[redacted]

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/1438

LOCATION:
23 Valley Crescent, Wokingham.

APPLICANT:
Tony Derrett C/O ARD Chartered Design

PROPOSAL:
Proposed single storey side extension to dwelling, removal of existing garage

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Natalie Brown**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Burton
C/O ARD Chartered Design
13 Circuit Lane
Reading
Berks
RG30 3HB

Application Number: F/2000/1438

Parish: **WOKINGHAM**

Location: **23, Valley Crescent, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling, removal of existing garage**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north west elevation.

Condition
4. The en-suite window in the south east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 00/03/03/A submitted to the Local Planning Authority on 12/06/00 showing window added to porch in the south east elevation.

Condition
6. In order for 3 vehicles to be parked in the driveway, the tree that is positioned in the middle of the drive would have to be removed.

Condition
7. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling.

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

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

Reason
5. For the avoidance of doubt.

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

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 06/07/2000

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 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1438

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 D Burton
c/o ARD Chartered Architect
13 Circuit Lane
Southcote
Berkshire
RG30 3HB

Dear Sirs

PLANNING PERMISSION F/2000/1438
SITE: 23 VALLEY CRESCENT, 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/2000/1438 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

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1438	MB
BUILDING CONTROL NUMBER.	FP2000/0982	Harvard
~~APPLICANT~~/AGENT	ARD.	
ADDRESS OF SITE	23 Valley Crescent CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext. removal of existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	DWG/00/03/03A	DWG/00/03/03A.
FLOOR PLANS	DWG/00/03/02A	DWG/00/03/02A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/8/00	

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	

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1438

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/2000/1438
23, Valley Crescent, , Wokingham.
Proposed single storey side extension to dwelling, removal of existing garage

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/2000/1438**
23, Valley Crescent, , Wokingham.
Proposed single storey side extension to dwelling, removal of existing garage
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/2000/1438

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
DX: 33506 – Wokingham

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23, Valley Crescent, , Wokingham.
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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/2000/1438**
23, Valley Crescent, , Wokingham.
Proposed single storey side extension to dwelling, removal of existing garage
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/2000/1438

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1438
23, Valley Crescent, , Wokingham.
Proposed single storey side extension to dwelling, removal of existing garage

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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/2000/1438**
23, Valley Crescent, , Wokingham.
Proposed single storey side extension to dwelling, removal of existing garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1438

Proposal:
Proposed single storey side extension to dwelling, removal of existing garage

Location:
23, Valley Crescent, , 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 12/06/2000. 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

Application Number F/2000/1438
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	
③	SC08	SR05	NORTH WEST ELEVATION
⑤	SC04	SR04	Permission drawing number 00/03/03/A 12th June 2000 window added to porch in the S.E. elevation.
④	SC08	SR24	en-suite S.E elevation
⑥		SR05	In order for 3 vehicles to be parked in the driveway, the tree that is positioned in the middle of the drive would have to be removed.
⑦		SR05	The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling

John Mitchell

6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Valley Crescent Wokingham.

APPLICATION NUMBER: F/2000/1438

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes- stake in f. garden

2. DESCRIPTION OF SURROUNDINGS

Residential -
Most of the garages along road have flat roof -

3. DESCRIPTION OF SITE/BUILDING

sheds etc at rear of garage.
Existing garage to be demolished. (app 8m in length)
flat roof.
path between Nº 23 + 25 - Existing garage & proposed extn is right on boundary.
Existing 1st floor s. window (OD. glazed)

Proposed will be higher than existing flat roof of garage but have a pitched roof & velux window

4. RELATIONSHIP TO ADJOINING PROPERTIES

semi - D with Nº 21 — will have no detrimental impact to Nº 21 - set away from shared boundary

5. SITE CONSTRAINTS

TREES x1 in middle of driveway - hardstanding with some flowers round edge

ACCESS/PARKING 2-3 on driveway (free in middle of drive) & Garage (to be demolished).

LEVELS

BOUNDARY TREATMENT 1m (1m) fencing in front of garage with path. 1.8m fencing at rear of garage with path.

OTHERS

* NB: encroachment.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1438

Applicant : Tony Derrett C/O ARD Chartered Design.

Location : 23, Valley Crescent, , Wokingham.
Proposal : Proposed single storey side extension to dwelling, removal of existing garage

Site Notice Displayed ? :

YES	NO	DATE
✓		5/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6/2000

Date Registered : 12/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses :

WOK TC: no objections (14/6)

Highways: conditions.

Neighbours/SW: 21 Valley Cresc (14/6) - No viewing plans

Planning Issues :

1) Impact upon neighbouring properties? WBE1
2) — " — the streetscene } SBE1/2.
3) Impact upon highway safety

(NB: Revised plan showing window in side of porch received 12/6/2000)

Application Number: F/2000/1438

Appraisal :

Development: remove existing side integral garage & replace with single storey side extn forming bedroom + en-suite bathroom. Main pitched roof hipped at front & back - 2.2m to eaves & 4m to the ridge. The length of the extn will be 10.2m & when viewed from the front, 5.3m in width. There is a tree in the middle of the driveway with room to park a car either side. There is a 1.8m fence at the rear of the existing garage with the path and a low (1m) fence at front of the garage with the path.

1) Impact upon neighbouring properties
The proposed extn will replace the existing garage which has a flat. There will be no windows in the side elev. : no issue of overlooking. As the proposed is replacing something which will be in a similar position - it is considered that there would be no detrimental impacts by overlooking/overshadowing/overbearing.

