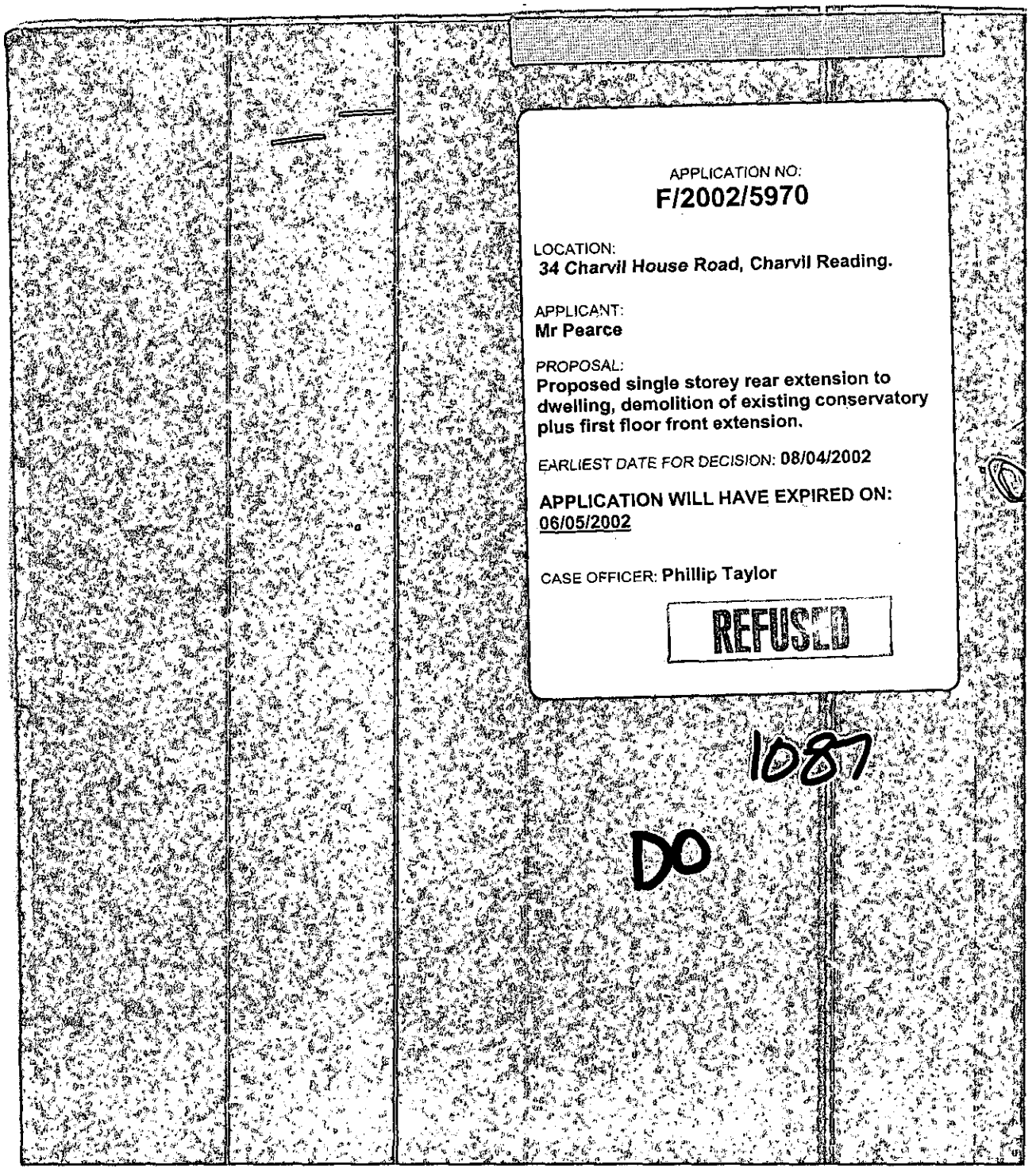


APPLICATION NO:
F/2002/5970

LOCATION:
34 Charvil House Road, Charvil Reading.

APPLICANT:
Mr Pearce

PROPOSAL:
Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.

EARLIEST DATE FOR DECISION: **08/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

1087

DO

Application No: F/2002/5970 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Pearce
34 Charvil House Road
Charvil
Reading
Berks
RG10 9RD

Application Number: F/2002/5970

Parish: **CHARVIL**

Location: **34, Charvil House Road, Charvil, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed roof terrace by virtue of its location on the rear of the property would result in overlooking of the neighbouring property, No. 36 Charvil House Road, to the detriment of the amenity of those occupiers. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 03/05/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5970

Applicant : Mr Pearce .

