APPLICATION NO:
F/2001/5455

LOCATION:
39 Wenlock Edge, Charvil Reading.

APPLICANT:
Mr/Mrs Hawkins C/O Mr G Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

Listing letter expires : 16/01/02

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: ***Phillip Taylor***

APPROVED

01

569

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hawkins
C/O Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Application Number: F/2001/5455

Parish: **CHARVIL**

Location: **39, Wenlock Edge, Charvil, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into the ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Informative
2. No soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.

Informative
3. 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

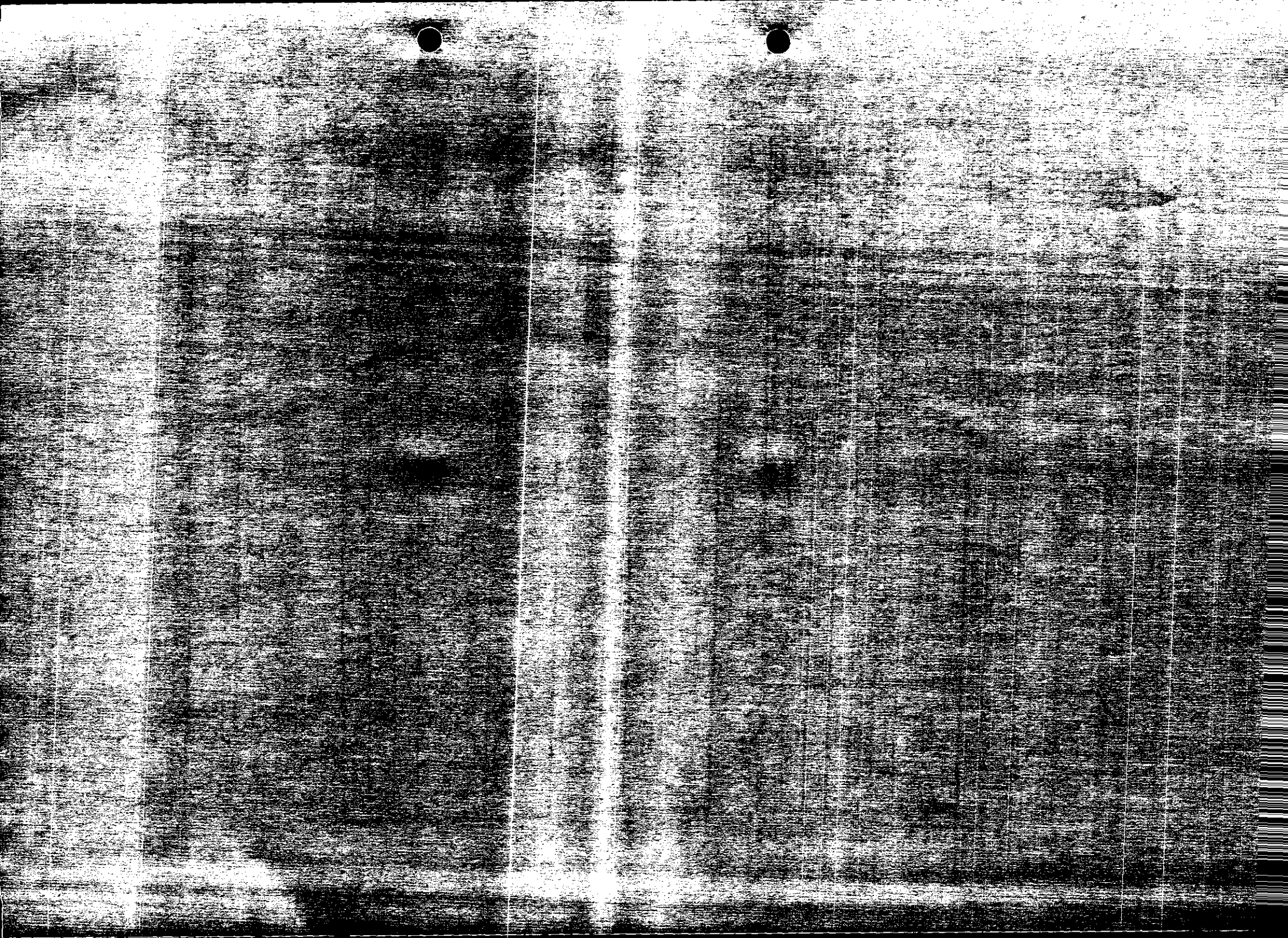
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5455	PT
BUILDING CONTROL NUMBER	FX 2002/2935 North	
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	39 Wenlock Edge CHARVIL	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Hawk 01A	Hawk 01A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Applicationo	Name & Address
F/2001/5455	Mrs A Bayler 38 Wenlock Edge Charvil READING. RG10 9QG
Application Approved	Letters sent 09.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5455

Applicant : Mr/Mrs Hawkins C/O Mr G Farrell.