2) Impact upon the streetscene.
Materials used will match existing. The only major change to the existing will be that the extn would be slightly large in size & have a pitched roof. It is considered that pitched roofs are more aesthetically pleasing than flat roofs, despite the majority of garages in the street having flat roofs - the pitched roof is considered to have no adverse -ve impact upon the streetscene.
The driveway is predominantly hardstanding with some flower borders & shrubs. There is a tree in the middle of the driveway. Its removal in order to obtain the 3 parking spaces would have -ve impact to the streetscene.

3) Impact upon highway safety.
The proposal would increase the No bedrooms from 3 → 4 ∴ 3 parking spaces need to be provided to comply with Essex parking standards. If the tree in the driveway is removed - this standard will be met.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 APR 00 VALID 12/5/00	Map No. 60A Site 02.03
Officer: NAB | Application No. F/2000/1438	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING REMOVAL OF EXISTING GARAGE

Location: 23 VALLEY CRESCENT

Parish: WOKINGHAM Ward: Emmbrook ✓ 'E'

Applicant: MR D BURTON

Registered disabled.

Fee Received 00-00 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 elevations (of hall & shower room	9/5 ✓	12/5
6	Floor plans	Position of roof light not shown on floor plan.	9/5 ✓	12/5
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 : 18.1.5 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:

21, 25 34, 36, 38 Valley Crescent ✓

38, 40, 42 Marks Road.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 18 May 2000

Application Number: F/2000/1438

Proposal: Proposed single storey side extension to dwelling, removal of existing garage

Parish: WOKINGHAM TOWN

Site Address:
23, Valley Crescent, , Wokingham.

Applicant:
Tony Derrett C/O ARD Chartered 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).

① In order for 3 vehicles to be parked in the driveway, the tree that is positioned in the middle of the drive would have to be removed.

② The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from the main dwelling

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

FAX MESSAGE

TO : WOKINGHAM DISTRICT COUNCIL

FAO : NATALIE BROWN

FROM: CLAUDE LAUGIER

DATE: 13 June 2000

1 page(s) including this one

FROM: C B LAUGIER
21 VALLEY CRESCENT
WOKINGHAM
RG41 1NP

TEL : 0118 989 1870
FAX : 0118 978 1086

APPLICATION NO. F/2000/1438 - 23 VALLEY CRESCENT, WOKINGHAM

I would like to know why one has to attend Woodley library to view plans for Wokingham, particularly when there are ample facilities for viewing available.

Please also take this communication as a complaint. (*)

Please acknowledge - see below.

Thanking you in advance.

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	30549
14 JUN 2000	
COPIES TO:	ACK:
	FILE:

Reply Req

C Laugier

C Laugier

Please acknowledge by completing and faxing back - thank you:

THIS COMMUNICATION IS BEING DEALT WITH BY _____
(NAME IN CAPITALS)

_____ (SIGNATURE)

_____ (DATE)

2.25pm
14/6
replied by phone & pointed out that plans could be viewed at WDC offices as NN. letter points out

NB

(*) Natalie, I'm not sure what the complaint is on this but I assume he has not understood the neighbour notification letter sent to him (computer copy attached)!

Ian.

file copy of letter

Tel. (0118) 974 6492

Date: 18th May, 2000

Your Ref:

My Ref: Natalie Brown
F/2000/1438

The Owner/Occupier
21
Valley Crescent
Wokingham
Berks

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

Application Number: F/2000/1438

Site Address: 23, Valley Crescent, Wokingham.

Proposal: Proposed single storey side extension to dwelling, removal of existing garage.

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1438** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES RP
CL
CS
14 DEC 2000
COPIES TO:
ACK:
FILE:

Case officer: Natalie Brown

Application Number: F/2000/1438

Proposal: Proposed single storey side extension to dwelling, removal of existing garage.

Site Address: 23 Valley Crescent, Wokingham.

Applicant: Tony Derrett C/O ARD Chartered Design

Your observations are required in respect of this application by **12/06/2000**

No objection

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

CLERK TO Wokingham Town Council

ARD CHARTERED ARCHITECT BSc(Hons), DipArch(PNL)

A.R. DERRETT RIBA
13 CIRCUIT LANE
SOUTHCOTE
READING
BERKS
RG30 3HB

Tel: 0118 - 954 2601
Fax: 0118 - 954 2602

PLANNING SERVICES
POL
DC
30468
COPIES TO:
ACK:
FILE:

Natalie Brown
~~Planning Dept.~~
Wokingham District Council
Shute End
Wokingham
RG40 1WR

9th June 2000

Dear Ms Brown

Ref ; 23 Valley Crescent, Wokingham – F/2000/1438

Please find the enclosed 4 sets of revised plans and elevations showing a window introduced into the side of the porch.

I trust this will be acceptable as a revision to the submitted plans.