Location : 34, Charvil House Road, Charvil, Reading.
Proposal : Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23rd April '02

Date Registered : 11/03/2002

Earliest Date for Decision : 08/04/2002

Latest Consultation Date/Site Notice Expiry Date : 08/04/2002

This application <u>will have expired on</u>: <u>06/05/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Charvil Parish Council - No comment

Property Department - No adverse effect on the council owned properties adjacent.

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the area

Policy - CBE1, CBE2
WOS3, WBE1
CD3

Application Number: F/2002/ 5970

Appraisal

The application property is an ex-council house. It is semi detached and located on the south side of Charvil House Road within the identified settlement.

The proposal is for two extensions, a first floor element above the garage and a single storey rear extension to replace a conservatory.

The dwelling is attached to No.32 with No.36 an adjacent detached house.

The first floor extension would bring the building line level with the garage. The projection would have a pitched roof with a bedroom window facing forward. The main roof of the extension would also be pitched and set lower than the main dwelling roof. A terrace would be located at the rear at first floor level, which would overlook the rear garden of No.36. This feature is considered an unacceptable infringement on the privacy of the resident of No.36 and warrants refusal of the proposal.

The single storey rear extension would replace the existing conservatory of similar size. The roof would however be mono-pitched with roof lights inserted. It would also be hipped on both sides. This extension should have no detrimental impact on the amenity of the neighbouring property, No.32.

The houses on Charvil House Road have large pitched roofs over the porches, which extend up to first floor level. The roof over the first floor extension would resemble this roof style. Therefore the character of the area is unlikely to be compromised by the proposal.

√ Approval

Application Number F/2002/5970
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non ~~Std Conditions~~ / Reasons for Refusal
			The proposed roof terrace by virtue of its location on the rear of the property would result in overlooking of the neighbouring property ~~No 34~~ No. 36 Church House Road, to the detrimental of the amenity of those occupiers. As such it would be contrary to policy LD3 of the BSP, policy LBE2 of the LALP and policy WOS3 of the WDLP.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 3.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 34 Charvil House Road Charvil Reading.

APPLICATION NUMBER: F/2002/5970

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 23/04/02

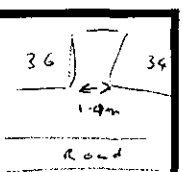
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential Street Some Council Property - '00' some addition detached houses. mix of styles. Part of large link attached terrace via g s/s buildings

3. DESCRIPTION OF SITE/BUILDING Semi ex-council house gable frontage, raised dormers. existing extension above d/garage with terrace on top.



4. RELATIONSHIP TO ADJOINING PROPERTIES No 36 passage separates windows to rear no side windows first floor ext would bring it level.



5. SITE CONSTRAINTS drainage of existing extension

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

will replace existing s/s ext with brick one. No extra projection

To:
Property Dept

From: Phillip Taylor

Date: 26 March 2002



Application Number: F/2002/5970

Proposal: Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension..

Site Address:
34, Charvil House Road, Charvil, Reading.

Applicant:
Mr Pearce .

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

Phillip.

We have examined the plans submitted and find there is no adverse effects to existing adjacent owned properties as a result of this application. Therefore. we have no objections.

Peter S. Anderson

Tech Ass't

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 21 FEB 2002 → 11 MAR 2002	
Officer: PT	Application No. F/2002/5970

Map No. 28 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, DEMOLITION OF EXISTING CONSERVATORY PLUS FIRST FLOOR FRONT EXTENSION

Location: 34 CHARVIL HOUSE ROAD

Parish: CHARVIL Ward: Charvil

15.3.02.

