APPLICATION NO:
F/2000/1541

LOCATION:
12 Clare Avenue, Wokingham. ✓

APPLICANT:
Mr & Mrs D R Haves C/O Peter H Parsons

PROPOSAL:
Proposed two storey side extensions to dwelling.

EARLIEST DATE FOR DECISION: **26/06/2000**
28 Day members exp: 30/06/2000
APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D R Haves
C/O Peter H Parsons
20 Greyfriars Road
Reading
Berks
RG1 1NL

Application Number: F/2000/1541

Parish: **WOKINGHAM**

Location: **12, Clare Avenue, Wokingham.**

Proposal: **Proposed two storey side extensions 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The shower room windows in the ground floor and first floor west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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) no additional windows or similar openings shall be constructed in the first floor level or above.

Condition
5. The area shown on the permitted drawings for vehicle garaging and 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. The proposed development shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

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

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

John Mitchell

John Mitchell CH
Development Control Manager
Date: 30/06/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1541
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 D R Haves
c/o Peter H Parsons
20 Greyfriars Road
Reading
Berks. RG1 1NL

Dear Mr & Mrs Haves

PLANNING PERMISSION 2000/1541
SITE: 12 CLARE AVENUE, WOKINGHAM, BERKSHIRE RG40 1EB

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 2000/1541 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 you 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 sincerely

NATALIE BROWN
Planning Assistant

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1541	NB
BUILDING CONTROL NUMBER.	FP 2000/1161 Howard	
~~APPLICANT~~/AGENT	Mr P. H. Parsons.	
ADDRESS OF SITE	12 Clare Avenue LOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey. side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA 11 B	CA 11 A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/10/00	

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	

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

Tel: (0118) 974 6492

Date: **02 June 2000**

My ref: F/2000/1541

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1541
12, Clare Avenue, , Wokingham.
Proposed two storey side extensions to dwelling.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1541**
12, Clare Avenue, , Wokingham.
Proposed two storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6492

Date: **02 June 2000**

My ref: F/2000/1541

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1541**
12, Clare Avenue, , Wokingham.
Proposed two storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **02 June 2000**

My ref: F/2000/1541

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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

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12, Clare Avenue, , Wokingham.
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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1541**
12, Clare Avenue, , Wokingham.
Proposed two storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2000/1541

Proposal:
Proposed two storey side extensions to dwelling.

Location:
12, Clare 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

ADDRESS 12 CLARE AVENUE

PARISH WOK

ORD. SHEET No. 68B

PLOT No. 18

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/34/58	Whaley	Convert house, stables erect flats	8/1/59	C/A
0/37/60	Hamilton	Res Dev Sup by 0/57/64	11/8/60	REF
0/53/60	Barkhart	Res Dev. Sup by B/36/61	10/11/60	C/A
B/36/61	Barkhart	Erect flats & garages	26/10/61	C/A
B/42/66		Dwelling	22/12/66	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PETER H. PARSONS
Architectural Consultant
& Building Surveyor
20 Greyfriars Road
Reading
Berkshire
RG1 1NL

Tele: 0118 950 2333
Fax: " 939 1393

PLANNING SERVICES	HPT 28561
POL	TLS
DC NB	ENF
APP	
CS	
20 APR 2000	
COPIES TO:	ACK:
	FILE:

Reply Required

Planning Services
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

18th April 2000

Dear Sirs

12 CLARE AVENUE, WOKINGHAM
Proposed Two Storey Extension on West Side
Town & Country Planning Acts

I refer to the informal discussion at your offices last Friday with your Duty Officer when the joint owner of the above, Mrs. Haves was also present.

As suggested by your Officer, I enclose copy of my drawing CA/10A being the sketch scheme of the proposals. The extended elevations will match those of the present house with facing bricks to the ground storey and white weatherboarding to the first floor. The two small windows to the shower rooms will be glazed in obscure glass.

Mr. David Haves has made contact with his neighbours of 10 and 11 Barkhart Gardens and I understand they have confirmed they will not raise any objection to these proposals.

There is a very dense screen of trees and shrubs both sides of the Western boundary which you will note when making an inspection at site.

I should be grateful to hear if you wish to make any other preliminary observations at this stage before I submit a formal Application.

