EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/2259

LOCATION:
2 Balme Close, Charvil Reading.

APPLICANT:
Mr & Mrs King C/O Harlequin Windows Ltd

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

EARLIEST DATE FOR DECISION: **25/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/10/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs King
C/O Harlequin Windows Ltd
Headley Park Ten
Headley Road East
WOODLEY
Berkshire

Application Number: F/2000/2259

Parish: **CHARVIL**

Location: **2 Balme Close, Charvil, Reading**

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

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

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

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

Condition
3. The conservatory window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Informative
1. 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 Policies LBE1, LBE2, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 11/10/2000

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 6463 (Direct Line)

Date. 15 December, 2000

My ref. JM/JM/F/2000/0465

Your ref. PJC/MC/TDM.2259

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
E-mail:

Mr P Collins
Troika
Amberley House
New Road
Rainham
Essex
RM13 8QN

Dear Mr Collins,

RE: CONDITION 3 (MATERIAL SAMPLES) FOR REPLACEMENT DWELLING AND OUTBUILDINGS AT WOODSIDE, BEGGARS HILL ROAD, CHARVIL (F/2000/0465)

Thankyou for your letter which was received on 6 December 2000.

I can inform you that the Optirock hand textured Olde Essex multi red bricks and Daniel Platt Esturian Restoration roof tiles are considered acceptable and, therefore, condition 3 of the above application can now be discharged.

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

Yours sincerely

JOHN MITCHELL

Development Control Manager

TROIKA
DESIGN & MANAGEMENT

Amberley House New Road Rainham Essex RM13 8QN
Telephone: 01708 630250 Fax: 01708 630214

Our Ref: PJC/MC/TDM.2259

4th December 2000

Sent by Facsimile
0118 974 6484

PLANNING SERVICES	37405
POL	ILS
DC JM	NF
APP	
CS	
06 [illegible] 2000	
COPIES TO:	ACK:
	FILE:

Reply Req

Miss J Miller
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Miller

Re: Woodside, Beggars Hill Road, Charvil (Application Ref. F/2000/0465)

I write in respect of the above planning application which was approved at appeal (Appeal Decision No. APP/XO360/A/00/1044982). Specifically condition 3 of the approval regarding submission of details of interiors to be used in the construction of the external services.

The materials proposed are as follows:

- Brick - Optirock hand textures Olde Essex multi red
- Roof tile - Daniel Platt Esturian Resturation

As discussed earlier samples of these materials have been left at your offices and I trust the above together with the samples is sufficient for you to make your decision.

Please contact me with any queries.

Yours sincerely

P J COLLINS

TROIKA
DESIGN & MANAGEMENT
Amberley House New Road Rainham Essex RM13 8QN
Telephone: 01708 630250 Fax: 01708 630214

PLANNING SERVICES | HPT 37326
POL | FLS
DC TM | ENF
APP |
CS |
04 DEC 2000
COPIES TO: | ACK:
FILE:

Our Ref: PJC/MC/TDM.2259

4th December 2000

Sent by Facsimile
0118 974 6484

Miss J Miller
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

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Please contact me with any queries.

Yours sincerely

P J COLLINS

Received by Wokingham District Council

Application No: F/2000/2259

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

Location:
2, Balme 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). 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/09/2000. 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

01 September 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2259

Applicant : Mr & Mrs King C/O Harlequin Windows Ltd.

Location : 2, Balme Close, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/09/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 26/9/2000

Date Registered : 21/08/2000

Earliest Date for Decision : 25/09/2000

Latest Consultation Date/Site Notice Expiry Date : 25/09/2000

This application will have expired on: 16/10/2000. 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 :
Parish Council: No comments received by 25/9/00
Neighbours: No comments received

Planning Issues : (identified settlement)
1) Impact on neighbours.
2) Impact on streetscene.

Application Number: F/2000/2249

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey detached house to form a conservatory.

The proposed extension will be 4.3 metres wide and will protrude from the rear elevation via the lounge area of the detached house by 4 metres.

To be constructed in brick to below window levels. It will have a pitched roof with an eaves height of 2.3 metres and a ridge height of 3.2 metres. The entire rear garden is bounded with a 1.8 metre high fence and steps down towards the southern boundary as the ground falls away.

No. 1, to the east, 2 storey detached house, 0.76 metres lower. The footprint is a reversal of No. 2. There are no windows in flank elevation. However there is a patio window measuring 2.1 metres square and is located 3 metres away from the proposal.

