01	
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 : 27.04.01. 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 .....✓.....

Forestry Commission
Dinton Pastures
English Nature
} Ancient Woodland consultations.

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:

.....
.....
..... Pre-app attached. .....

NEIGHBOURS:

..... S/N + See map. .....

Environmental Services

For office use only.
Application number: 12.APR.2001 * 3799

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. FRANCIS 15 LARCH AVENUE WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	N/A
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.	15 LARCH AVENUE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE / REAR AND ROOF EXTENSIONS
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.	Plain brown tiles to match exty facing brickwork to match exty
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: 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 f 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]

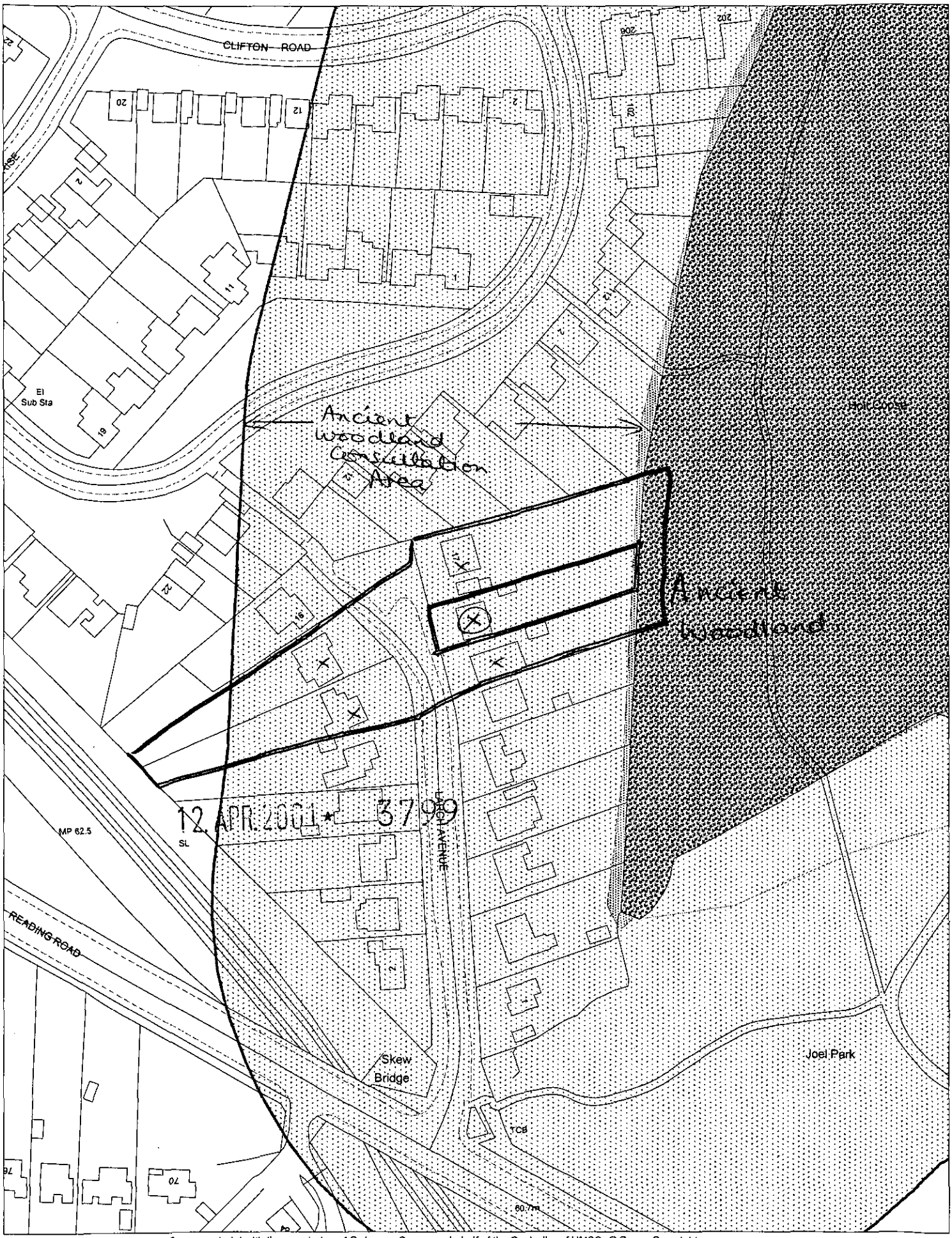
on behalf of

Date 5/April/0[illegible]

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

15 LARCH AVENUE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
T.P.210	3002	20.6.50	Erection of a bungalow for an invalid	10.8.50	Unc.		
TP 460			Bradney / Station caravan	13/11/52	3/12/53 TP		
TP 673			Bradney / Retention of caravan	14/1/54	31/2/54 TP		
TP 689			Bradney / Erect Bungalow	11/2/54	app		