Yours faithfully

P.H. PARSONS

Enc.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1541

Applicant : Mr & Mrs D R Haves C/O Peter H Parsons.

Location : 12, Clare Avenue, , Wokingham.
Proposal : Proposed two storey side extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/6.

Date of Neighbour Notifications : .....

Date of Site Visit : 23/6

Date Registered : 17/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :
WOK TC : 19/6 - no objections

Highways : 7/6 - conditions

Neighbours : none received.

Planning Issues : (ID'd SEU).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2
3) Impact upon highway safety

22/5/2000 parking plan received.

Application Number: F/2000/1541

Appraisal :

D'mns:
10.6m lngth
3.6m width
5.3m (eaves)
8.1m (ridge).
Hipped roof.

Development : 2 storey side extn forming bedroom/shower room/sitting room on the gf & family room/shower room & dressing room/study on the ffl. From the Glebelands Rd approach into Clare Av - Nº 12 is well screened & obscured by large shrubby trees on the boundary with Nº 11 Barkenat Gdns. There are tall conifers with Nºs 10 & 11 Barkenat Gdns screening out the extn. The extn would be visible from Nºs 25 + 23. Nº 14 (Clare Av) would not be significantly affected by the proposed as the main dwelling of Nº 12 screens out the area where the proposed is to go. The proposed d'mns would be app 1m from the boundary with Nº 11 & app 3.5m from the boundary with 10 Barkenat. (Nºs 10 + 11 Barkenat are situated app 15m from the boundary with 12 Clare Av). 12 Clare Av is set app 12m from the main road with the carport & garage set 6m from the road. The proposed d'mns would be app 10m from the road.

1) Impact upon neighbouring properties.
Due to the fact the boundaries adj to where the proposed d'mns would be sited are heavily screened. A hipped roof takes the massing away from the boundaries & high level windows ensure no overlooking would occur. It is therefore considered that there would be no detrimental impacts to neighbouring properties.

2) Impact upon the streetscene.
The hipped roof is in keeping with the existing style of the house & materials would match existing.
The site is well screened from the side & the main dwelling would partly obscure the proposed extn from Barkenat Drive approach. Overall, the dwelling would still remain a substantial distance from the highway. It is therefore considered that there would be no adverse negative impacts upon the streetscene.

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

3) Impact upon highway safety
There are 5 proposed bedrooms & sufficient room to park 4 cars off road ∴ satisfying the Council's parking standards. Therefore - no detrimental impact upon highway safety -

Application Number F/2000/1541
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	NOBC
③	SC20	SR24	SHOWER ROOM WINDOWS IN THE GROUND FLOOR & FIRST FLOOR WEST ELEVATION
④	SC08	SR05	Please insert 'additional' before " no windows or similar openings ". INSERT: FIRST FLOOR LEVEL OR ABOVE
⑤	SC23	SR06	GARAGING + PARKING
~~⑥~~			
⑥	~~[illegible]~~	SR05	The proposed development shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling.

John Mitchell
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 12 Clare Avenue Wokingham.

APPLICATION NUMBER: F/2000/1541

OFFICER: Natalie Brown

DATE OF SITE VISIT: ~~28~~/6 · 23/6

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree at front of property

2. DESCRIPTION OF SURROUNDINGS
Residential - detached

NB: porch (single storey & flat roof) extends app 1.5m beyond main blue - proposed extn to come forward at this level.

3. DESCRIPTION OF SITE/BUILDING
Garage & carport set back app 7m from pavement. house is set back by a further 7 m & is app 4. m from boundary with 10+11
Nº 12 is obscured from Glebelands Rd end of Clare Av by large shrubby trees on the front boundary with Nº 11
Extn will be obscured from 10+11 by tall conifers & will be partly visible from rear gardens of Nºs 9+8 (see plan).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Gardens of 10+11 back onto side of Nº 12.
— " — Nº 9 backs onto rear of Nº 12.

but will be visible from Nºs 26 & port 23 (Barkham Drive end of Clare Av).