Yours sincerely,

Tony Derrett

ARD

Tel. Extn: **6848**

My ref:

Your ref:

March 2, 2000

Community Services Department
Wokingham Social Services South
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 974 6800
Fax: (0118) 978 9261

Mr Tony Derrett
ARD Chartered Architects
13, Circuit Lane
Southcote
READING
RG30 3HB

Dear Tony,

Re Mr Derek Burton, 23, Valley Crescent, Wokingham, RG41 1NP

I would like to confirm the above named client is a registered disabled person under the terms and conditions of the Chronically Sick and Disabled Persons Act and as such, fees for Building Regulations and Planning Permission on the proposed extension are waived

Yours sincerely

Lynne McFetridge
Occupational Therapist/Care Manager Supervisor

12.MAY2000* 1458

23 VALLEY CRESCENT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
0/16/58			BUCKWYN RES. DEV.	10.7.58 C			
3/37/61			Savings - Dwelling	26/10/61 C			

12.MAY2000* 1458

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR D BURTON
	ADDRESS	23 VALLEY CRESCENT WOKINGHAM
	POST CODE	TEL.NO
2	AGENT'S NAME	TONY DERRETT
	ADDRESS	ARD CHARTERED ARCHITECT 13 CIRCUIT LANE READING
	POST CODE	RG30 3HB TEL.NO. 0118 9542601
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	23 VALLEY CRESCENT
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	SINGLE- STOREY SIDE ~~FRONT / REAR~~ EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH EXISTING BROWN 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~~

12.MAY2000* 1458

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~~ YES	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certific obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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 A Dennett. ON BEHALF OF CLIENT

DATE 18/04/00

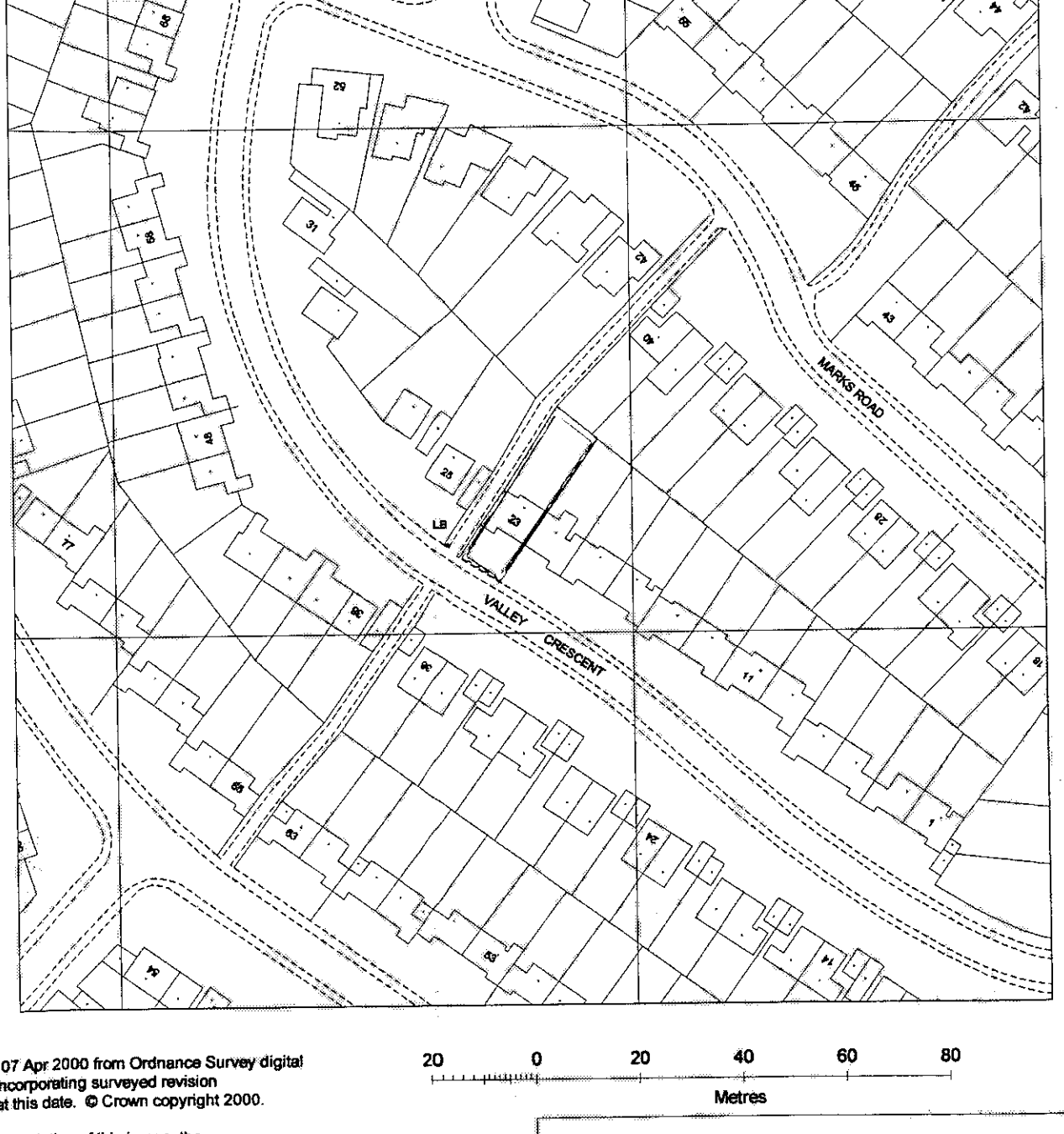
Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

Ordnance Survey

12.MAY2000* 1458

Siteplan

1:1250 Scale



Produced 07 Apr 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

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

1 - 68 VALLEY CRESCENT, WOKINGHAM
RG41 1NP

Centre coordinates : 480180mE 169626mN

National Grid sheet reference at centre of this Siteplan: SU8069NW.

