APPLICATION NO:
F/2001/3522

LOCATION:
70 Eastheath Avenue, Wokingham.

APPLICANT:
Mr & Mrs Lowe C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lowe
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Application Number: F/2001/3522

Parish: **WOKINGHAM**

Location: **70, Eastheath Avenue, Wokingham.**

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

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall or above in the north elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

Informative
4. 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.
South East Area Local Plan Policies SBE1, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3527 AT
BUILDING CONTROL NUMBER	PP 2001/2018 South
~~APPLICANT~~/AGENT	Greg Farrell
ADDRESS OF SITE	70 Eastheath Ave WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Love 01C	Love 01B
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC - first floor rear window on floor plans.		
DATE	28/6/01	

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	

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 2 July, 2001
My ref. AJT/JRM/F/2001/3522
Your ref.

Clive Paxton
Wallace Bacon Consultants
53, Eastheath Avenue,
Wokingham,
Berks,
RG41 2PP.

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

Dear Mr. Paxton,

RE: PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING - 70, EASTHEATH AVENUE, WOKINGHAM.

I refer to your letter and revised plans submitted for the new two storey side extension, drawing nos. 0126/4, 126/5, & 0126/6 dated 22nd June 2001.

The revised plans show a change from a flat roof over the porch to a pitch roof, a projection forward of the two storey side extension, an alteration of the main roof shape and also an increase in height of the main pitched roof. As there is also an increase in volume due to these amendments a further planning permission would be required.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

c.c. Mr. & Mrs. Lowe, 70,Eastheath Avenue, Wokingham.

WALLACE BACON CONSULTANTS

Building Design, Structural & Civil Engineering Consultants

53 Eastheath Avenue, Wokingham, Berkshire. RG41 2PP
Telephone: (0118) 979 4959 Mobile: (07836) 206512 Fax: (0118) 978 0896

Your Ref: 44872 Our Ref: CRP/jat/0126

Planning Department
Andrew Thorley

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS	
22 Jun 2001	
COPIES TO:	ACK:
	FILE:

21st June 2001

Dear Sirs,

Reference : - F2001/3522 - Approved
Proposed New Two Storey Side Extension
at 70, Eastheath Avenue, Wokingham, Berkshire for Mr and Mrs M. Lowe

With reference to the above, we have been asked by Mr and Mrs Lowe to consider the practicalities of construction of the proposed extension. Having looked at the front elevation the setting back of the new facing brickwork to the front elevation by 330 mm gives a problem with the roof as a hip and valley have to be formed within that space. In addition, there is a boxed gutter on the rear and numerous hips and valleys.

We are of the opinion that with some subtle alterations a more pleasing and practical roof structure can be achieved and a more aesthetically pleasing building. We would therefore seek your advice and approval to our proposed alterations. In order for you to consider our suggestions we enclose two copies off the following sketches: -

a) Sketch 0126/1 - Rear Elevation – as passed
b) Sketch 0126/2 - Side Elevation – as passed
c) Sketch 0126/3 - Front Elevation – as passed

d) Sketch 0126/4 - Rear Elevation – proposed amendment
e) Sketch 0126/5 - Side Elevation – propose amendment
f) Sketch 0126/6 - Front Elevation – proposed amendment

We would be happy to meet you and discuss the matter, as our client is now anxious for the project to commence on site. We look forward to hearing from you.

Yours faithfully,
Wallace Bacon Consultants,

Clive R. Paxton
Enc.
c.c. Bursar – Luckley-Oakfield School

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3522
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 M Lowe
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2001/3522
SITE: 70 EASTHEATH AVENUE, WOKINGHAM

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 F/2001/3522 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 your client 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 faithfully

ANDREW THORLEY
Planning Assistant

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3522

Applicant : Mr & Mrs Lowe C/O Greg Farrell.

Location : 70, Eastheath Avenue, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : ...10/04/01.....

Date Registered : 08/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001

This application will have expired on: 03/05/2001. 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 :

Neighbour: letter no objection (condition materials)
Environment Agency: Informatives
WTC: No Objection
Highways: Approval with condition

Planning Issues : (Identified settlement)

1) Neighbours
2) Streetscene
3) Highways

Application Number: F/2001/3522

Appraisal:

The proposal is for a two storey side extension to a 2 storey detached house to form additional living accommodation. It will replace an existing single storey garage.

At first floor level the proposed two-storey side extension will have a 330 mm set back from the front elevation (an overall set back of 1.5 metres from the very front elevation of the house). It will be 2.6 metres wide by a maximum of 7.7 metres deep and to be flush with the rear elevation. It is proposed that the eaves height of the hipped pitched roof will be 5.2 metres with ridge height 8.3 metres, which will match the existing main roof.

It is also proposed that the existing front porch area will be opened out and the lean to pitched roof will be replaced with a flat roofed canopy.

New windows are to be inserted. On the front elevation a new bathroom window at first floor level, on the rear elevation at first floor level a bedroom window and on the ground floor a door and window. It is considered that these windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 72, to the north, 2-storey extended detached house with box dormer windows, in line with No.70. Positioned 2.5 metres away. Main windows at ground floor and at first floor face front and rear gardens. No windows on flank elevation. Due to the orientation and boundary treatment, it is considered that the occupants of this property will not be affected.