5. SITE CONSTRAINTS

TREES on neighbouring properties

ACCESS/PARKING single garage + carport + x2 driveway spaces

LEVELS (not on Nº 12 property)

BOUNDARY TREATMENT Tall hedging/trees with Nºs 10+11 & 1.8m fencing
1.8m fencing at rear & with Nº 14.

OTHERS

NB: Nº 14 has a 2s side extn matching style of main house in design & is set back from front of house. to look from front extn is on RHS facing end of ~~cul de sac~~ Clare Avenue. High close school.
& is flush at back.

Start date: 17 MAY 2000	
Officer: NAB	Application No. F/2000/1541

Map No. ..... Site ..06.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 12 CLARE AVENUE

Parish: WOKINGHAM Ward: NORREYS ✓ 216

Applicant: MR/MRS HAVES

Fee Received 95-00 (7) 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	Parking?		24/5
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 : 2.6..... 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:

.....

.....

No pre-apps

.....

NEIGHBOURS:

S/N + 9, 10, 11 Barkhart Gardens

14, 21, 23 Clare Avenue

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1541

Proposal: Proposed two storey side extension to dwelling.

Site Address: 12 Clare Avenue, Wokingham.

Applicant: Mr & Mrs D R Haves C/O Peter H Parsons

PL
POL
CS
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application by **26/06/2000**

No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 02 June 2000

Application Number: F/2000/1541

Proposal: Proposed two storey side extensions to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
12, Clare Avenue, , Wokingham.

Applicant:
Mr & Mrs D R Haves C/O Peter H Parsons.

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).

SC:23 (INSERT GARAGING + PARKING)

SC:06.

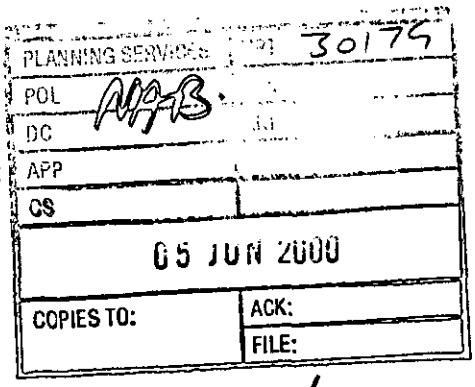
H35B – The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling

Signed: S Knowles. **Print name:** Sharon Knowles

07/06/00.

PETER H. PARSONS
Architectural Consultant
& Building Surveyor

20 Greyfriars Road
Reading
Berkshire
RG1 1 NL



Reply reqd.

Tele: " 950 2333
Fax: " 939 1393
Mobile: 07721 969515

Ms. Natalie Brown
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2nd June 2000

Dear Ms. Brown

12 CLARE AVENUE – PROPOSED EXTENSION
Your Ref: 29623

Thank you for your letter of 31st May which I received this morning. May I assume you are referring to my letter dated 18th May enclosing a sketch indicating the space available to park four motor cars to comply with your parking standards.

I fully realise the Planning Department is involved in a heavy workload at the present time and if it would assist, I should be pleased to call at your offices to discuss the matter of the projection of the extension on the front elevation as this was also referred to in the above mentioned letter.

To save lengthly exchange of correspondence, I should be pleased if you could telephone me to arrange this brief meeting.

Yours sincerely

P.H. PARSONS

PLANNING SERVICES	HPT 29623
POL	TLS
DC ✓ ~~[illegible]~~ NB	ENF
APP 23/5	
CS	
22 MAY 2000	
COPIES TO:	ACK: ✓ 31/5 NRB
	FILE:

PETER H. PARSONS
Architectural Consultant
& Building Surveyor

20 Greyfriars Road
Reading
Berkshire
RG1 1NL

Office: " 950 2333
Fax: " 939 1393

12 Clare Av
Detached

ID'd sett

No copy needed – app already submitted.

Phone agent.

M. Thorpe Esq
Principle Development Control Officer
Environmental Services
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

18th May 2000

Dear Sir

12 CLARE AVENUE, WOKINGHAM

I am grateful for your prompt response to my application yesterday for the proposed extension at the above following my submission of the sketch scheme on 18th April.

I have noted the Council's requirements for off-street parking based on a five bedroom property and I enclose six copies of my drawing CA/S/5 indicating the 4 No. parking spaces.