Supplied by : Blackwell's Reading
Serial Number : 737

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KALAMAZOO 10378923 v

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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

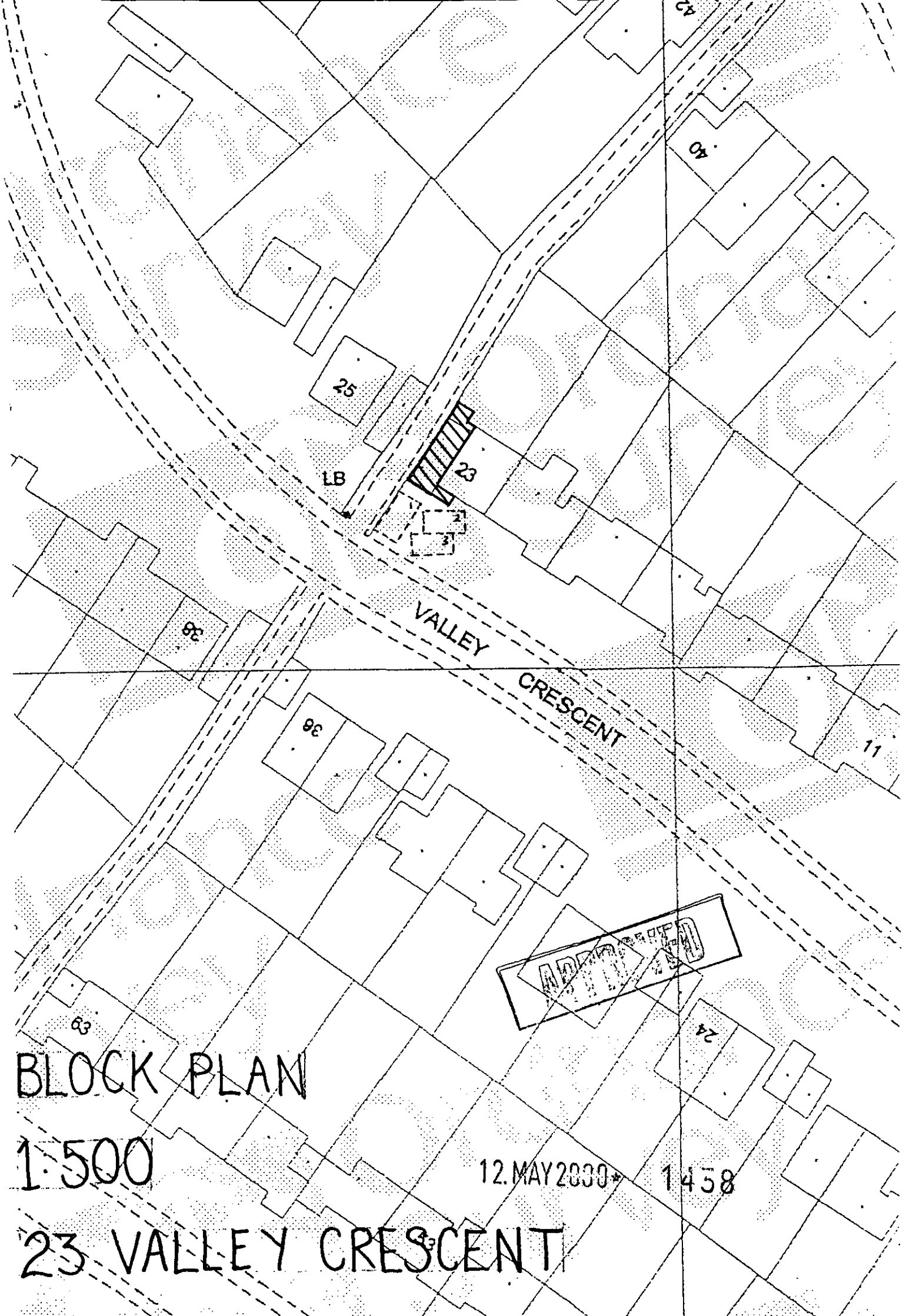
ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