Location : 39, Wenlock Edge, Charvil, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : 22/01/02

Date of Site Visit : 22/01/02

Date Registered : 10/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 04/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EA - conditions imposed
Objection letter - Resident of 38, Wenlock Edge -

Planning Issues :

Impact on Neighbouring Property
Impact on character of the area.

Policy Used
LSE1, 2
WOS3, WSG1
EN1, LJ3

Application Number: F/2001/5455

Appraisal :

The proposal is for a two storey side extension to provide an area to install a lift. The space will also be used to allow the turning of a wheelchair. The dwelling is an end property on a terrace. There have been 2 previous extensions at ground and subsequently 1st floor. The proposal would project from the side elevation by 1.3m and be 4.5m deep. The extension is set back from the front elevation with a correspondingly lower ridge line. No windows are proposed.

Impact on Neighbouring Property No. 38 Woodside Edge

The boundary between the properties is a 1.6m fence and 3m hedging. No 38 is perpendicular to No. 39. The extension will not block any light nor will it overbear on 38 in anyway.

Impact upon the character of the area.

The proposal is designed to be subservient to the main dwelling. The lower ridge line and step back help to reduce its impact on the area. It is considered to have no adverse impact on the street scene.

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

Application Number F/2001/5455
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
2. ~~3~~			No soakaways ~~shall~~ should be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
			~~Reason To prevent pollution of groundwater~~
		1. EA	Informative > Under the terms of the water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into the ground and for an surface runoff into groundwater. Such consent may be withheald. If there is an existing discharge consent the ~~application should e~~ applicant should ensure that any increases in volume is permitted under the present conditions

Informative for approvals

3.

N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1, LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 1.2.2002

RECORD OF SITE VISIT

SITE ADDRESS: 39 Wenlock Edge Charvil Reading. APPLICATION NUMBER: F/2001/5455	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Read end close - terraced + detached Houses pale orge brick + d/brn hung tiles.

3. DESCRIPTION OF SITE/BUILDING detached house
corner plot orge brick d/red hung tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 37
1.8m fence + hedges 10ft

5. SITE CONSTRAINTS

TREES No

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS large near garden.

No window
purely for space for a 1 ft.
Already stagnated brick
No overlooking
very small area

F

Application Number : NEW/2001/5455	Map No : 32
Case Officer : PT	Site Area : 0·04.
Valid Date : 10·12·01	Received Date: 10/12/2001

Level : Delegated Application

(F) Description : Proposed two storey side extension to dwelling.

Location : 39, Wenlock Edge, Charvil, Reading.

Parish : CH Ward : CHA 19-12-01 73.

Applicant : Mr/Mrs Hawkins C/O Mr G Farrell.

Fee Required: £0 Fee Received: £0 for disabled person

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

19.12.01 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - LANDFILL SITE 250m CONSULTATION - GROUNDWATER PROTECTION ZONE

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

9/10 + see map

OTHERS

No pre-apps

Tel. Extn:

My ref: dfg4

Your ref:

5455

Community Services Department
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 978 9656
Fax: (0118) 978 9261

Dear Sirs

PRESCRIBED FEES FOR PLANNING & BUILDING REGULATIONS APPLICATIONS

This is to confirm that :- Beth Hawkins of 39 Wenlock Edge, Charvil

is registered with this Department as a disabled person in accordance with the Chronically Sick and Disabled Persons Act 1970, and therefore fees for the proposed work are waived.

Yours faithfully

D E Brown

Di Brown - Disabled Childrens Team.

Occupational Therapist/Care Manager

already had a detrimental effect on my property, which is adjacent to theirs. Any further extension to the side bordering my property would further reduce my privacy & right to light and therefore would also have an adverse effect on the value of my house.

I would be grateful if you would keep me informed of any developments on the matter.

Yours sincerely

A Baker (Mrs)

Received by Wokingham District Council

Application No: F/2001/5455

Proposal:
Proposed two storey side extension to dwelling.

