APPLICATION NO:
F/2000/0481

LOCATION:
1 Mendip Close, Charvil Reading.

APPLICANT:
Mr & Mrs D Allan C/O Paula Pocock

PROPOSAL:
Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Allan
C/O Paula Pocock
19 Sycamore Drive
TWYFORD
Berkshire
RG10 9HP

Application Number: F/2000/0481

Parish: **CHARVIL**

Location: **1 Mendip Close, Charvil, Reading**

Proposal: **Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Condition

4. Existing hedgerows and trees identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason

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

Head of Planning and Transportation
Date: 28 March 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.

Application Number F/2000/0481
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works
3	SC23	SR06	Parking.
4	SC49	SR05	Existing hedgerows & trees.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Mendip Close
Charvil Reading.

APPLICATION NUMBER: F/2000/0481

OFFICER: Joss Miller

DATE OF SITE VISIT: 14/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Detached houses on a modern housing estate.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile with garage and carport.

4. RELATIONSHIP TO ADJOINING PROPERTIES
There are several fences and walls in the vicinity. High level windows at No 3.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT hedge on both sides & brick

OTHERS wall stepped in 2m.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0481

Applicant : Mr & Mrs D Allan C/O Paula Pocock.

Location : 1 , Mendip Close, Charvil, Reading.
Proposal : Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 14/2/00

Date Registered : 31/01/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :
Property - No objection
Highways - condition
Trees - No objection

Planning Issues :
Effect on street scene & neighbouring properties. DRE1.
Identified settlement.

Application Number: F/2000/0481

Appraisal :

This proposal is for a single storey side and front extension and erection of a new carport boundary. It has a length of 6.5m as opposed to the 5m The side extension is approx. 2.5m high with a glass roof. The carport has a similar height with a 1.8m fence on the boundary. Therefore, any impact on the neighbouring property will be minimised. The front extension has a depth of 1.8m, an eaves height of 2.2m and a ridge height of 3.4m. It is approx 5.5m from the nearest neighbour so any impact will be minimised.

Street scene.
The extensions are set back from the street scene and are of a design that would not have an adverse effect on the street scene. The timber fence is approx 1.8m high and will be hidden by the existing hedge on the boundary. The brick wall is hidden from the street scene by the hedge so its removal will have little impact on the street scene. The removal of the 2 trees in order to widen the access will not have an adverse effect on the street scene sufficient to warrant a refusal. The three parking spaces will be partially obscured by shrubery and shingle will be a softer material to use than tarmac. The landscape will also soften the car spaces.

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

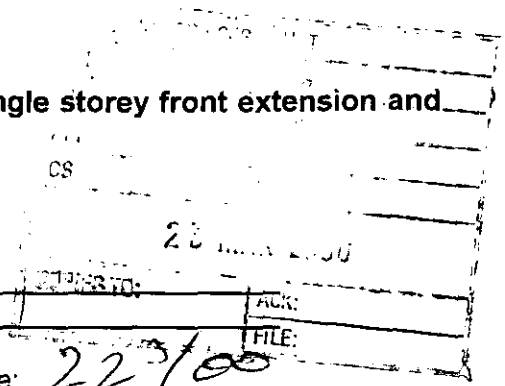
To: 7

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0481**

1 , Mendip Close, Charvil, Reading.

Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.



Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 22/00

Councillor C Pierce

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 16.03.00

My ref: F/2000/0481

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: 33505 - Wokingham

CONFIDENTIAL

Councillor C Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

Dear Councillor

Application Number: F/2000/0481
1 , Mendip Close, Charvil, Reading.
Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0481**
1 , Mendip Close, Charvil, Reading.
Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Pierce

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

~~To:~~
Property Dept

~~From:~~ Joss Miller

Date: 21 February 2000

Application Number: F/2000/0481

PLANNING SERVICES RECT 26349
POL
DC
APP
CS
25 Feb 2000
COPIES TO:
FILE:

RECEIVED
22 FEB 2000
PROPERTY

Proposal: Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary..

Site Address:
1 , Mendip Close, Charvil, Reading.

Applicant:
Mr & Mrs D Allan C/O Paula Pocock.

Your observations are required in respect of this application within **7 days** of the above date.

The District Council is the owner of No. 2 Mendip Close which is adjacent to this property.

The proposed extension does not appear to adversely affect the Council's interest.

S. Heyes.
Property Management Officer.

24/02/00.

PART 1 REGISTER

Environmental Services

For office use only.
Application number:

Householder planning application form

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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.