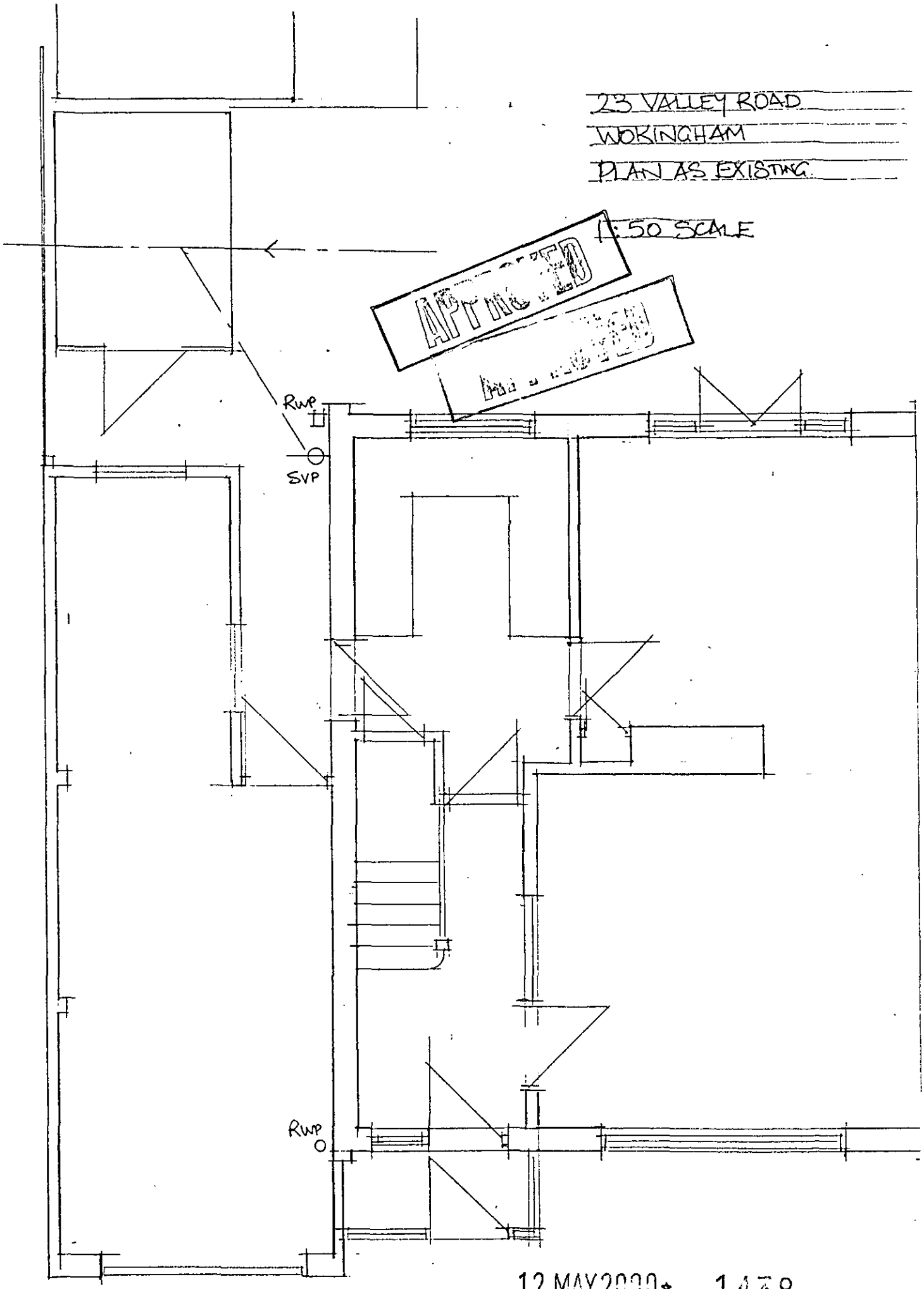


BLOCK PLAN

1:500

12.MAY2000 1458

23 VALLEY CRESCENT



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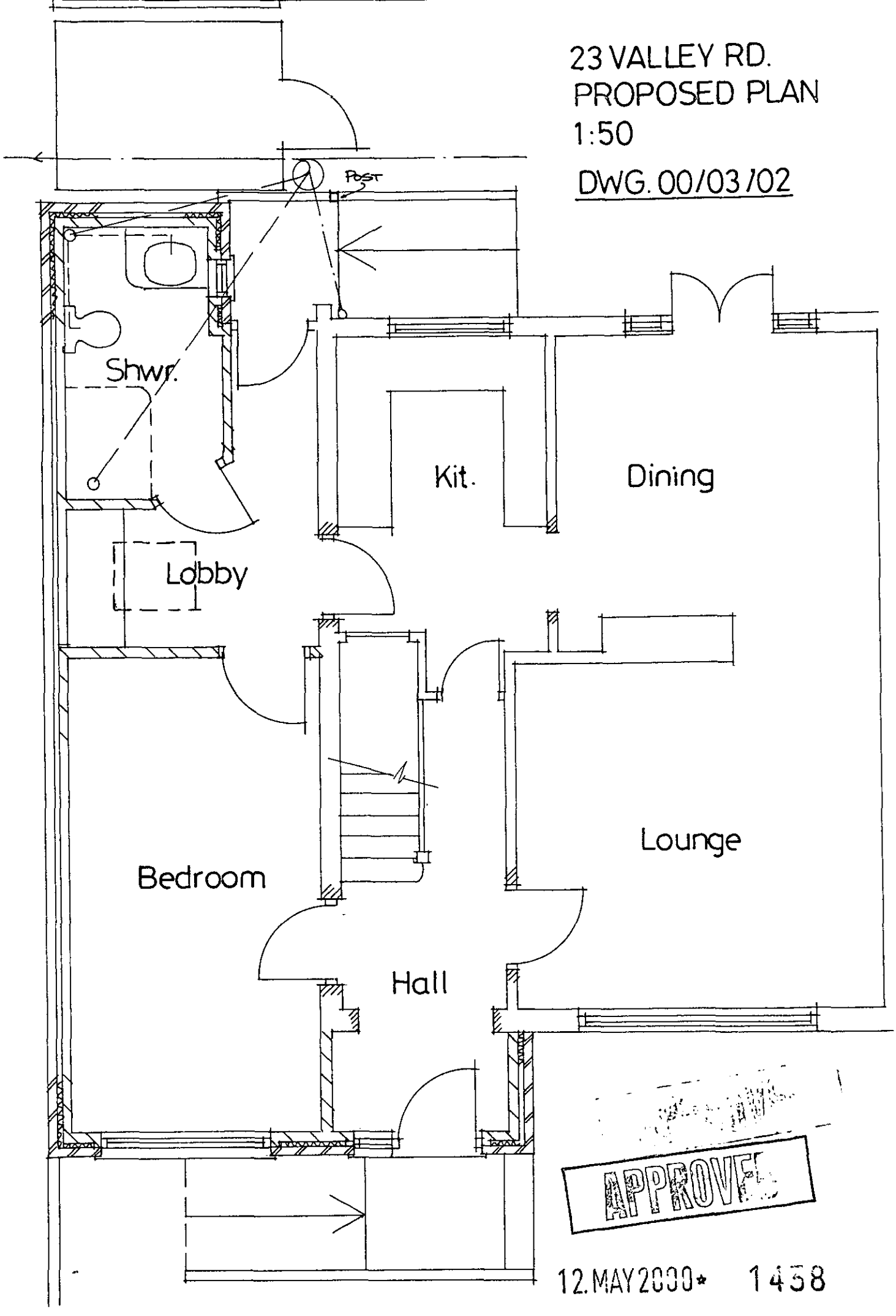
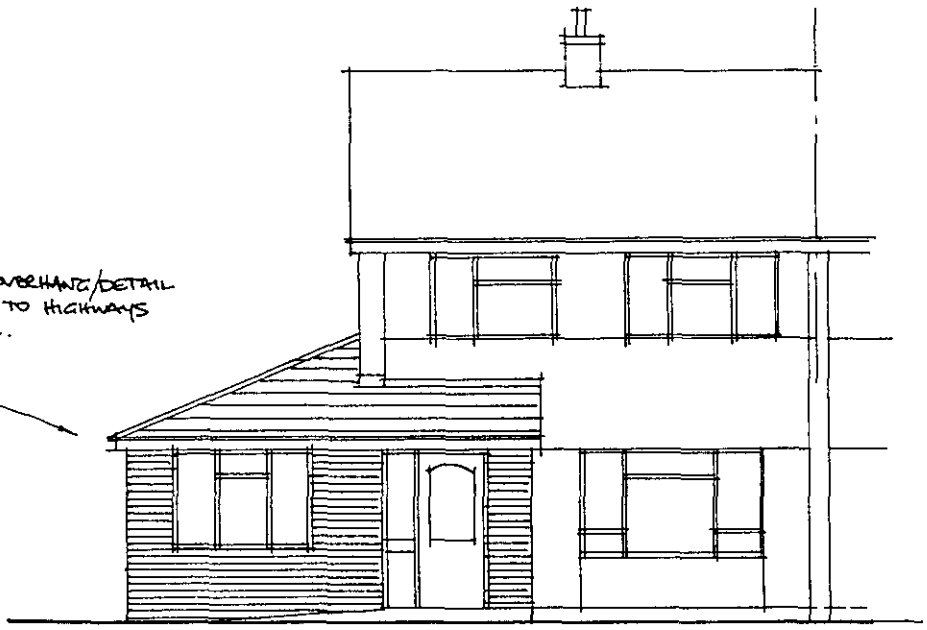