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

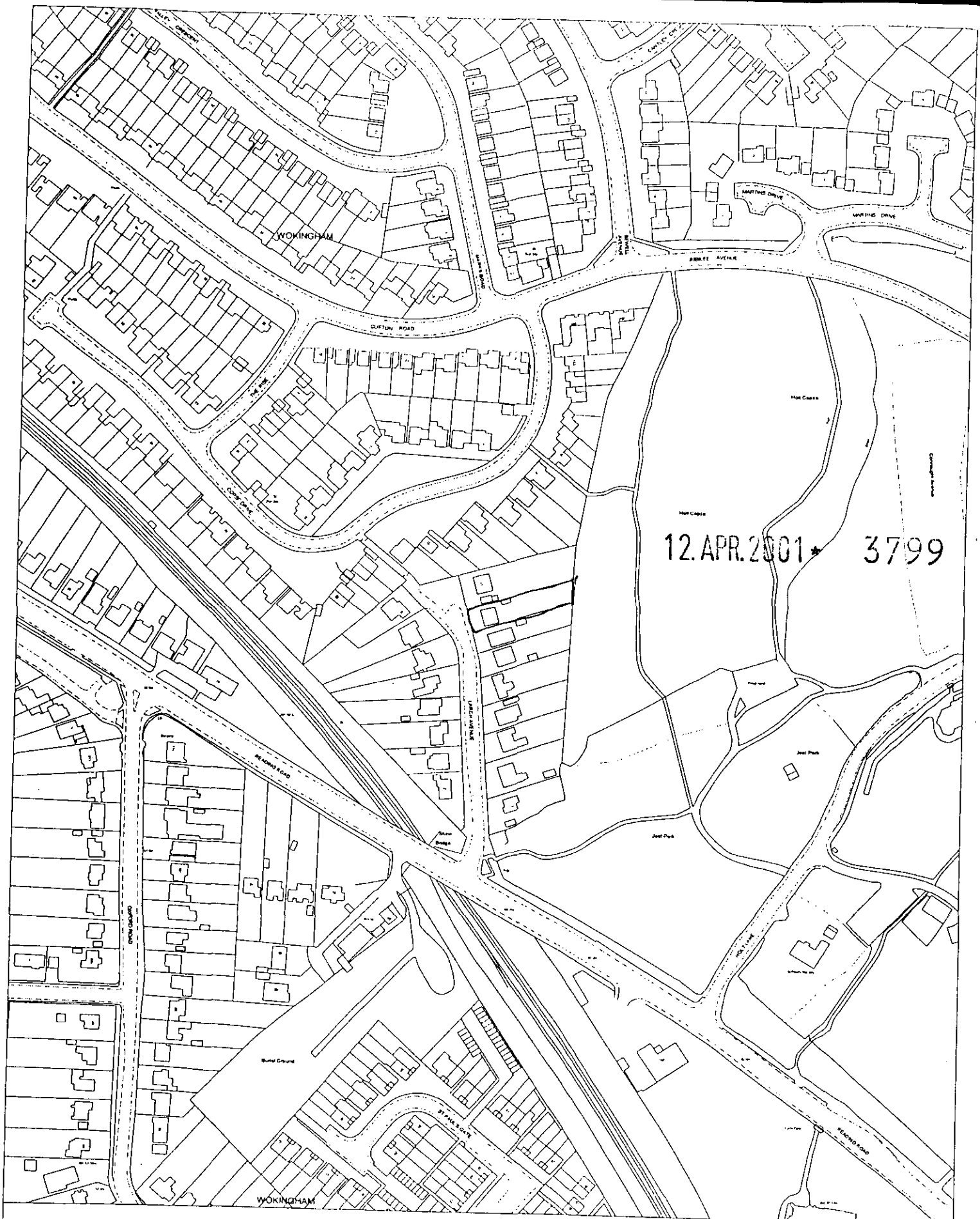
19 April 200

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3



12.APR.2001 * 3799

Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

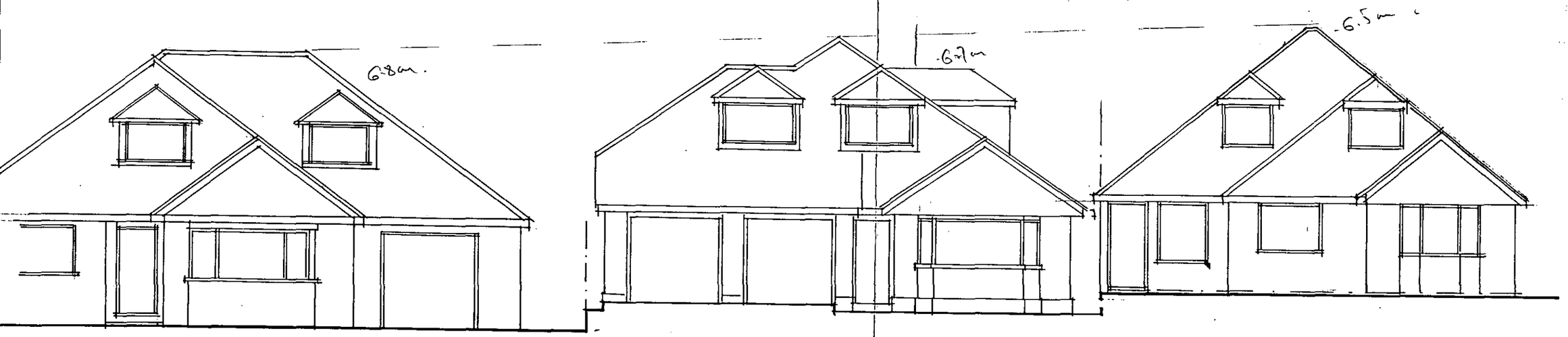
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

N
W E
S

0 10 20 30 40 50 60 70 80 90 100
0 2 3

29 December 2000

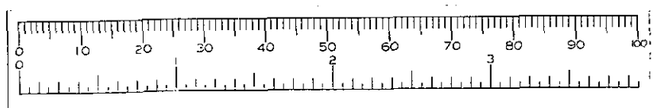
12.APR.2001* 3799



17 LARCH AVE
APP. No. 98/67748/F

PROPOSED ALTERATIONS TO 15 LARCH AVE

13 LARCH AVE
APP No 99/69288/F



STREET SCENE AT 15 LARCH AVENUE WOKINGHAM
1:100 DRG 04