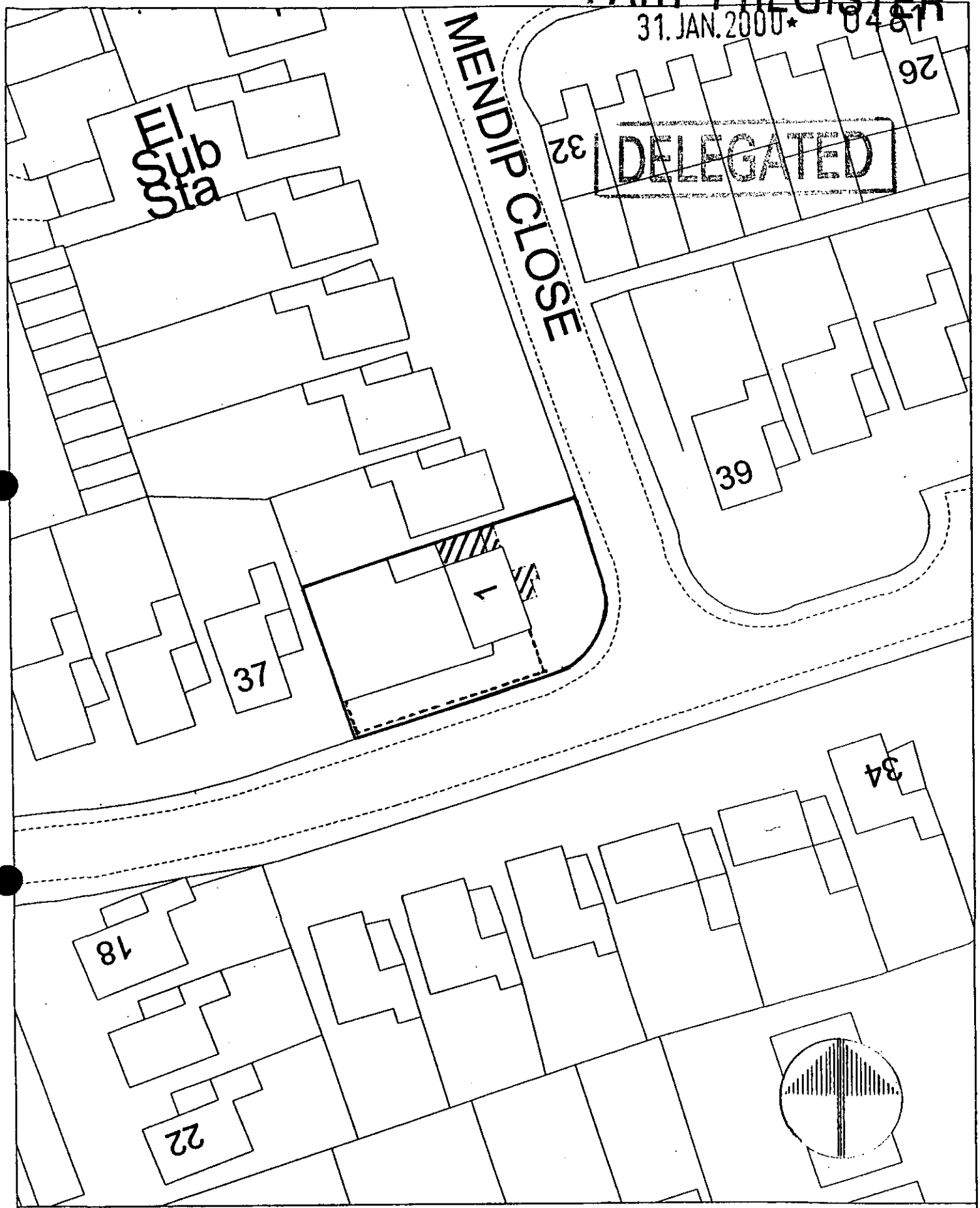
1	Your name	Mr & Mrs. D. ALLAN
	Address and postcode	1 MENDIP CLOSE CHARVIL READING BERKS. RG10 9QE
	Phone number	0118 934 5881
2	Agent's Name	PAULA POCOCK
	Address and postcode	19 SYCAMORE DRIVE TWYFORD READING BERKS RG10 9HP
	Phone number	0118 934 2960
3	Site We need you to send in six copies of the 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.	RE: DRAWINGS 01 & 02
4	Give brief details of the proposal for example, two storey side extension. About the application	(i) SINGLE STOREY SIDE EXTENSION (ii) SINGLE STOREY FRONT EXTENSION (iii) ERECTION OF BRICKWALL & TIMBER FENCE TO SIDE GARDEN
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 ☐ RE: DRAWINGS 03 & 05
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK/WHITE UPVC WINDOWS/ ROOF TILES/ALL TO MATCH EXISTING GLASS ROOF TO KITCHEN/TIMBER PANEL FENCE TO SOUTH ELEVATION
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 ☐ VEHICLE ACCESS RE: DRAWING 03 & 05
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐ RE. DRAWING 03 & 05

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

PART 1 REGISTER

31. JAN. 2000* 0481



N°·1 MENDIP CLOSE Site Plan, Scale: 1 to 500 DRAWING N° 02.