23 VALLEY RD.
PROPOSED PLAN
1:50
DWG. 00/03/02
POST
Shwr.
Kit.
Dining
Lobby
Bedroom
Lounge
Hall
APPROVED
12. MAY 2000*
1458

23 VALLEY RD.
PROPOSED ELEVATIONS

1:100

DWG. 00/03/03

EAVES OVERHANG/DETAIL SUBJECT TO HIGHWAYS APPROVAL.



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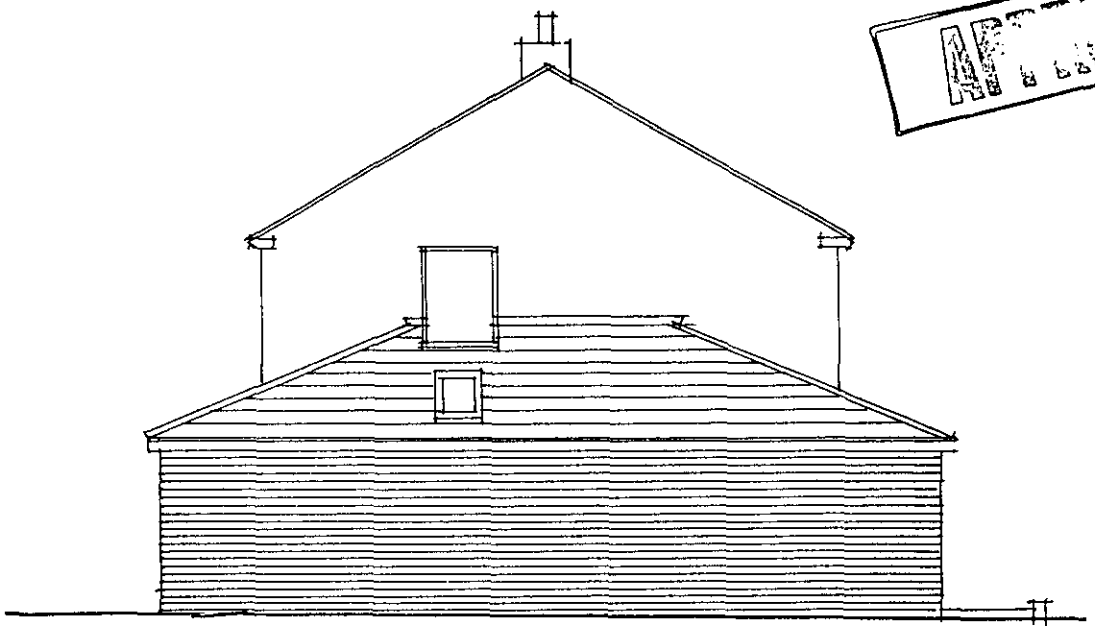