No. 68, to the south, 2-storey detached house. Due to the orientation it is considered that the occupants of this property will not be affected.

Due to the orientation and distance away it is considered that the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

4) Environment agency

No objections,

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

Application Number F/2001/3522
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO12	RO12	**External Materials to be Agreed**
3.	CO44	RO44	**No Windows To Be Inserted "flank wall or above" in the "north" elevation of the building/extension**
4.	CO45	RO45	**Obscure Glazing "bathroom window" in the "east elevation"**
5.	CO49	RO49	
6.	C122	R122	

INFORMATIVES

NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

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: 23/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 70 Eastheath Avenue Wokingham.

APPLICATION NUMBER: F/2001/3522

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gatepost

2. DESCRIPTION OF SURROUNDINGS 'Residential' dormer bungalows opposite, detached.
No. 70, Extended dormer bungalow, main windows face rear + front gardens, no windows in flank elevation. (lean to shed on flank elevation)

3. DESCRIPTION OF SITE/BUILDING Enclosed rear garden
2storey detached house with flat roof garage at side porch extension at front. Red/brown brick, red clay tiled roof + over porch, white UPVC windows + fascia boards with black guttering + brown stained front door

4. RELATIONSHIP TO ADJOINING PROPERTIES individually designed detached properties facing Eastheath Avenue
Refer to Location plan / ~~facing~~

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing at front on gravel drive

LEVELS — Rear boundary 0.2m higher.

BOUNDARY TREATMENT — Rear boundary 1.8m fence

OTHERS — No. 70, 1.8m fence at rear + side of garage, front side boundary 1m high hedge, shrubs + 2No conifer trees
— No. 68, 1.8m fence + shrubs on rear + side boundary.
— Front boundary No 70. low brick wall under a metre high, gravel + hardstanding at front

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

Tel: 0118 974 6441

Date: **16 March 2001**

My ref: F/2001/3522

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3522
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension 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 **Andrew Thorley** on **0118 974 6441.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3522**
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **16 March 2001**

My ref: F/2001/3522

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3522
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3522**
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6441

Date: **16 March 2001**

My ref: F/2001/3522

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3522
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3522**
70, Eastheath Avenue, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3522
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3522

Proposal:
Proposed two storey side extension to dwelling.

Location:
70, Eastheath 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2001. Written comments submitted will become available for public inspection.

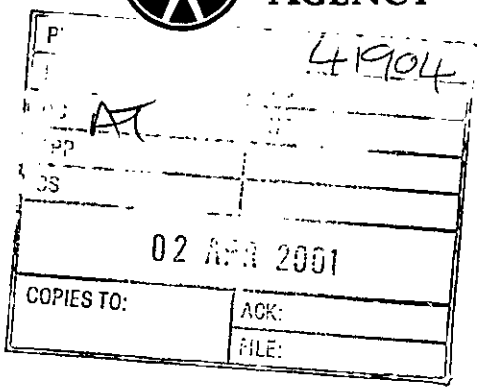
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

16 March 2001

Our ref: SP\2001\003393\001
Your ref: F/2001/3522
Date: 27th March 2001

ENVIRONMENT AGENCY



FAO: Andrew Thorley
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir

PROPOSAL: Two Storey Side Extension To Dwelling
LOCATION: 70 Eastheath Avenue, Wokingham

Thank you for your letter dated 16 March 2001, which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: **SU86NW/11/29**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there are three landfill sites within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 802 676	44m	Blue Pool, Wokingham	Inert Waste
SU 805 677	120m	Mulberry Park	Industrial & Commercial Waste
SU 802 678	130m	Molly Millars Lane	Inert Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with scaling plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

CC: Greg.Farrell, 43 Wendover Way, Tilehurst, Reading, Berkshire, RG30 4RU

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAR 20
Officer: AT	Application No. F/2001/3522

Map No. 83 Site 0-03

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: 70 EASTHEATH AVENUE

Parish: WOKINGHAM Ward: Evendons ✓

Applicant: MR/MRS LOWE

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

(3)

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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19/3/01 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 ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

Site notice & see map for neighbour Notices

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Andrew Thorley **Date:** 16 March 2001

Application Number: F/2001/3522

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
70, Eastheath Avenue, , Wokingham.

Applicant:
Mr & Mrs Lowe C/O Greg Farrell.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 28/03/01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2001/3522

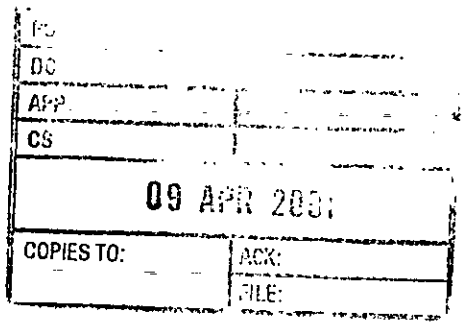
Proposal: Proposed two storey side extension to dwelling

Site Address: 70 Eastheath Avenue, Wokingham

Applicant: Mr & Mrs Lowe C/O Greg Farrell

Your observations are required in respect of this application **by 09/04/01**

No objection



SIGNED: _____ **DATE:** 05/04/01

CLERK TO Wokingham Town Council

Your ref: Andrew Thorley

53, Eastheath Avenue
Wokingham
Berkshire
RG41 2PP

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

23rd March 2001

Dear Sir,

Application No. F/2001/3522
Proposed Two Storey Side Extension
70, Eastheath Avenue, Wokingham, Berkshire

Thank you for your letter dated 16th March 2001 regarding the above.