After applying the 45-degree right to light rule, it was found that due to the shallow roof pitch of the conservatory and distance away the occupants of this property would not be overshadowed. However due to the difference in heights between the two properties (0.76 metres) and that the boundary fence is only 1.8 metres high overlooking may occur.

No. 18, Simmons Field to the south, slightly lower, at right angles, 2 storey detached house. It is considered that due to the orientation and distance away (8.5 metres) from the proposal the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The roof of the extension may be visible from Simmons Field. However the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal** [ ]
(tick appropriate box)

Application Number F/2000/2259
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to Match
3.	CO 45		**Obscure Glazing** The '**conservatory**' windows in the '**north east elevation**' of the development hereby permitted shall not at any time be glazed other than with obscured glass. RO45

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1/LBE2 LTV1/LTV6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

John Mercer
11/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Balme Close
Charvil Reading.

APPLICATION NUMBER: F/2000/2259

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/9/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front window

2. DESCRIPTION OF SURROUNDINGS 1990's housing dev.
Residential, 2 storey detached modern houses, open plan front gardens + enclosed rear gardens

3. DESCRIPTION OF SITE/BUILDING '1997'
2 storey detached house, brown coloured brick with red brick detail (+ dwarf wall below window level) stone lintels above + below windows. White UPVC windows + doors white fascia boards + black guttering ~~red~~/orange pantiles on roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to block plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at side double detached garage + driveway.

LEVELS — No. 1, 0.76m lower,

BOUNDARY TREATMENT — No 1, 2.2m fence on boundary extends over 4m on rear boundary

OTHERS — No 18, Simmons Fields 1.8m high fencing
(stepped down, in 1.8 panels)

— Rear garden enclosed with 1.8m high fencing slopes gently away to rear boundary

— No 1. large patio window located 1m in from edge of house wall
size 2.1m high × 2.1 wide

No — No 3. has a conservatory of similar size, did not require p.p. because of integral garage

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

Tel: 0118 974 6441

Date: **01 September 2000**

My ref: F/2000/2259

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2259
2, Balme Close, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2259**
2, Balme Close, Charvil, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 AUG 2000	
Officer: AT	Application No. F/2000/2259

Map No. 32.. **Site** .0.05.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 2 BALME CLOSE

Parish: CHARVIL Ward: CHARVIL
1.9.00

Applicant: MR/MRS KING

Fee Received 95-00 (6) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only.
Application number: 21.AUG.2000* 2259

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. KING
	Address and postcode	2 BALME CLOSE CHARVIL TWYFORD, READING BERKS, RG10 9RN.
	Phone number	01189 345 835
●	Agent's Name	HARLEQUIN WINDOWS LTD
	Address and postcode	HEADLEY PARK TEN, HEADLEY ROAD EAST, WOODLEY, READING BERKS
	Phone number	0118969 3103
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.	2 BALME CLOSE CHARVIL TWYFORD READING BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION.
●		
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.	WHITE UPVC FRAMES GLAZED IN CLEAR D/G UNITS. WHITE UPVC ROOF BARS GLAZED IN CLEAR POLYCARB. BRICKS TO MATCH HOUSE
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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1933

ADDRESS 2 BALME CLOSE **PARISH** CHARVIL

PLOT No. B 11 **ORD. SHEET No.** SU 7775

BUILDER (32

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
O/183/69	RMC	O/L		REF
426/71	"	"	9.7.71	REF
19056/7	HALL AGGREGATES	O/L	27.5.83	REF
41844	"	O/L	26.1.94	REF
96/63428/	RM CHARLES CHURCH	RES. DEV.	4.9.96	REF
96/64780/	RM CHARVIL CONSORTIUM	DET. HOUSE & GARAGE	24.4.97	C/A L
FP96/5650	BRYANT	"	4.10.96	C/APP