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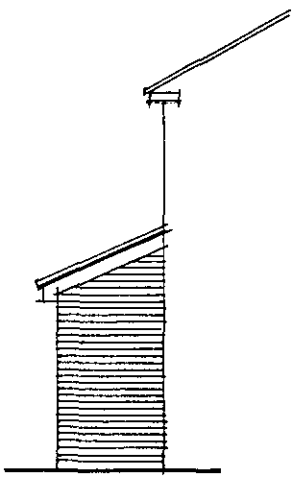

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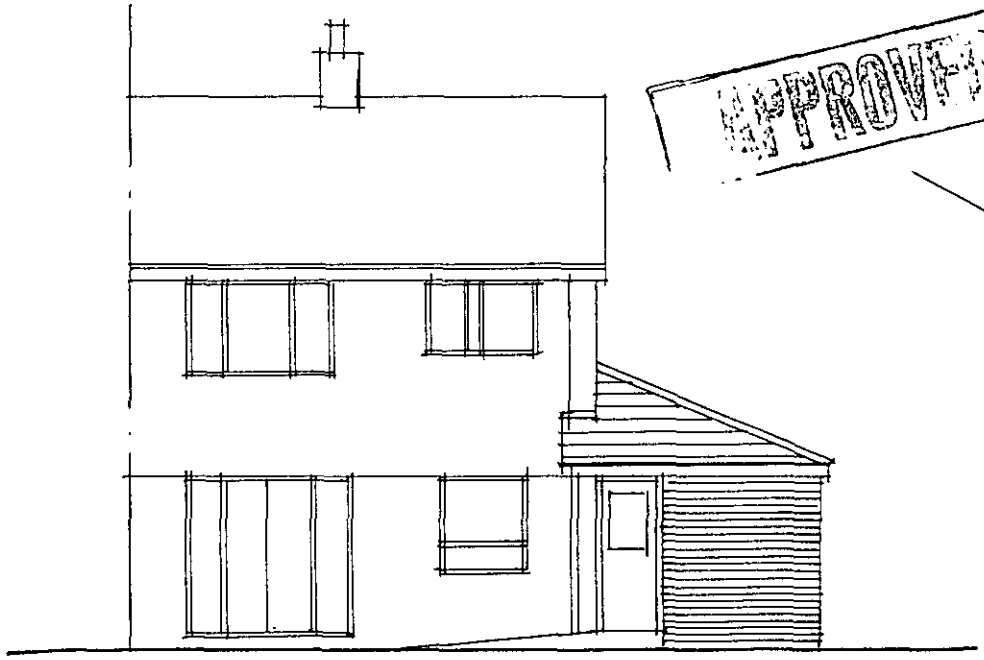


N.E.



SE.

APPROVED

12 MAY 2000* 1458

23 VALLEY ~~RD~~ CRES.

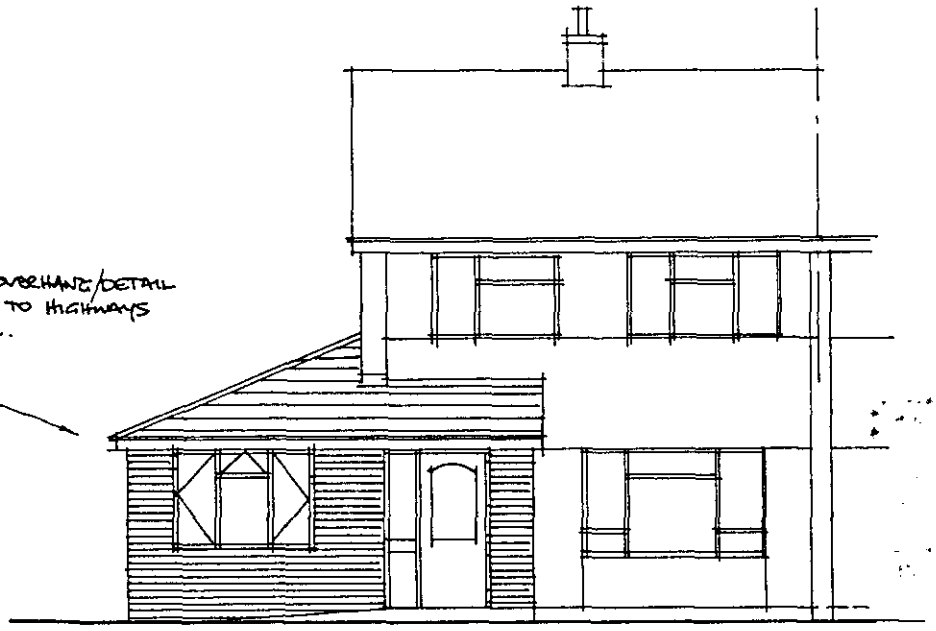
PROPOSED ELEVATIONS

1:100

DWG. 00/03/03 A

REV. A. SIDE WINDOW TO PORCH ADDED.

EAVES OVERHANG/DETAIL SUBJECT TO HIGHWAYS APPROVAL.