We would confirm that we have no objection to the proposal. However, we would ask that the stripped roof tiles be re-used on the front roof slopes to avoid a significant change in colour of roof tile. This was not noted on the Planning Drawing.

Yours faithfully,

C.R. Paxton

ADDRESS 70 EASTHEATH AVENUE PARISH DOK

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 960 3853				
0/58/71 } see	Scovell	1 det house at rear	6/1/72	C 1A
B/53/72 } 233	Rosebrian Properties	1 det hse + garage	11/1/73	C 1A
B/44/73 } RUSSWAY	Fiddamin	Det bungalow + garage at rear	18/10/73	C 1A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.MAR.2001 3522

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 Address and postcode Phone number	MR & MRS COLE 70 EASTHEATH AVE WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500-scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 Mr & Mrs Lowe

Date 3/3/01

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



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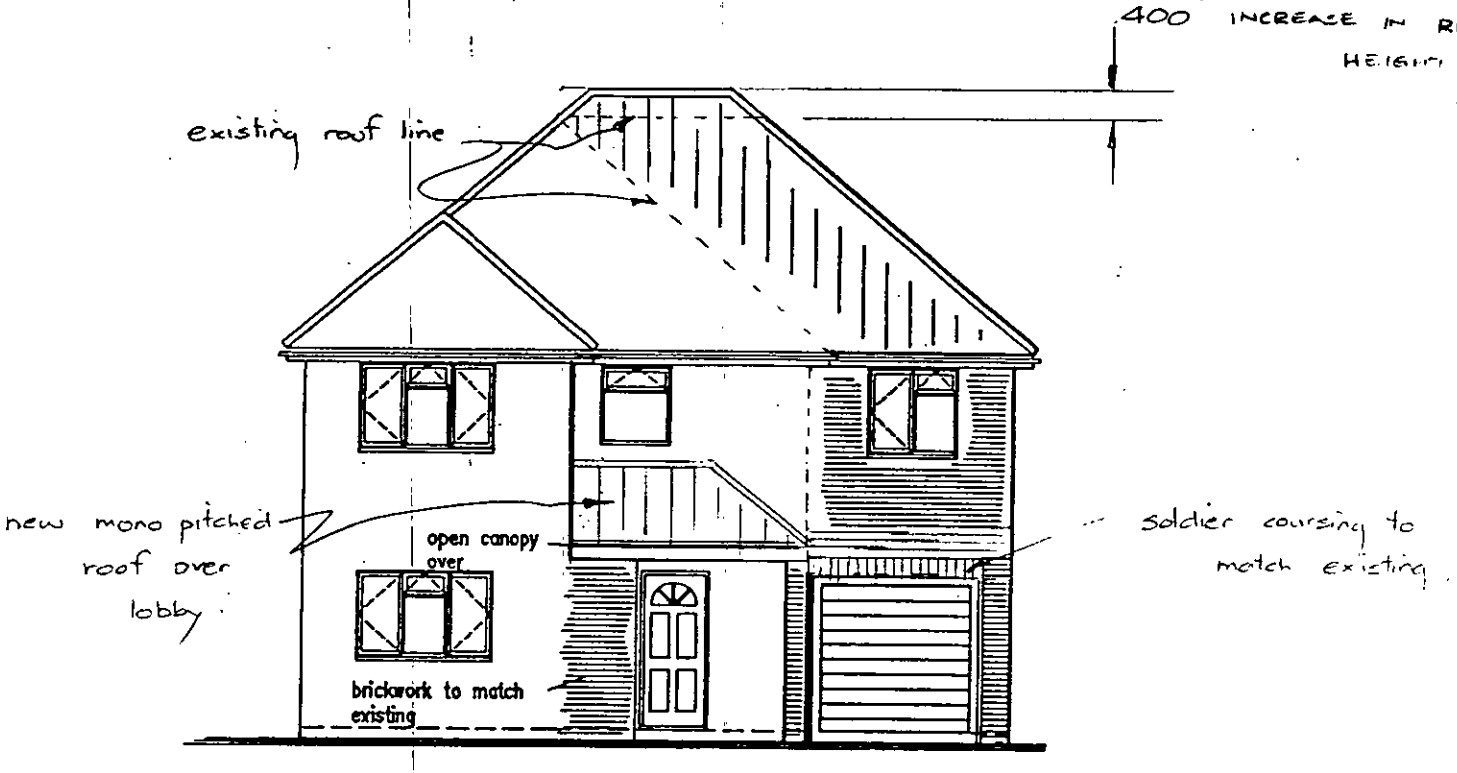
Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001