With regards to your preliminary observations concerning the proposed projection of the extension on the front elevation, I have now discussed the various options with the owners. The small self-contained suite on the ground floor will be occupied by an elderly parent, and apart from providing adequate space to the sitting room, the projection of 1.6m provides some privacy to an external door on the return wall to this room. The owners object to a flat roof construction over this projection, as they feel it would spoil the front elevation. Although there is a flat roof on the South-East corner, this is well concealed by the carport and the canopy leading to the front entrance.

The owners have also considered the possibility of confining the extension at first floor level to a point just behind the front elevation of the house and they state this would leave insufficient room to meet their requirements for a combined dressing room to the master bedroom and a small study area.

Not withstanding the above comments, I consider if the roof to the house remains on the West Side and a new roof added to the extension, the result would be disappointing compared with the proposal shown on drawing No. CA/11.

If required I will be pleased to prepare sketches showing the roof formation as mentioned in the above paragraph.

Yours faithfully

P.H. PARSONS

Enc.

NB. 28561

PETER H. PARSONS
Architectural Consultant
& Building Surveyor
20 Greyfriars Road
Reading
Berkshire
RG1 1NL

Tele: 0118 950 2333
Fax: " 939 1393

ENF
PP
CS
08 MAY 2000
COPIES TO:
ACK:
FILE:

Planning Service
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

5th May 2000

Dear Sirs

12 CLARE AVENUE, WOKINGHAM
Proposed Two Storey Extension on West Side
Town & County Planning Acts

I refer to my letter dated 18th April enclosing copy of my sketch scheme drawing No. CA/10A. Although I did not receive any acknowledgement to this letter, I assume it is receiving attention and I look forward to receiving your reply with any comments you have to make at this stage.

I am now ready to make a formal Application for Planning Permission for this small project, however I am reluctant to obtain six copies of my drawing until I receive your reply to the above letter.

Should you be able to clear this with a telephone call and if I am not in the office, perhaps you would leave a message with my secretary, Ms. Kay Taylor.

Yours faithfully

P.H. PARSONS

By hand 17/5/00

PETER H. PARSONS
Architectural Consultant
& Building Surveyor
20 Greyfriars Road
Reading
Berkshire
RG1 1NL

Tele: 0118 978 8546
Office: " 950 2333

17 MAY 2000* 1541

The Planning Officer
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

16th May 2000

Dear Sir

12 CLARE AVENUE, WOKINGHAM
Proposed Two Storey Extension on West Side
Town & Council Planning Acts

I refer to my letter dated 18th April enclosing a copy of my sketch scheme drawing No. CA/10A. I now wish to make formal application for the above and have pleasure in enclosing the following:-

(a) Six copies of your Application Form duly completed and signed.

(b) Cheque for £95.00 being your fee for this Application.

(c) Six copies of my drawing No. CA/11A being location and site plans, general arrangement plans and elevations.

In order to indicate to the adjoining owners and your committee, I have shown the proposed extension relating to the existing house on my ground floor plan + South (front) elevation.

I should be grateful if you could let me know if you require any further information to enable to you consider this Application as the owners are most anxious to proceed with this small extension.

Yours faithfully

P.H. PARSONS

Enc.

ADDRESS 12 CLARE AVENUE PARISH WOK

PLOT No. 18 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/34/58	Whaley	Convert hse, stables erect flats	8/1/59	C/A
0/37/60	Hamilton	Res Dev Sup by 0/57/64	11/8/60	REF
0/53/60	Barkhart	Res Dev Sup by B/36/61	10/11/60	C/A
B/36/61	Barkhart	Erect flats & garages	26/10/61	C/A
B/42/66		Dwelling	22/12/66	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

17.MAY2000* 1541

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	MR + MRS DAVID L. HAVES.
	Address and postcode	12, CLARE AVENUE. WOKINGHAM. RG40 1EB.
	Phone number	0118 978 6292.
2	Agent's Name	PETER H. PARSONS.
	Address and postcode	20, ALEXANDRA ROAD. READING. BERKS. RG1 1NE.
	Phone number	0118 950 2333.
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.	12, CLARE AVENUE WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STORY EXTENSION ON WEST ELEVATION. SEE DWG N° CA/11 A
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.	DOUKING MULTI-COLOURED BRICKS TO MATCH EXISTING & WHITE P.V.C. WEATHER BOARDING & BROWN PLAIN TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? *If Yes, please show details of any changes on the plans.*	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: +1 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