MINISTRY DECISION 41844 - APPEAL ALLOWED - 6.3.95

SPECIAL ORDERS

D



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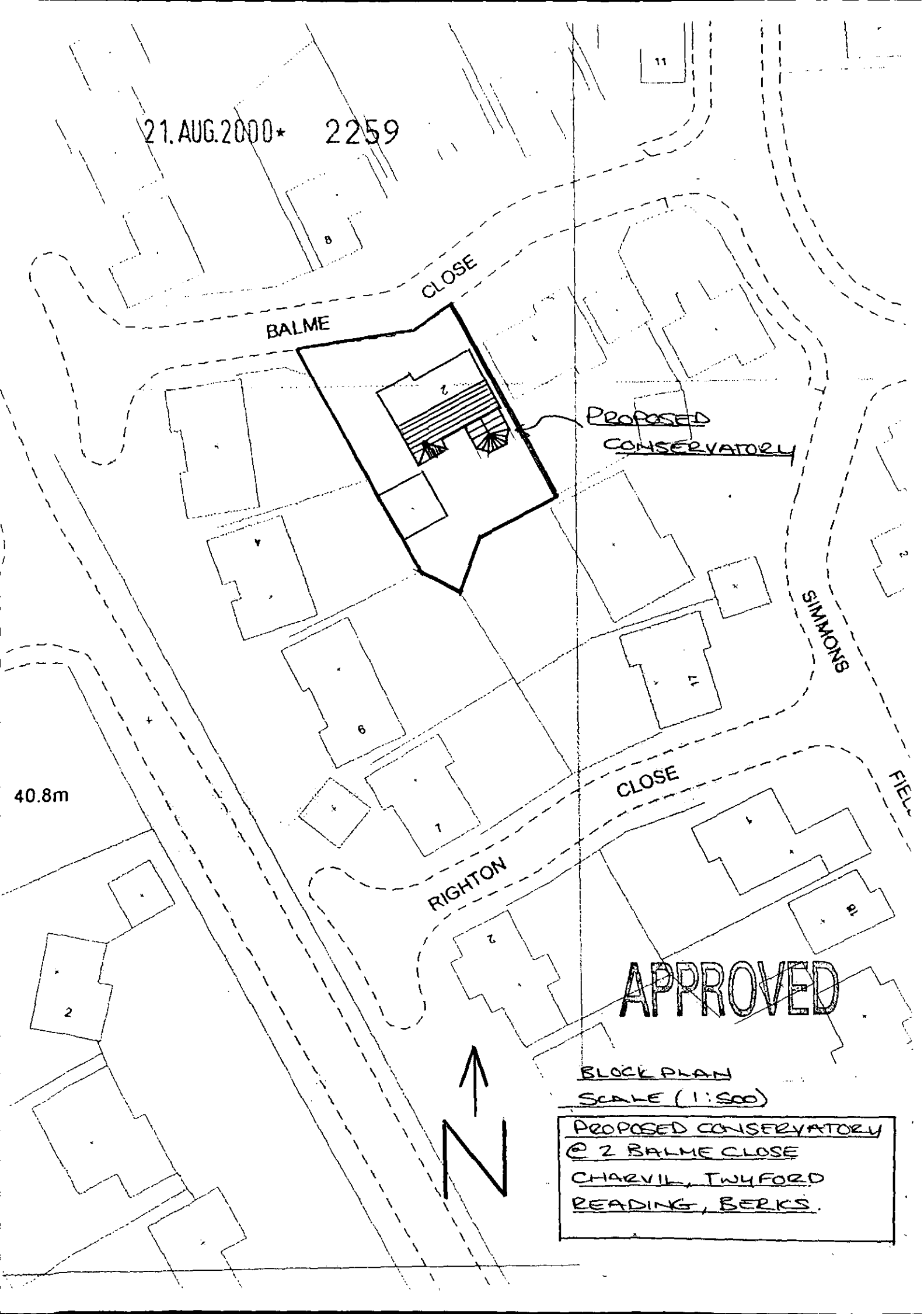
Development Control Section, Environmental Services, Wokingham District Council.
25 August 2000 Scale: 1 : 1250

N W E S


21.AUG.2000* 2259
BALME
CLOSE
PROPOSED
CONSERVATORY
SIMMONS
CLOSE
RIGHTON
40.8m
APPROVED
BLOCK PLAN
SCALE (1:500)
PROPOSED CONSERVATORY
@ 2 BALME CLOSE
CHARVIL, TWYFORD
READING, BERKS.

Ordnance Survey

21. AUG. 2000* 2259

Siteplan

1:1250 Scale



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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

2 BALME CLOSE, CHARVIL, READING
RG10 9RN

Centre coordinates : 477584mE 175496mN

National Grid sheet reference at centre of this Siteplan: SU7775SE.

Supplied by : Dome, Guildford
Serial Number : 4224

Ordnance Survey

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KALAMAZOO 10378923 v