Scale: 1 : 1250

N
W E
S

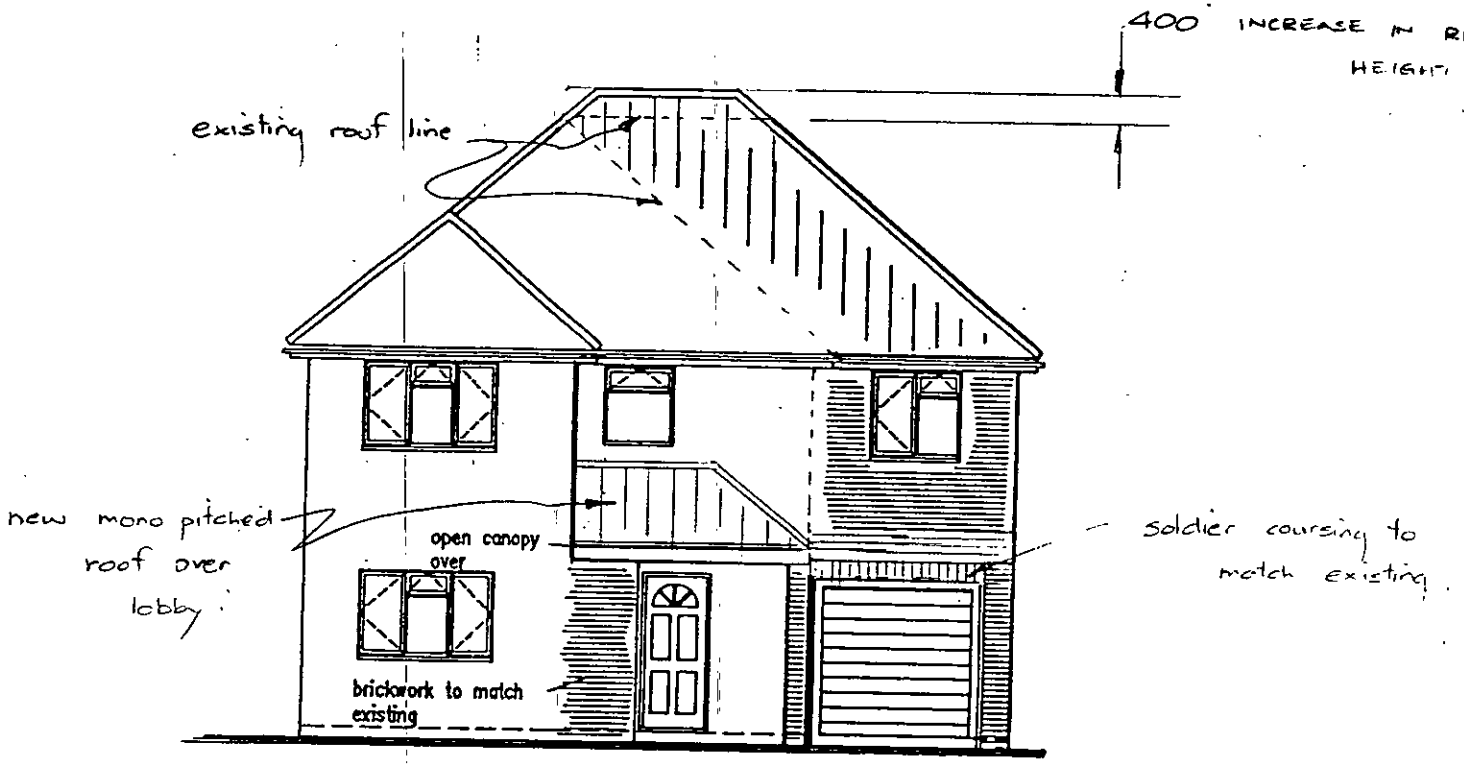


Front Elevation

(as now proposed)

21/6/01.

0126/6

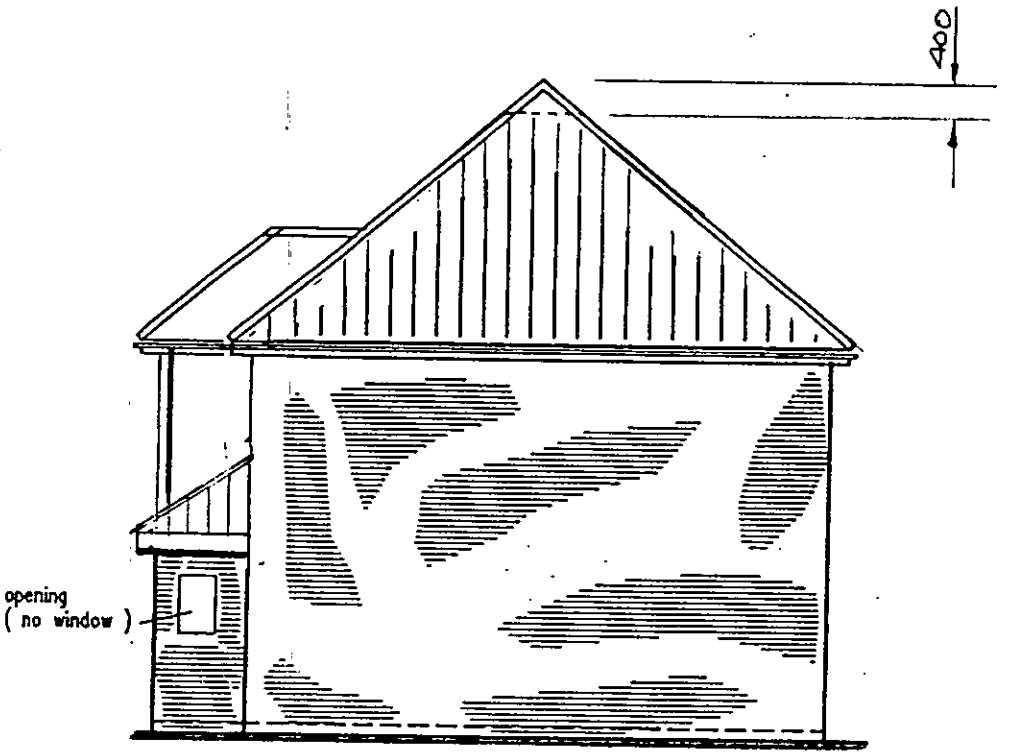


Front Elevation

(as now proposed)

21/6/01.