Applicant: MR PEARCE

(2)

Fee Received 95-00 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	other side elevation (W)	11/3	✓ 11/3
6	Floor plans	Position & size of windows not shown accurately on floor plans	11/3	✓ 11/3
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at side boundary?	11/3	None
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.3.02.23. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Landfill Cons + Groundwater Prot. Zone
Rail Track .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N+ See map

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		17CHARVIL HOUSE ROADREADING	RG109RD
		32CHARVIL HOUSE ROADREADING	RG109RD
		36CHARVIL HOUSE ROADREADING	RG109RD
		49PARK VIEW DRIVE SOUTHREADING	RG109QX
	19A	19ACHARVIL HOUSE ROADREADING	RG109RD
		37PARK VIEW DRIVE SOUTHREADING	RG109QX

Neighbours Consulted 15.3.02 F/2002/5970

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

Tel: (0118) 974 6442

Date: 15 March 2002

My ref: F/2002/5970

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Graddon
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/5970
34, Charvil House Road, Charvil, Reading.
Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5970**
34, Charvil House Road, Charvil, Reading.
Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Graddon

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

Received by Wokingham District Council

Application No: F/2002/5970

Proposal:
Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.

Location:
34, Charvil House Road, 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/2002/5970 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 08/04/2002. 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.

Trevor Watson
Development Control Manager

15 March 2002

11 MAR 2002
11 MAR 2002 5970

34 Charvil House Road
Charvil
Reading,
Berks.
RG10 9RD

Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

2nd March 2002

Reference Number 2002/5970.

All Plans reviewed and corrected as per request.

All sizes and positions of windows have been amended as requested.

We confirm that no encroachment will be intended at the boundary, on the eastern side, it is intended to stay on the existing line of the footings.
It is also intended that we will stay on the existing line of the footings on the western side, which is well within the boundary line.

Yours sincerely

A Pearce

Tel. (0118) 974 6429 or 6433

Date: 01 March 2002

Your Ref:

My Ref: F/2002/5970

Mr Pearce
34
Charvil House Road
Charvil
Reading, Berks
RG10 9RD

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 Sir/Madam

Reference Number: 2002/5970

Site Address: 34, Charvil House Road, Charvil, Reading.

Proposal: Proposed single storey rear extension to dwelling, demolition of existing conservatory plus first floor front extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of the other side elevation of rear extension (west).

The size and positions of windows does not match up on floor plans and elevations. Which are correct? They should match.

Please confirm no encroachment is intended at the boundary.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number:

11.MAR2002* 5[illegible]

WOKINGHAM DISTRICT COUNCIL

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	PEARCE
	Address and postcode	34 CHARVIL HOUSE ROAD CHARVIL READING BERKSHIRE RG10 9RD
	Phone number	0118 934 1425
2	Agent's Name	
	Address and postcode	
	Phone number	
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 Above.
4	Give brief details of the proposal for example, two storey side extension. About the application	KNOCK DOWN & RE-BUILD EXISTING EXTENSION/CONSERVATORY NEW BATHROOM TO FRONT.
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.	MATCHING BRICKS & WINDOWS + 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: 3	Proposed:
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

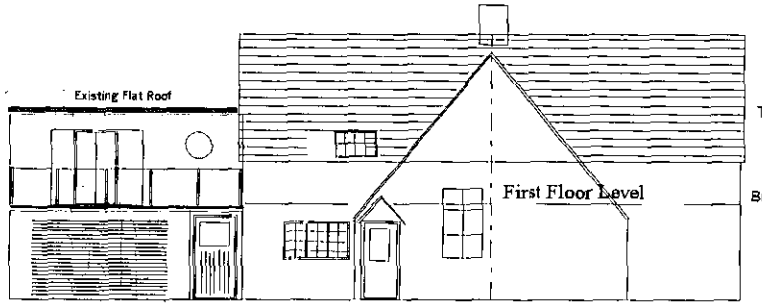
None of the land forms part of an agricultural holding.

Your signature: [signature]