Location:
39, Wenlock Edge, Charvil, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5455 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 December 2001

Our Ref : SP/2001/005058-1/1
Your Ref : F/2001/5455

Date : 18 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 52027
POL	TLS
DC PT	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Taylor

2 STOREY SIDE EXTENSION TO DWELLING AT 39 WENLOCK EDGE, CHARVIL, READING

Thank you for your letter dated 19th December 2001, received on 20th December 2001. Please quote the following reference in any correspondence: **SU77NE/3/21**. 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: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are two landfill sites within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Presence of a Watercourse

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

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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

Foul Water
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

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

Environment Agency
Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Email: matthew.rose@environment-agency.gov.uk
CC: Mr Greg Farrell

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Environmental Services

For office use only.
Application number: [illegible] 3455

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 and Mrs Hawkins 39 Wedock Edge Crowil Reading
	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	As Applicant
4	Give brief details of the proposal for example, two storey side extension.	About the application: Two storey side Extension
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.	Brick and tiles to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	NO FEE APPLICABLE SEE ATTACHED FORM FROM SOCIAL SERVICES.	
c	Six copies of each set of plans and drawings listed below		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

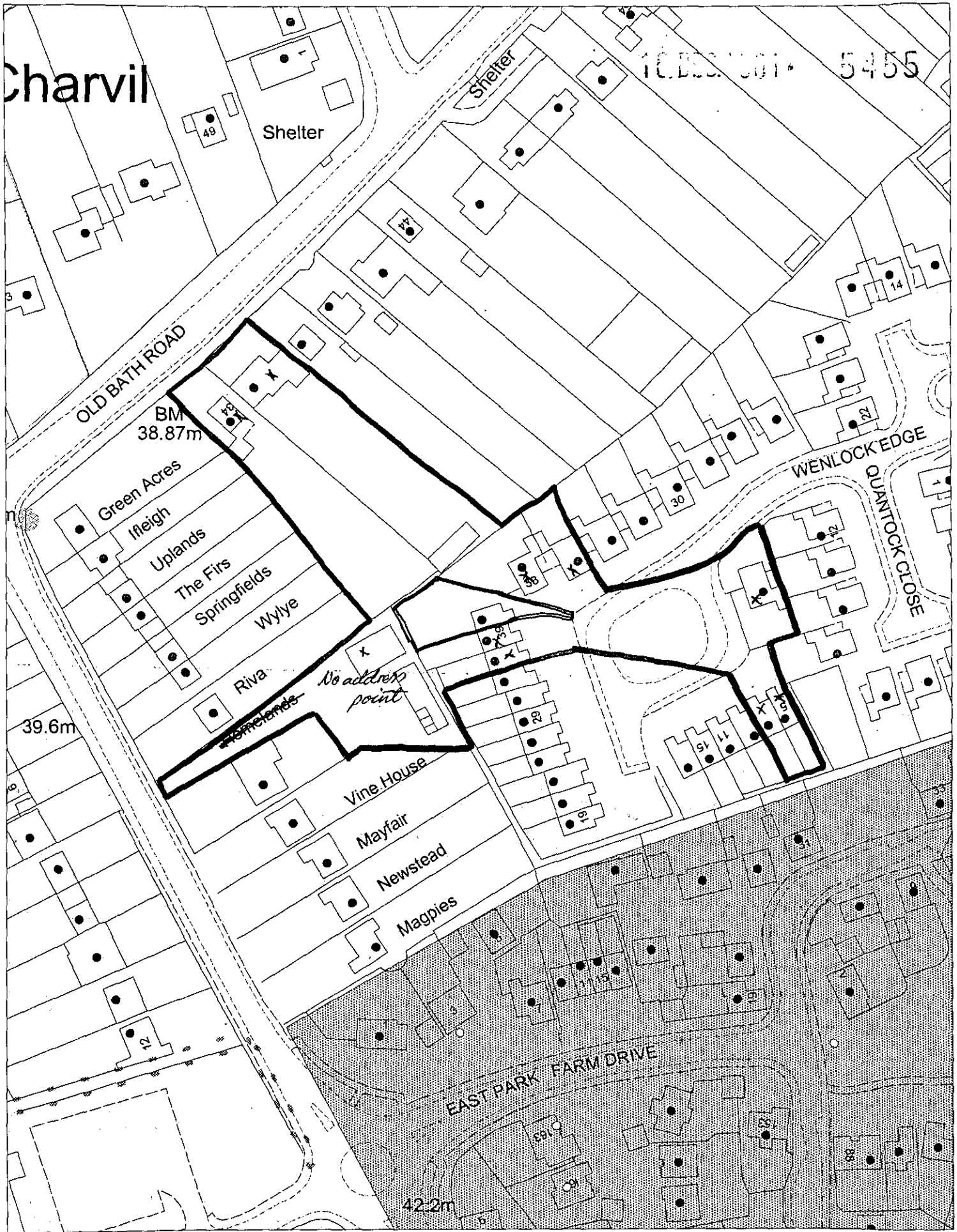
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr and Mrs Hawkins

Date 5/12/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

14 December 2001

Scale: 1 : 1250

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W E
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