0126/6

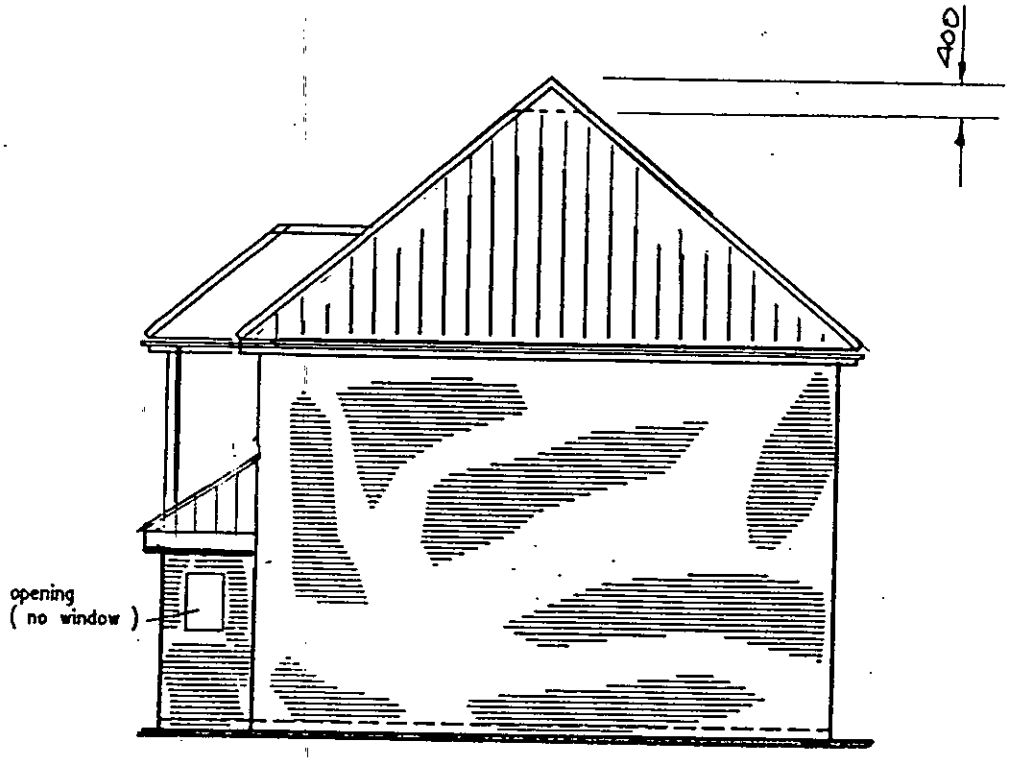


Side Elevation

(as now proposed)