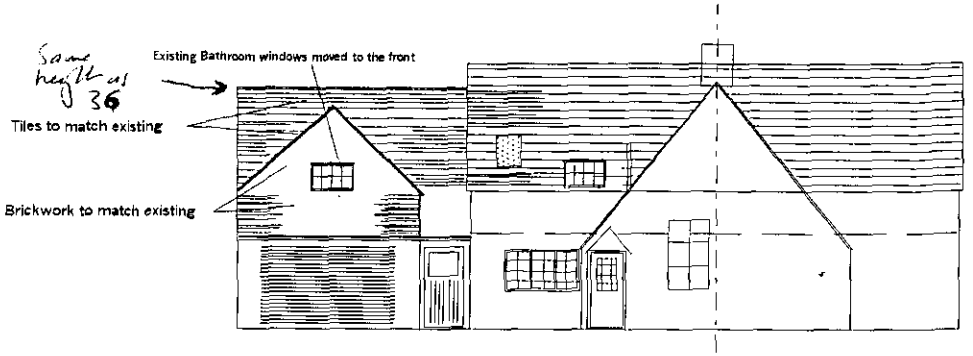
on behalf of

Date 16-02-02

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



Existing north view



Proposed north view

REVISED



Existing South view



Proposed South view

Mr & Mrs Pearce
34 Charvil house Road
Charvil
Twyford Berks
RG10 9RD

Scale 1.200

1953

ADDRESS 34 Charvil House Road PARISH Charvil

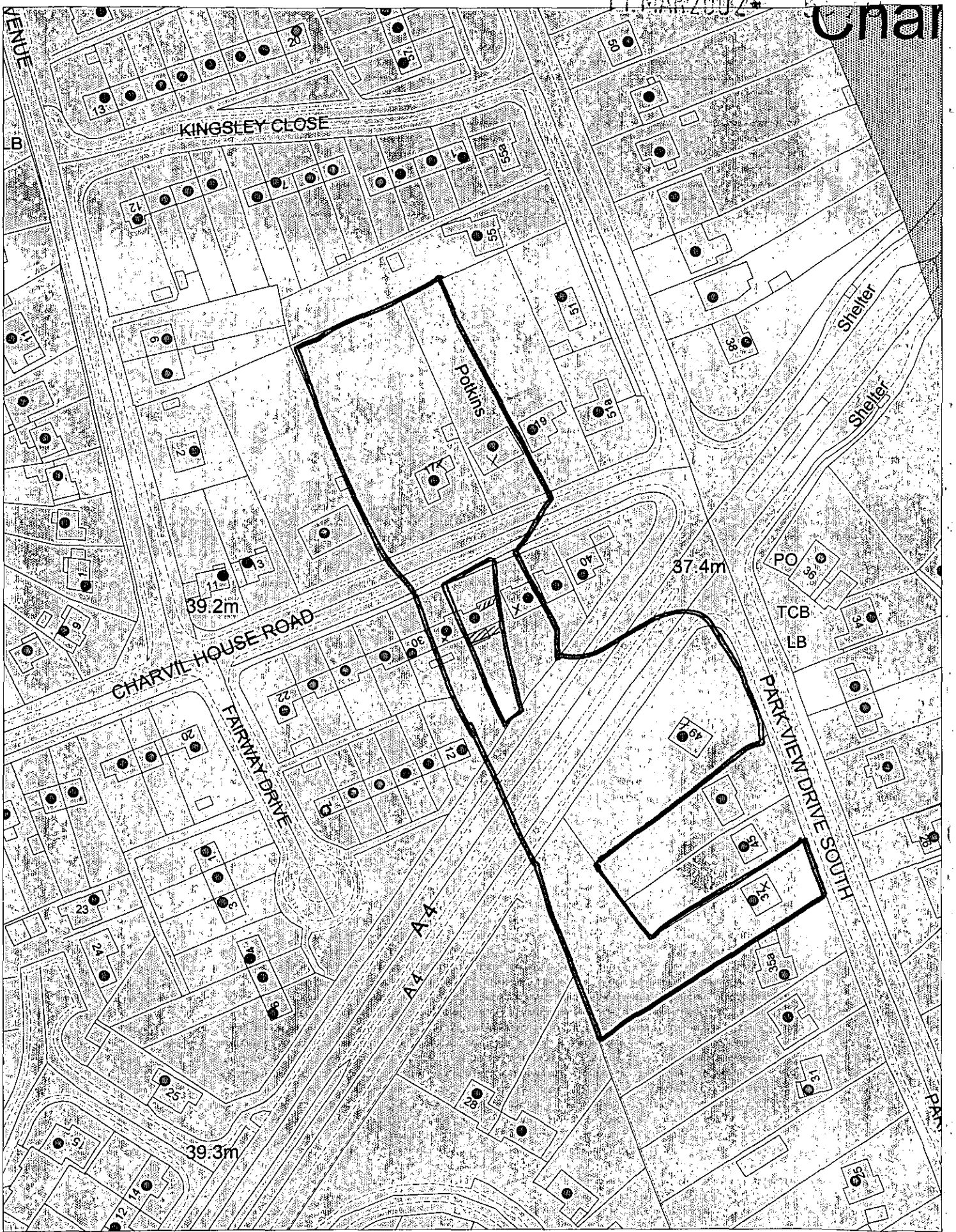
PLOT No. ORD. SHEET No. SU 7776

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
454/51	WRDC	S/DET. HOUSE & GARAGE	INF ONLY	
BR 20232	MR. W. NELSON	DOWNSTAIRS WC	23.2.83	APP
F/2002/5970	Mr. Peake	S/SH/R - demolish conserv + 1st/fl/f ext.		