~~I certify that~~

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

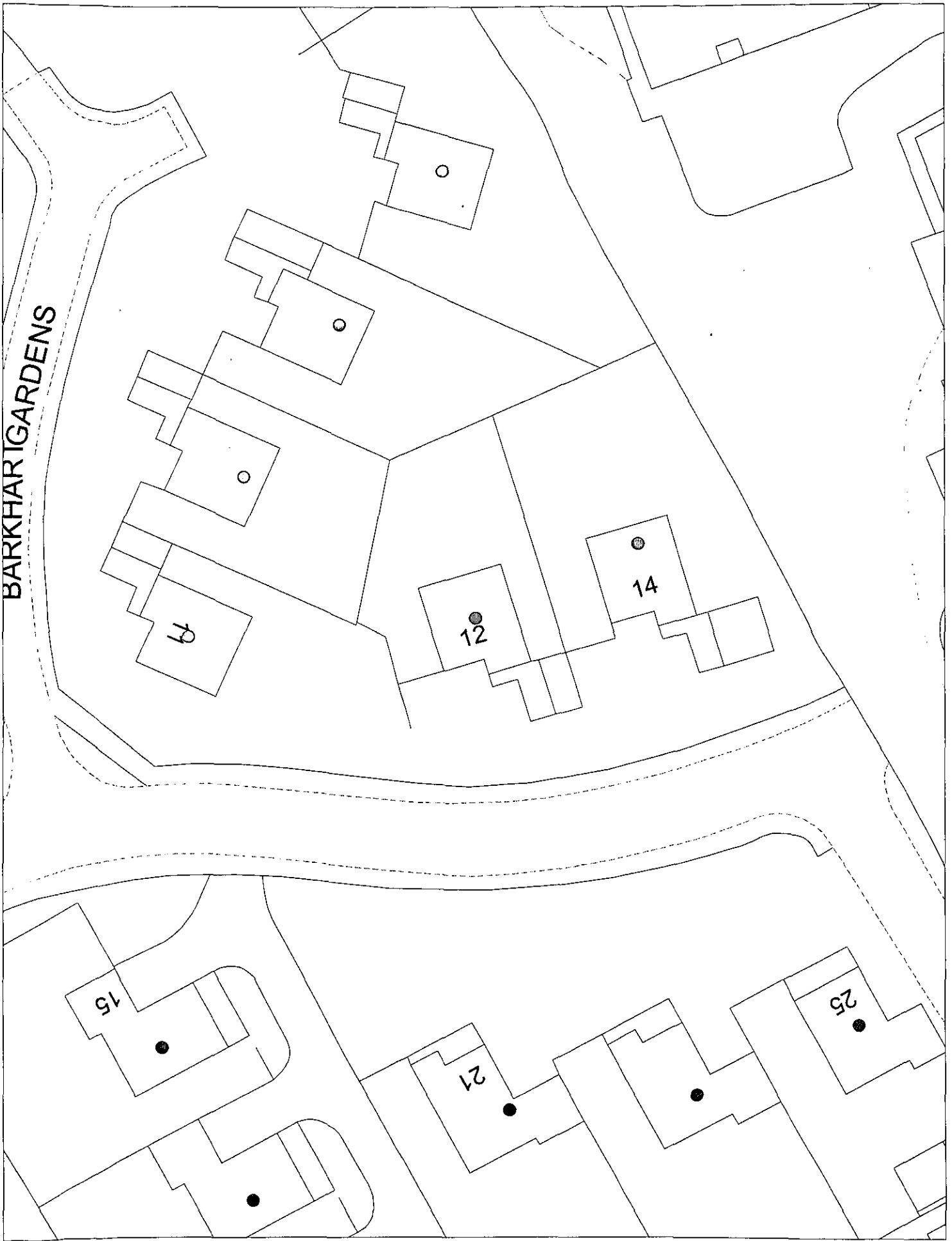
Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature] on behalf of Mr + Mrs D. R. HAVES.