21/6/01

0126/5

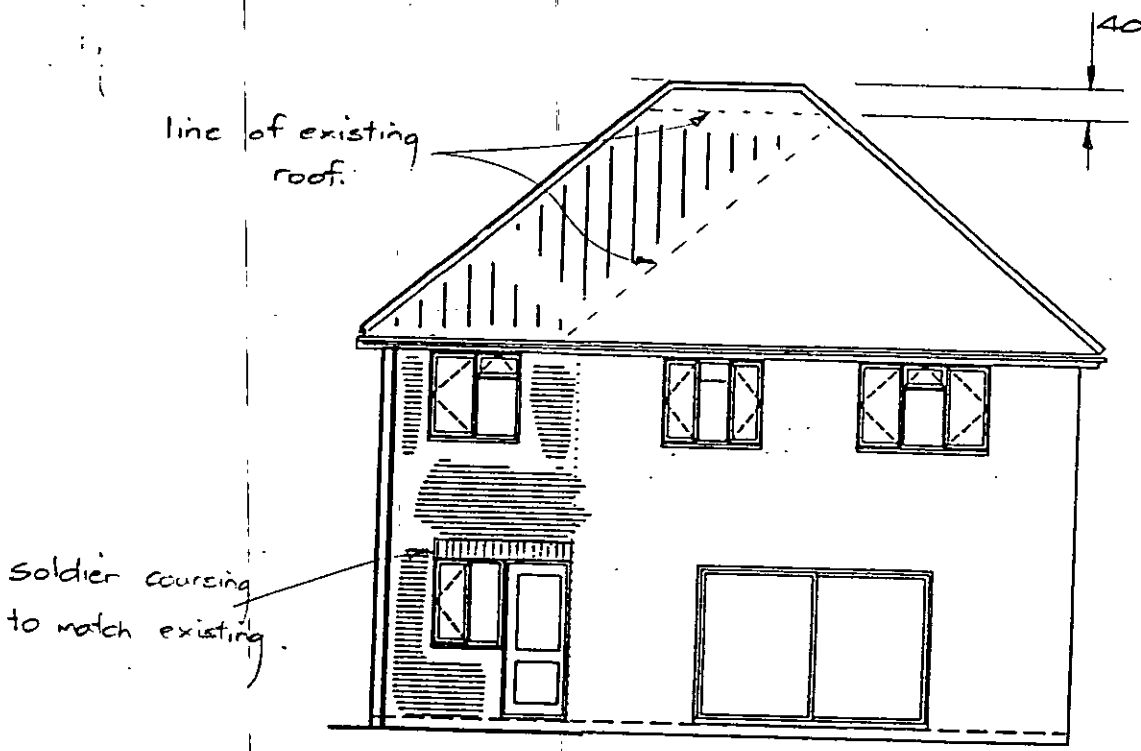


Side Elevation

(as now proposed)

21/6/01

0126/5

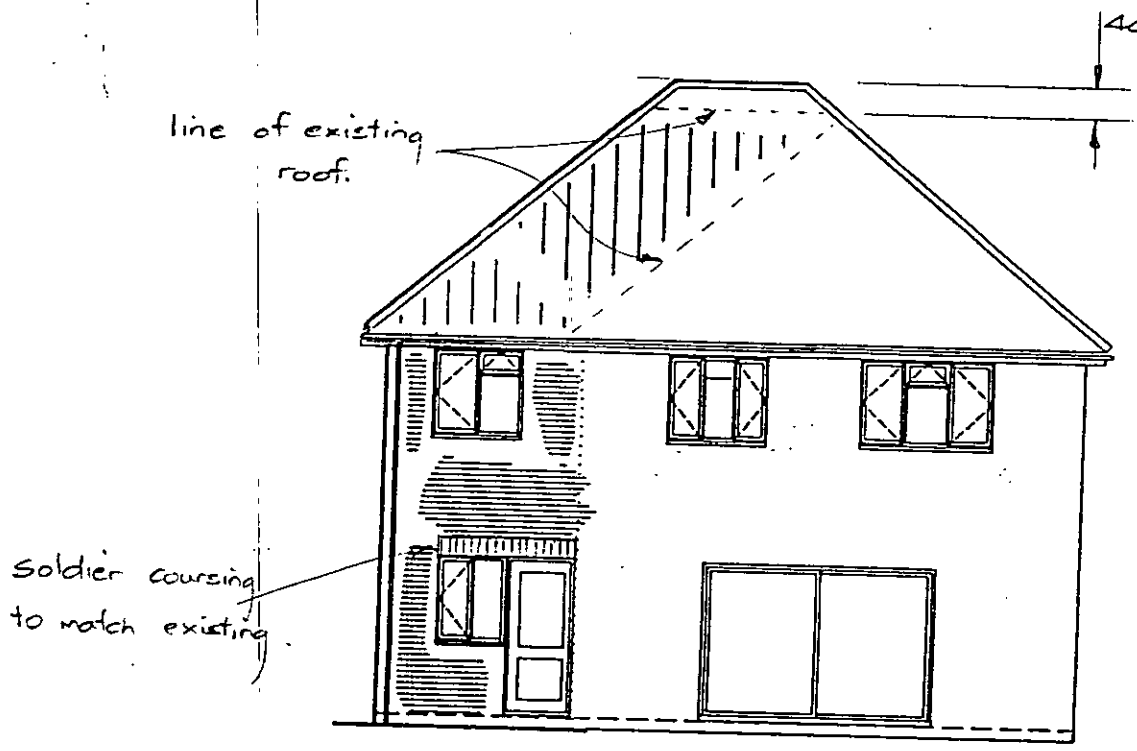


Rear Elevation

(as now proposed.)

21/6/01

0126/4

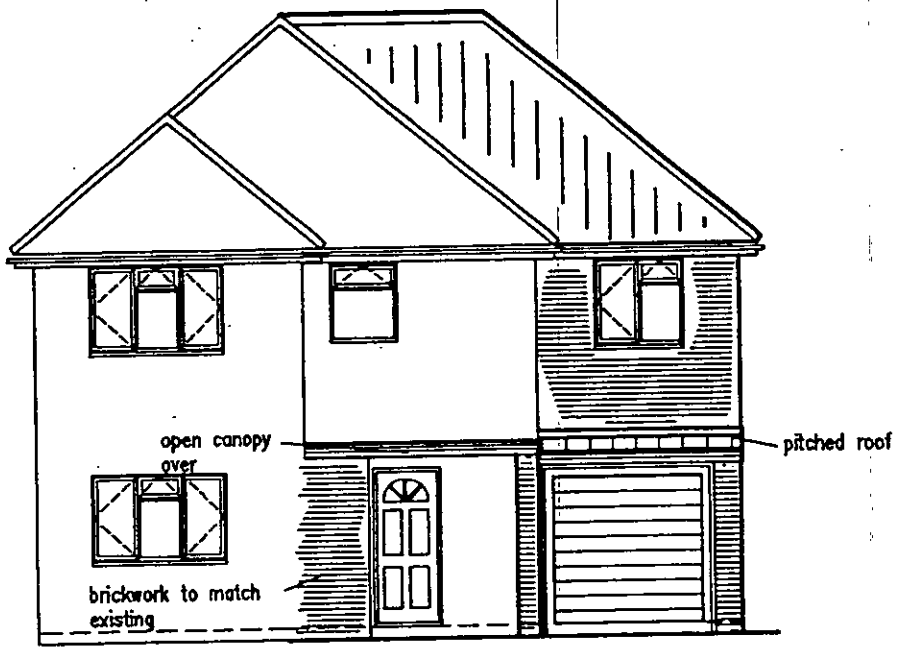


Rear Elevation

(as now proposed.)