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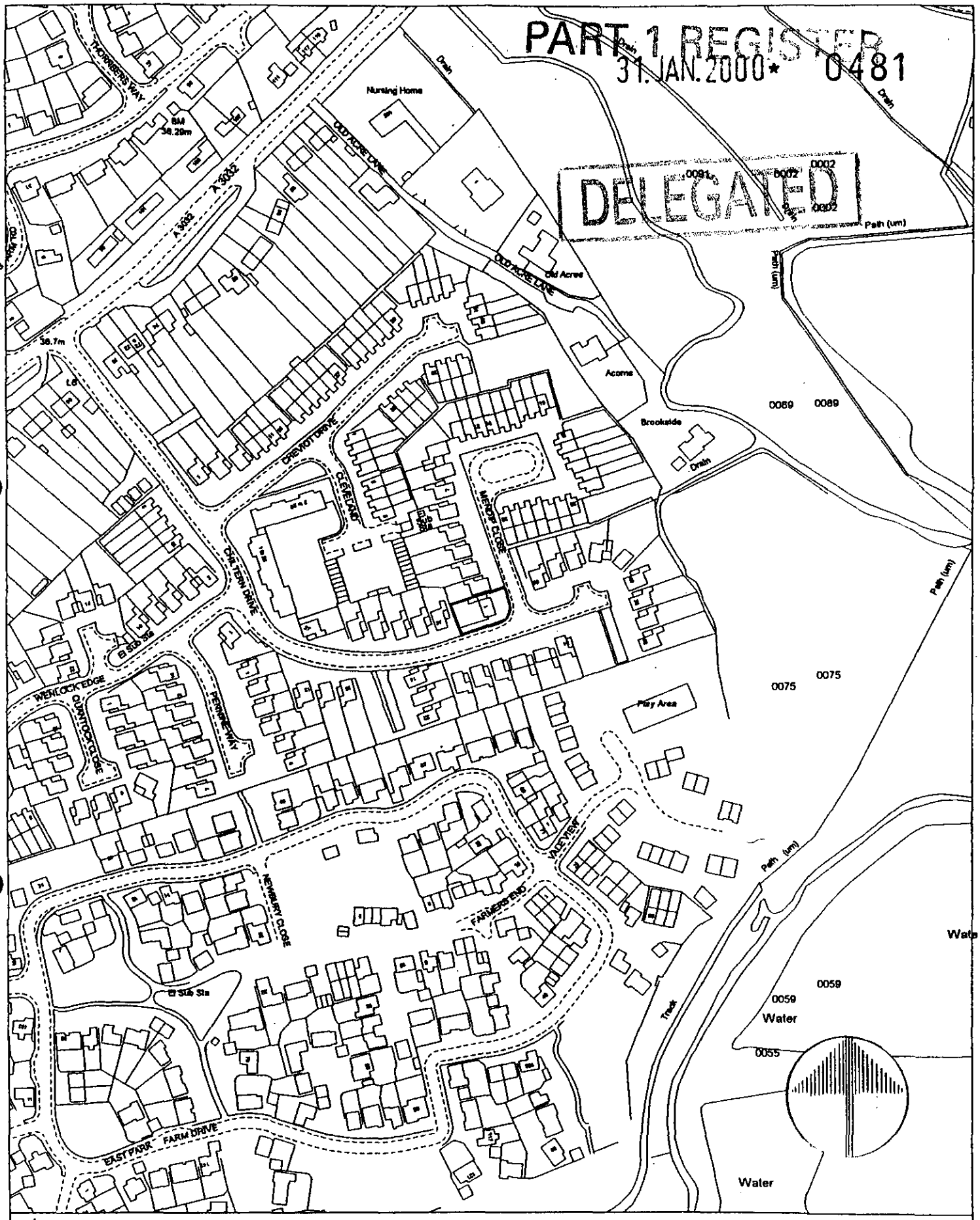
Date: 13 September 1999

PART 1 REGISTER
31. JAN. 2000* 0481

DELEGATED



N° 1 MENDIP CLOSE Site Plan, Scale: 1 to 2500 DRAWING N°. 01

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Date: 13 September 1999

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 09 February 2000

Application Number: F/2000/0481

Proposal: Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary..

Site Address:
1 , Mendip Close, Charvil, Reading.

Applicant:
Mr & Mrs D Allan C/O Paula Pocock.