MINISTRY DECISION

SPECIAL ORDERS



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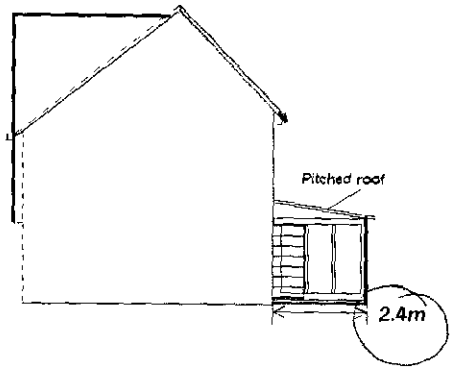
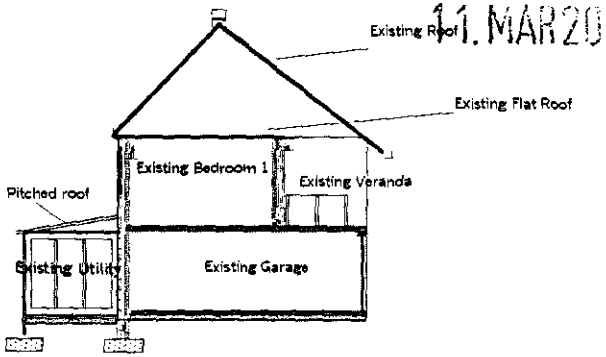
Development Control Section, Environmental Services, Wokingham District Council.