21/6/01

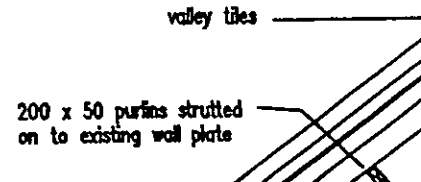
0126/4



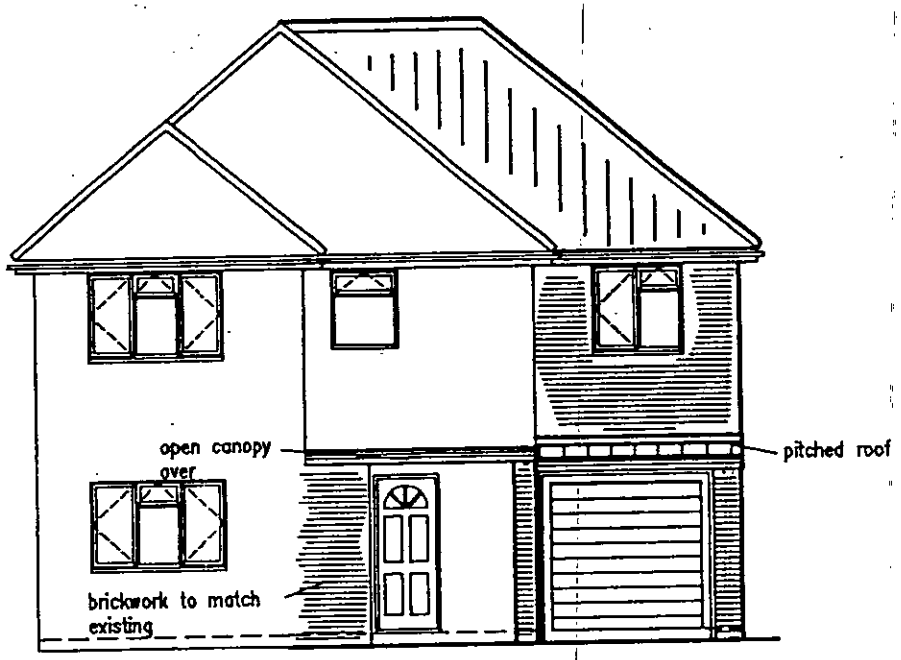
Front Elevation

(AS APPROVED)

Sketch 0126/3



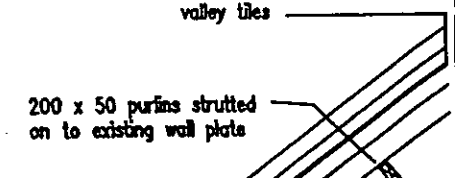
max length of lead 1.5m and provide



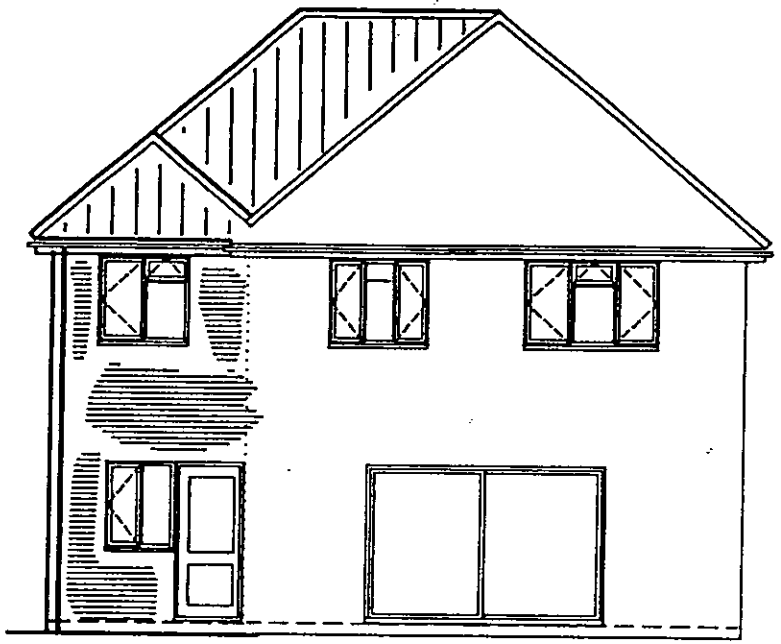
Front Elevation

(AS APPROVED)