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 - PARKING (SR06)

IN08

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

21-2-00

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 15/02/00

Location: 1 Mendip Close, Charvil

Proposal: SINGLE STOREY EXTENSIONS AND RELLOCATION OF SIDE BOUNDARY

Application Number: F/2000/0481

In response to your consultation dated 9th February 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The 2 Leylandii shown to be removed are becoming too large for this location and are starting to have a negative affect on the amenity of the property. They are not suitable for including in a Tree Preservation order and I have no objections to their being removed.

There is an attractive Hawthorn hedge along the side boundary, which has been pruned to retain it as a narrow feature. This will soften the appearance of the fence in the street scene. The trees, which are shown to be retained along this strip of land, will still be visible above the fence.

Neil Etherington

Neil Etherington
Senior Arboriculturist

Received by Wokingham District Council

Application No: F/2000/0481

Proposal:
Proposed single storey side extension to dwelling plus single storey front extension and relocation of side boundary.

Location:
1 , Mendip Close, 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)

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 04/03/2000. 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 (*) PRE-APP ATTACHED (AP)

Start date: 31 JAN 2000	
Officer: JM	Application No. F/2000/0481

Map No. 32 Site 0:014

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY FRONT EXTENSION AND RELOCATION OF SIDE BOUNDARY

Location: 1 MENDIP CLOSE

Parish: CHARVIL Ward: Charvil 9.2.2000

Applicant: MR | MRS - ALLAN

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

(7)

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	Proposed W. elevation (to show roof of kitchen (family room) lower than workshop		
6	Floor plans			
7	Metric scale disclaimer		← to	be
8	Encroachment letter	* Probable encroachment. Need letter to confirm no encroachment or cert B & serve notice.		checked
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached.

NEIGHBOURS:

2 x S/N — Mendip Close & Chiltern Drive ✓

31.JAN.2000* 0481

PAULA POCOCK **Tel/fax 0118 934 2960**

Email: pocock250@netscapeonline.co.uk

19 Sycamore Drive Twyford Reading Berkshire RG10 9HP

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

26th January 2000

Dear Sir/Madam

Re: **Full Planning Application for:**
No. 1 MENDIP CLOSE, CHARVIL

On behalf of my clients Mr. & Mrs. D. Allan, I am pleased to enclose the following:

a. A cheque for £95.00 made payable to Wokingham District Council

b. Six copies of the application form 1305A

c. Six copies of Architects drawings:

Drawing No.	01	-	Site Plan 1:2500
	02	-	Site Plan 1:500
	03	-	Existing Ground Floor Plan 1:100
	04	-	Existing First Floor Plan 1:100
	05	-	Proposed Ground Floor Plan 1:100
	06	-	Proposed & Existing Front Elevation 1:100
	07	-	Proposed & Existing North Elevation 1:100
	08	-	Proposed & Existing South Elevation 1:100

The above enclosures form the planning application for the following alterations to No. 1 Mendip Close:

(i) Single storey side extension to the north of the property
(ii) Single storey front porch extension
(iii) The erection of a brick wall and timber fence to the garden on the south side.

Pre-application advice has been given by Joss Miller (Planning) and Neil Trotter (Highway Development Control) and incorporated into this proposal.

Please do not hesitate to contact me if you require any further discussion on our proposals. We hope that the Planning Authority will look favourably on this application.

Yours faithfully

Paula Pocock BSc (Hons)Dipl Arch (UCL) ARCUK
encl.

ADDRESS 1 MENDIP CLOSE

PARISH CHARVIL

PLOT No. 120

ORD. SHEET No. SU7675-7775 32.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46/72	Royco / GLC	Det house & garage	17. 2. 72	NA OA
46/72	"	"	21. 3. 72	App NA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 31.JAN.2000* 0481

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	Mr & Mrs. D. ALLAN
	Address and postcode	1 MENDIP CLOSE CHARVIL READING BERKS. RG10 9QE
	Phone number	0118 934 5881
2	Agent's Name	PAULA POCOCK
	Address and postcode	19 SYCAMORE DRIVE TWYFORD READING BERKS RG10 9HP
	Phone number	0118 934 2960
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.	RE: DRAWINGS 01 & 02
4	Give brief details of the proposal for example, two storey side extension. About the application	(i) SINGLE STOREY SIDE EXTENSION (ii) SINGLE STOREY FRONT EXTENSION (iii) ERECTION OF BRICKWALL & TIMBER FENCE TO SIDE GARDEN
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 ☐ RE: DRAWINGS 03 & 05
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK/WHITE UPVC WINDOWS/ ROOF TILES/ALL TO MATCH EXISTING GLASS ROOF TO KITCHEN/TIMBER PANEL FENCE TO SOUTH ELEVATION
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 ☐ VEHICLE ACCESS RE: DRAWING 03 & 05
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐ RE: DRAWING 03 & 05

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	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 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 ME & MRS. D. ALLAN

Date 26-1-2000

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