26 February 2002 Scale: 1 : 1250

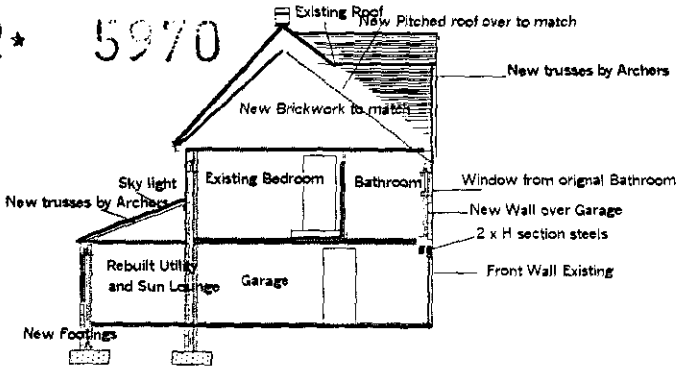
11.MAR2002* 5970



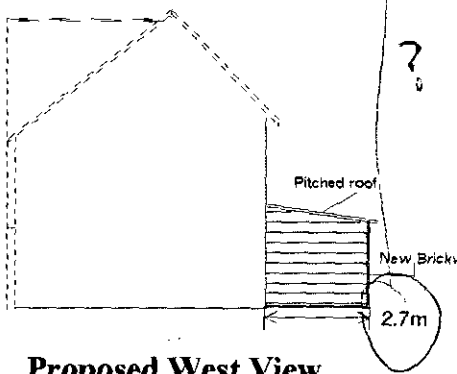
Existing West View



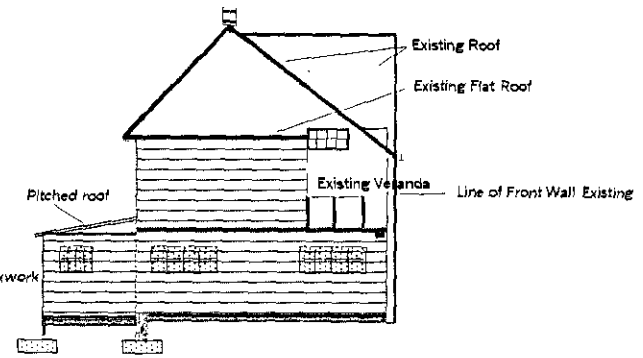
Existing Cross Section A - A



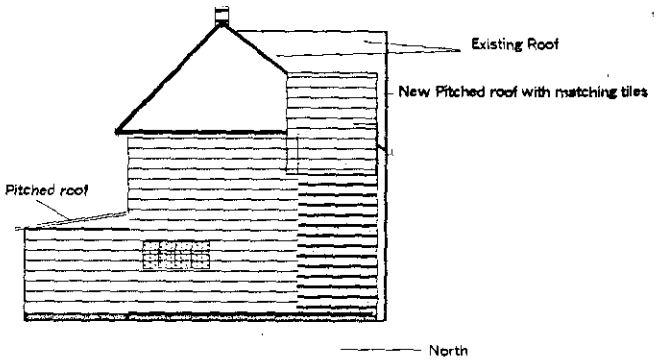
Proposed Cross Section A - A



Proposed West View



Existing East View

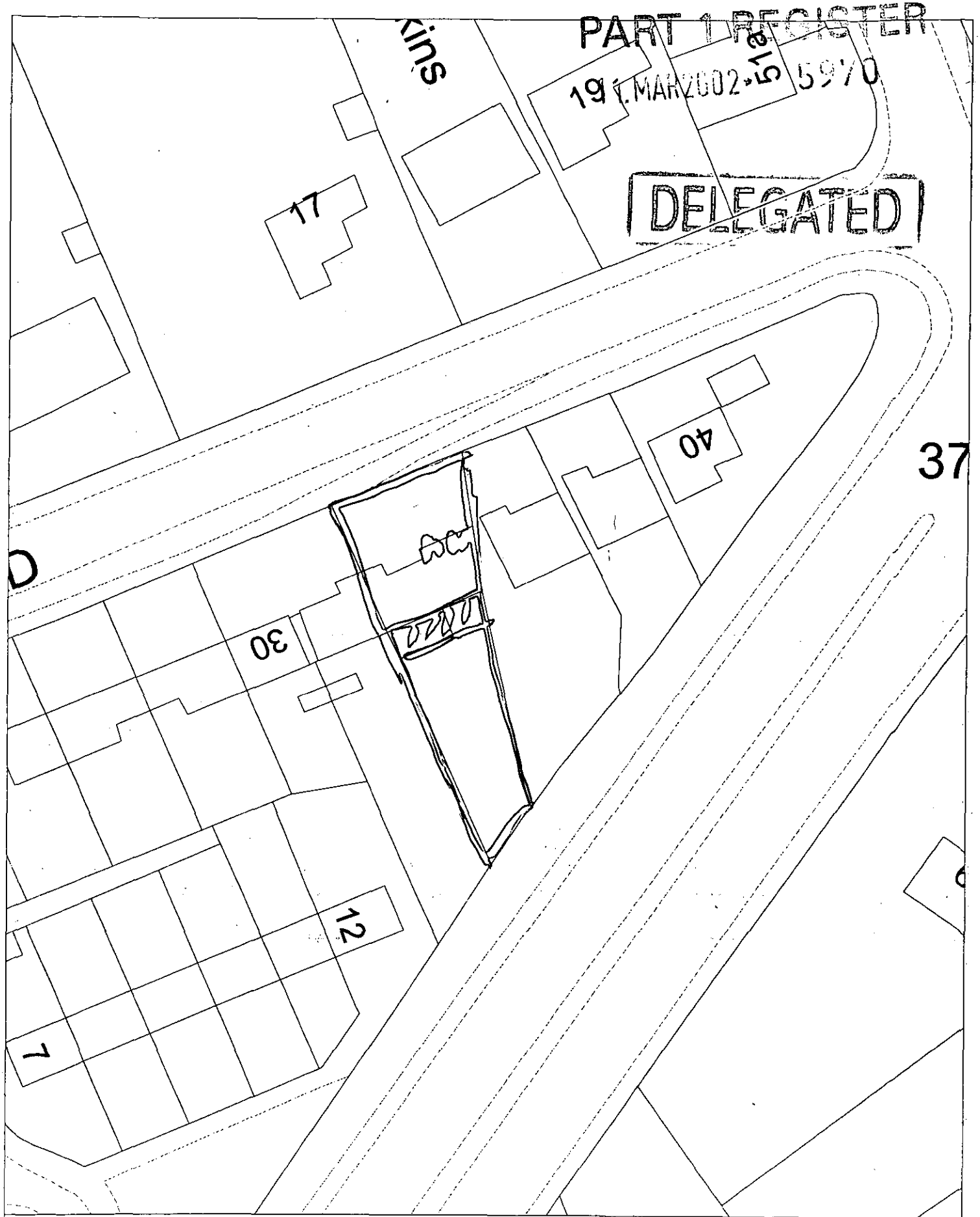


Proposed East View

Mr & Mrs Pearce
34 Charvil house Road
Charvil
