APPLICATION NO:
F/2000/1418

LOCATION:
37 Sewell Avenue, Wokingham.

APPLICANT:
Mr & Mrs V Watson C/O Romar Building Design

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs V Watson
C/O Romar Building Design
67 Lowther Road
Wokingham
Berkshire
RG41 1JB

Application Number: F/2000/1418

Parish: **WOKINGHAM**

Location: **37, Sewell Avenue, Wokingham.**

Proposal: **Proposed first floor rear 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging 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. The ensuite window in the side elevation of the proposed development facing 1 Cantley Crescent shall not at any time be glazed other than with obscure glass.

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

John Mitchell
Development Control Manager
Date: 16/06/2000

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

Received by Wokingham District Council

Application No: F/2000/1418

Proposal:
Proposed first floor rear extension to dwelling.

Location:
37, Sewell Avenue, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 May 2000

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1418

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1418
37, Sewell Avenue, , Wokingham.
Proposed first floor rear 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1418**
37, Sewell Avenue, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1418

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1418**
37, Sewell Avenue, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1418

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1418**
37, Sewell Avenue, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Application Number F/2000/1418
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC23	SR06	Parking + garaging
④	SC20	SR24	ENSUITE WINDOW
			SIDE ELEVATION FACING 1 Courtney Crescent

John Mitchell
16/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 37 Sewell Avenue Wokingham.

APPLICATION NUMBER: F/2000/1418

OFFICER: Natalie Brown

DATE OF SITE VISIT: 1/6/2000

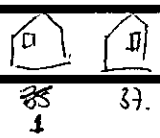
1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree in f. garden.

2. DESCRIPTION OF SURROUNDINGS some semi-D (ie linked by garage)
Residential. Detached
Mix of bungalows, 2-storey etc.
rear garden higher than house/patio area.

3. DESCRIPTION OF SITE/BUILDING
Existing flat roof rear extn.
Garages between Nos 37 & 39 ie main houses are set away from each other

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with Nº 39. (NB Nº 39 has flat roof rear extn
Nº 35 has S-S rear extn flat roof - on same rear b'line)
↳ has 2 1st floor side window (OD. glazed)
↳ in rear elev - not on side with Nº 37

carney



5. SITE CONSTRAINTS

TREES some in garden

ACCESS/PARKING Garage & long driveway (4 beds - 3 parking spaces would be met

LEVELS (Grass/lawn higher than patio area)

BOUNDARY TREATMENT Shrubs/trees surrounding - well screened (views ltd to neighbouring properties)

OTHERS 1.8m fence with Nº 35 along building. Nº 1 Carney.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1418

Applicant : Mr & Mrs V Watson C/O Romar Building Design.

Location : 37, Sewell Avenue, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 1/6/2000

Date Registered : 04/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :

WOK TC: 14/6 - no objections.

Highways: 30/5 - condition

Neighbours/SN: none received

Planning Issues : (ID'd sett).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the street scene } SBE1/2
3) Impact upon highway safety (WO53).

Application Number: F/2000/1418

Appraisal :

· Development : Dwelling lies within LD'd sett of Wokingham in a residential area. The proposed d'ment is for a 1st floor rear extn forming a 4th bedroom with en-suite. It will be the width of the main dwelling ie 5.9m & same eaves/ridge height as main dwelling (4.8m/6.5m). It will be 2.6m depth (above the off flat roof kitchen.
There is a 1.8m fence between 37 Sewell Av & 1 Cantley Crescent with 3m being the gap between the two properties.
37 Sewell Av. is linked to Nº 39 by the garages ∴ the main dwellings are set app tm from each other.
There is a garage space & long driveway (at least 3 cars) leading up to the dwelling.

1) Impact upon neighbouring properties :-
As Nº 37 is well set back from neighbouring properties it is considered that there would be no detrimental impacts through overshadowing/overbearing (NB : the roof is pitched taking the massing away from neighbours). Likewise there would be no detrimental impacts from overlooking (the en-suite window will be conditioned to be ob. glazed).

2) Impact upon the street scene :-
Materials will match existing & the style will match that the of the main dwelling. The proposed d'ment would not be visible from the main road ∴ no detrimental impact upon the street scene.

3) Impact upon highway safety.
4 bedrooms ∴ 3 off road parking spaces.
This standard would be met ∴ no detrimental impact upon highway safety provided the space remains for parking.

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1418	NB
BUILDING CONTROL NUMBER	FP 2001/1612	Howard
~~APPLICANT~~/AGENT	Romar.	
ADDRESS OF SITE	37. Sewell Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/596/01	ROM/596/01
ELEVATIONS	ROM/596/02	ROM/596/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/4/01	

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	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	F/2000/1418
Officer: NAB	Application No. [illegible]

Map No. 68A Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed first floor rear extension to dwelling.

Location: 37 Sewell Avenue.

Parish: Wokingham Ward: Emmbrook.

18.5.2000

Applicant:

Mr & Mrs V. Watson.

Fee Received 95.00 Required ..... Additional ..... Refund .....

(S)

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 : 18.5.2000 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:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N + 70, 72, 74 Matthewsgreen Road, Wokingham .....

..... 39, 44, 46 Sewell Avenue .....

..... 1 Cantley Crescent .....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

APP
CS

COPIES TO:

ACK:

FILE:

Case officer: Natalie Brown

Application Number: F/2000/1418

Proposal: Proposed first floor rear extension to dwelling.

Site Address: 37 Sewell Avenue , Wokingham.

Applicant: Mr & Mrs V Watson C/O Romar Building Design

Your observations are required in respect of this application by **11/06/2000**

No objections

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 18 May 2000

Application Number: F/2000/1418

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
37, Sewell Avenue, , Wokingham.

Applicant:
Mr & Mrs V Watson C/O Romar Building Design.

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).

Comments

SC: 23 (Insert: Parking and Garaging).

SR: 06.

Signed: [signature] **Print name:** Stephanie Knowles.

30/05/00.

ADDRESS 37 SEWELL AVENUE PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/58	Buckwyn	Res Dev	10/7/58	C/A
B/46/60	Lamp	Dwelling	10/11/60	C/A
BR 6842	MR. P. JOINER	S/STOREY EXTENSION	14.7.77	APP N/A
06753	Mr. P. Joiner	Study & Ext. to garage	25.8.77	N/A C/A
BR24704	MR. S. CLINT	S/ST. EXTENSION	10.6.85	REF N/A
23677	"	"	19.6.85	N/A C/A
BR25104	"	"	15.8.85	APP N/A
42931	MR. V. WATSON	1ST FLOOR EXT	22.7.94	C/A
AP94/2932	"	"	16.9.94	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

04 MAY 2010 1418

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. & Mrs. V. Watson
	ADDRESS	37 Sewell Avenue
		Wokingham
		Berks
	POST CODE	RG41 1NU Tel. No. 3774689
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Romar Building Design
	ADDRESS	61 Lowther Road
		Emmbrook
		Wokingham Berks
	POST CODE	RG41 1JB Tel. No. 07939 230209.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	37 Sewell Avenue
		Wokingham
		Berks.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	First Floor Rear Extension

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — All to match existing

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. V. WATSON

DATE 2.5.00.

04.MAY2000* 1418



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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 1250

N
W E
S