Date 16. May 2011

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



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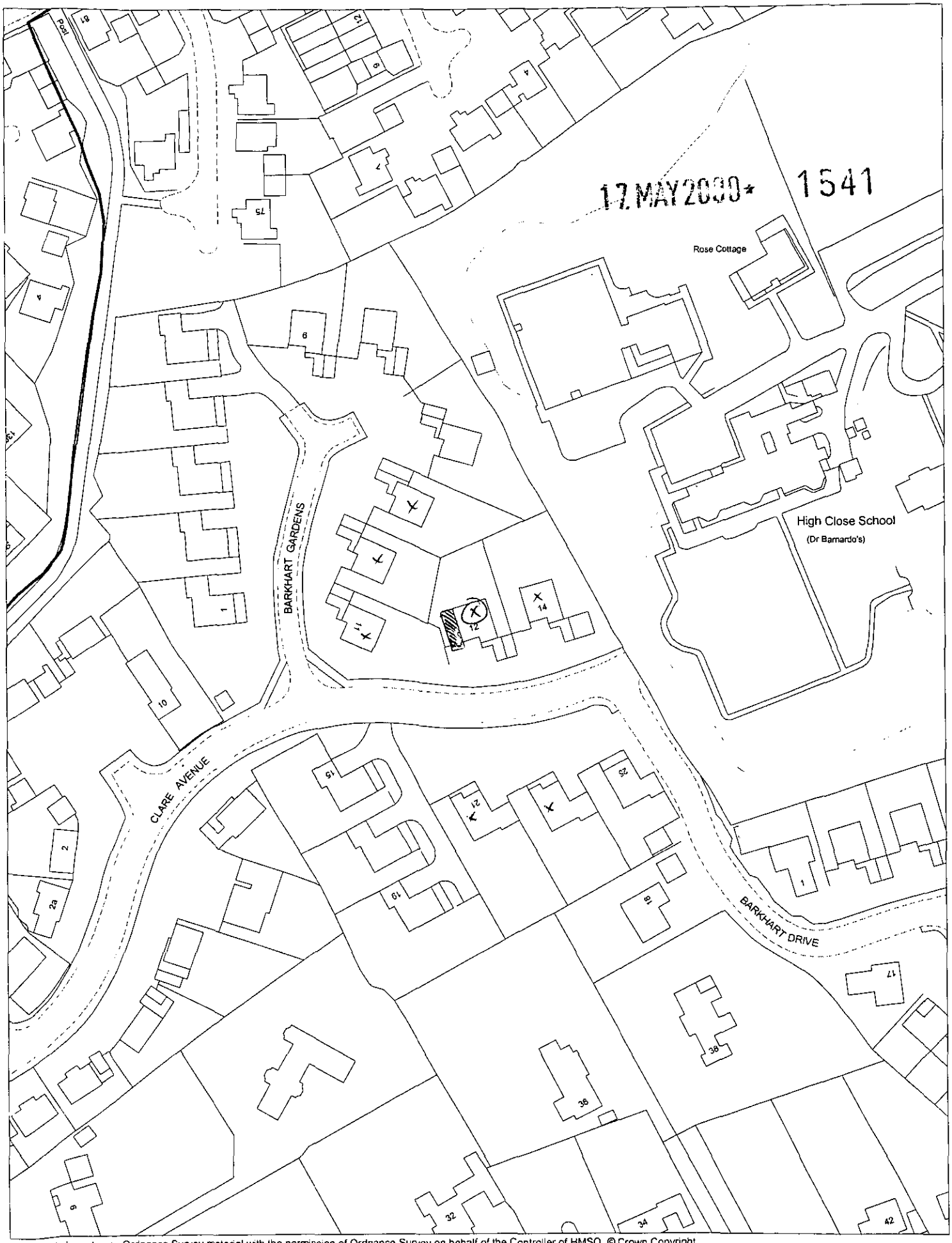
Development Control Section, Environmental Services, Wokingham District Council.