Twyford Berks
RG10 9RD

Scale 1.200

REFUSED



Site Plan, Scale: 1 to 500

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Date: 13 February 2002

N
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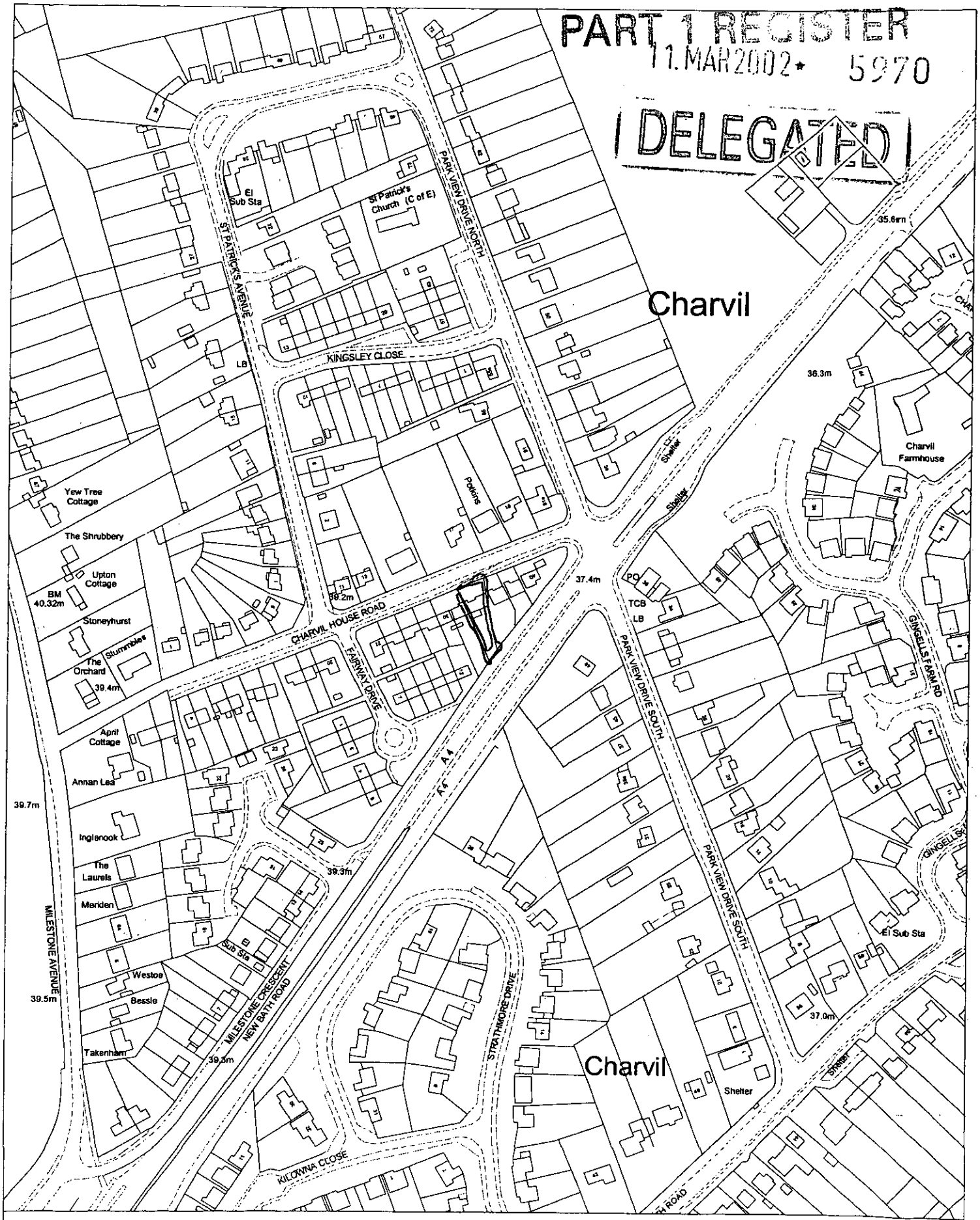
PART 1 REGISTER
11.MAR2002* 5970
DELEGATED



Site Plan, Scale: 1 to 2500

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Date: 13 February 2002

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