Sketch 0126/3



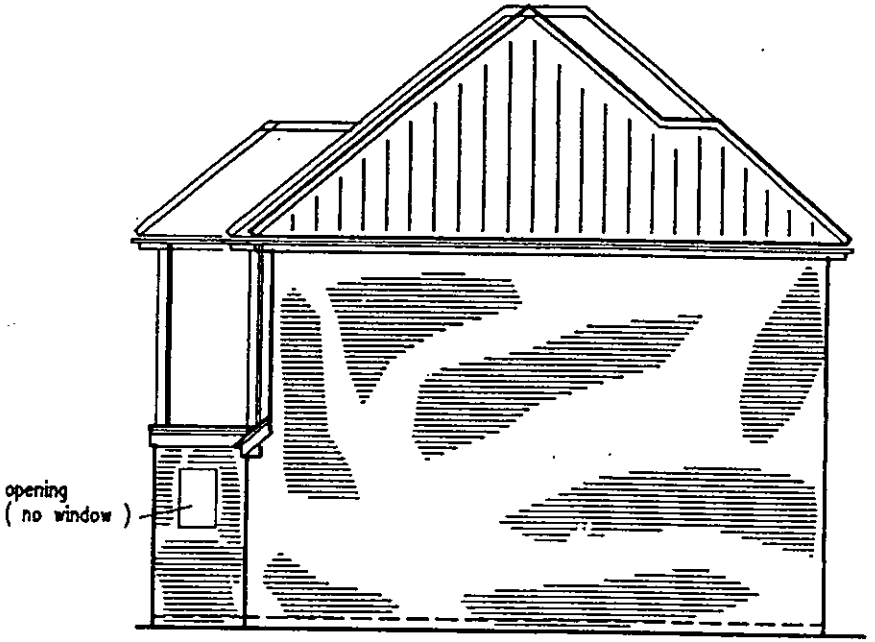
max length of lead 1.5m and provide



Rear Elevation

(AS APPROVED)

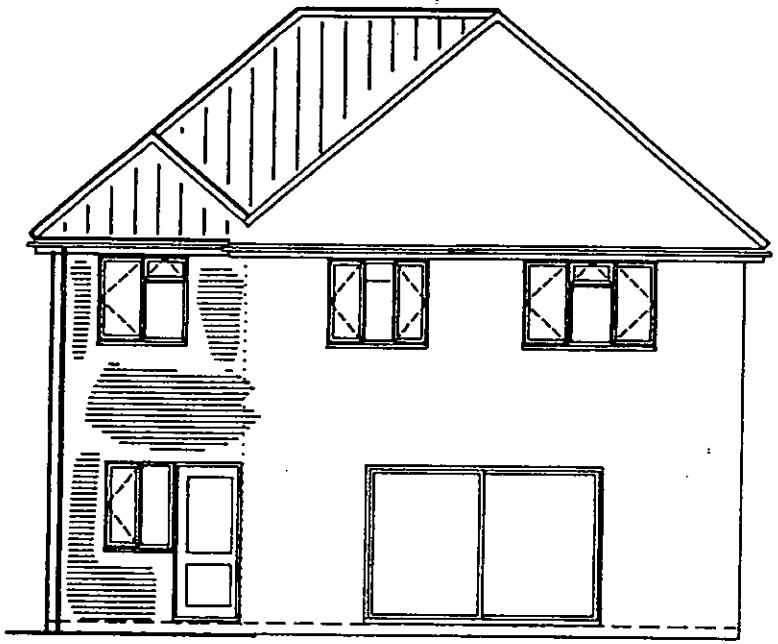
Sketch 0126/1



Side Elevation

(AS APPROVED)

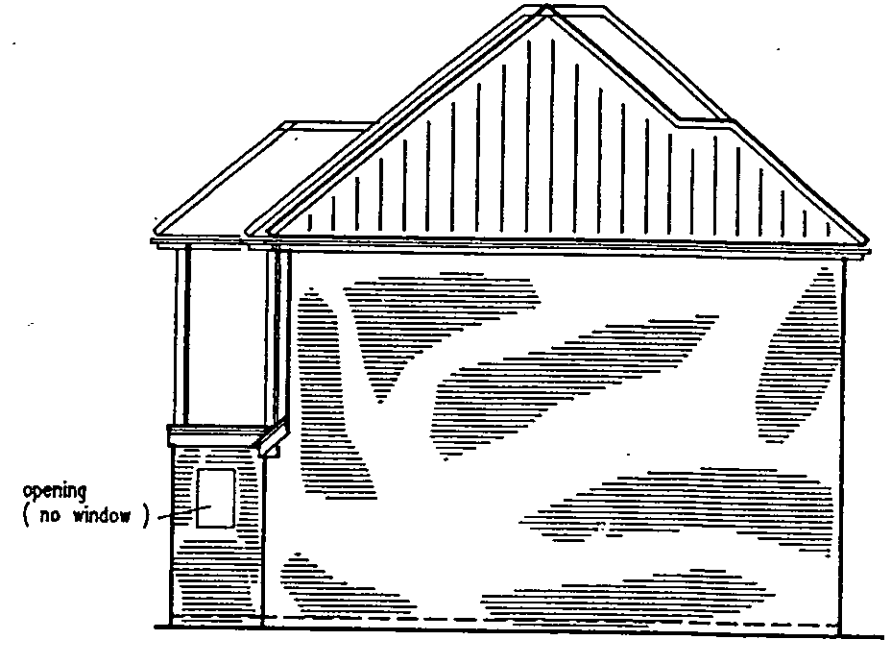
Sketch 0126/2



Rear Elevation

(AS APPROVED)

Sketch 0126/1



Side Elevation

(AS APPROVED)

Sketch 0126/2