11 May 2000

Scale: 1 : 500

N
W E
S



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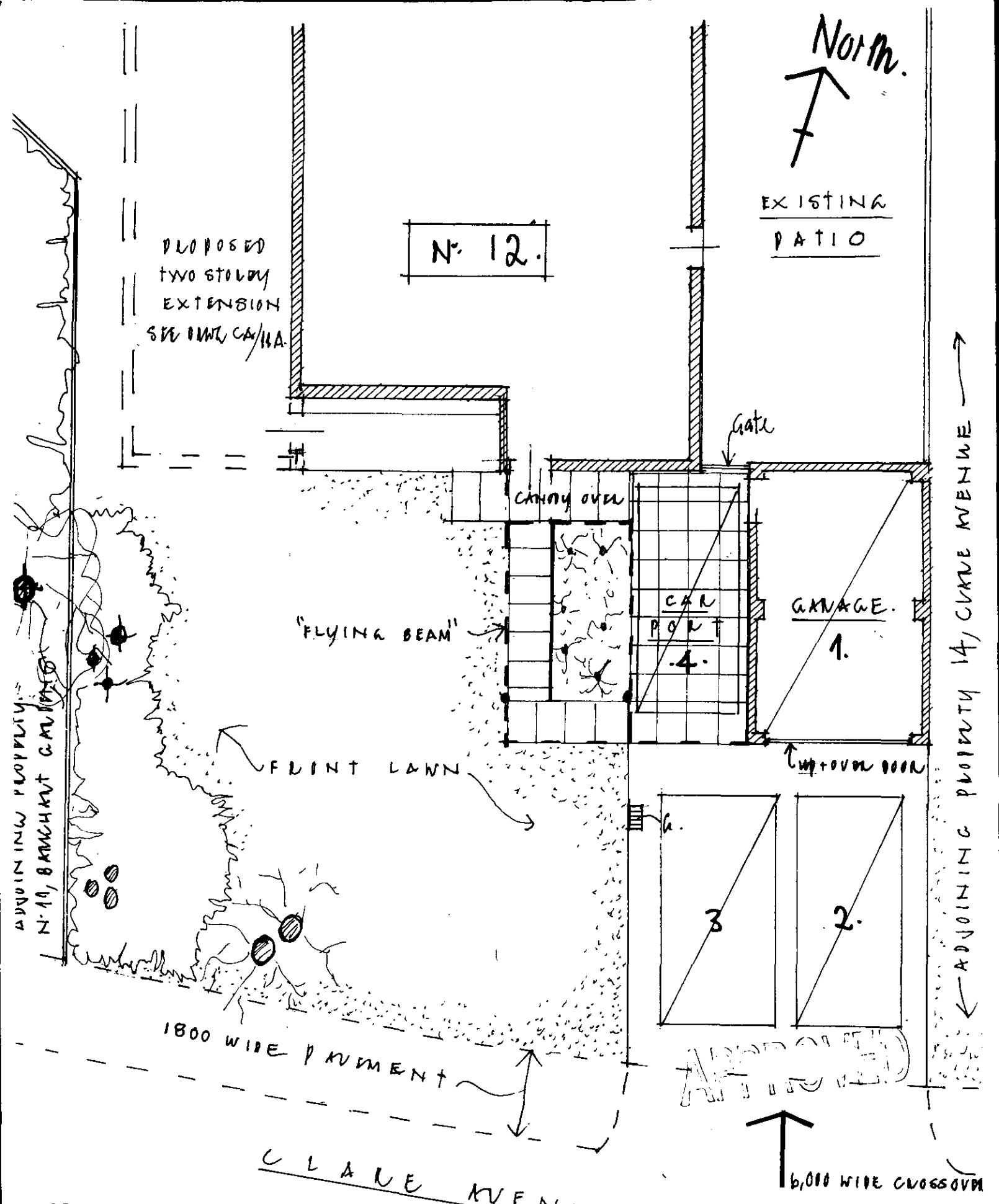
Development Control Section, Environmental Services, Wokingham District Council.

24 May 2000

Scale: 1 : 1250

N
W E
S



12, CLARE AVENUE.
WOKINGHAM.
SKETCH PLAN - PARKING LAYOUT
(SEE LETTER TO WOKINGHAM D.C. 18.05.00)

SCALE: 1/100
DATE . 18.05.00
DWG Nº. CA/SK/5
PETER H. PARSONS. BUILDING

f/2000/1541