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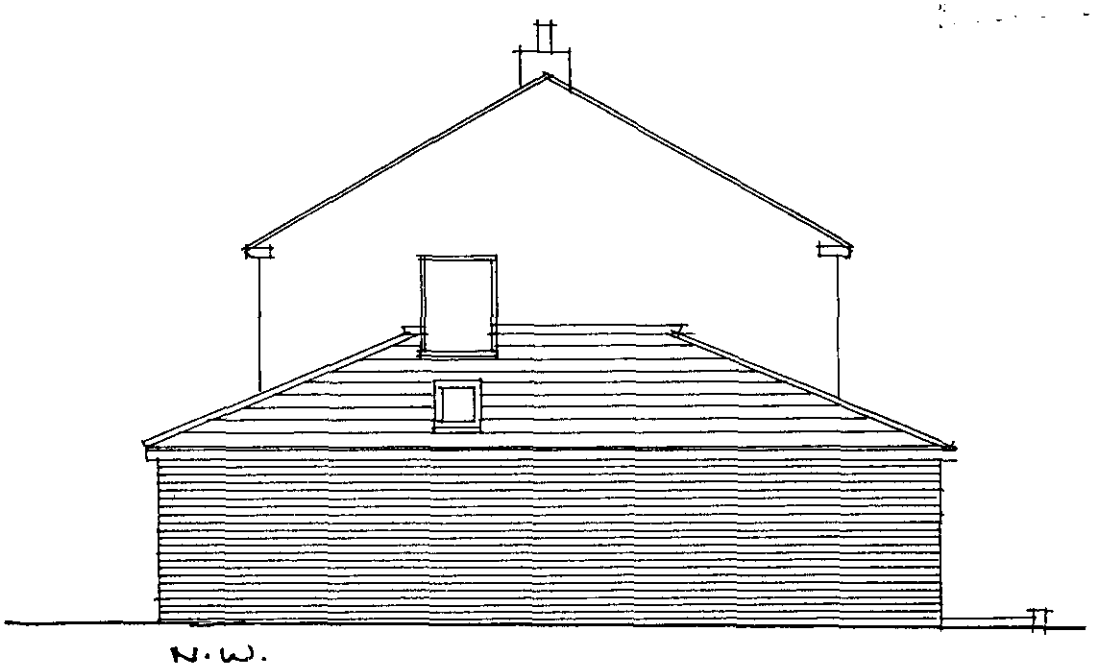

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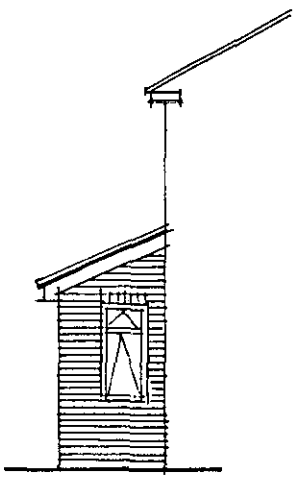

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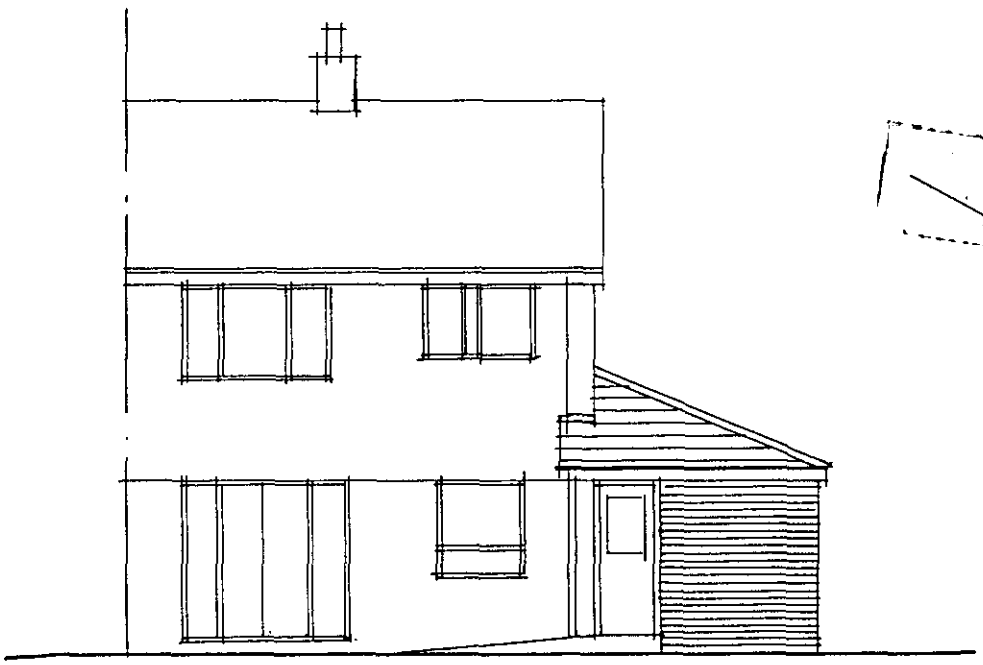

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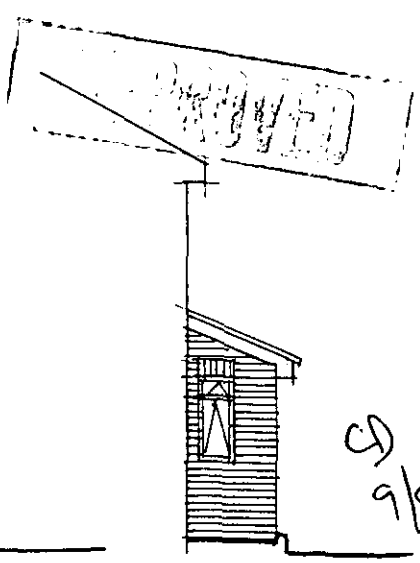

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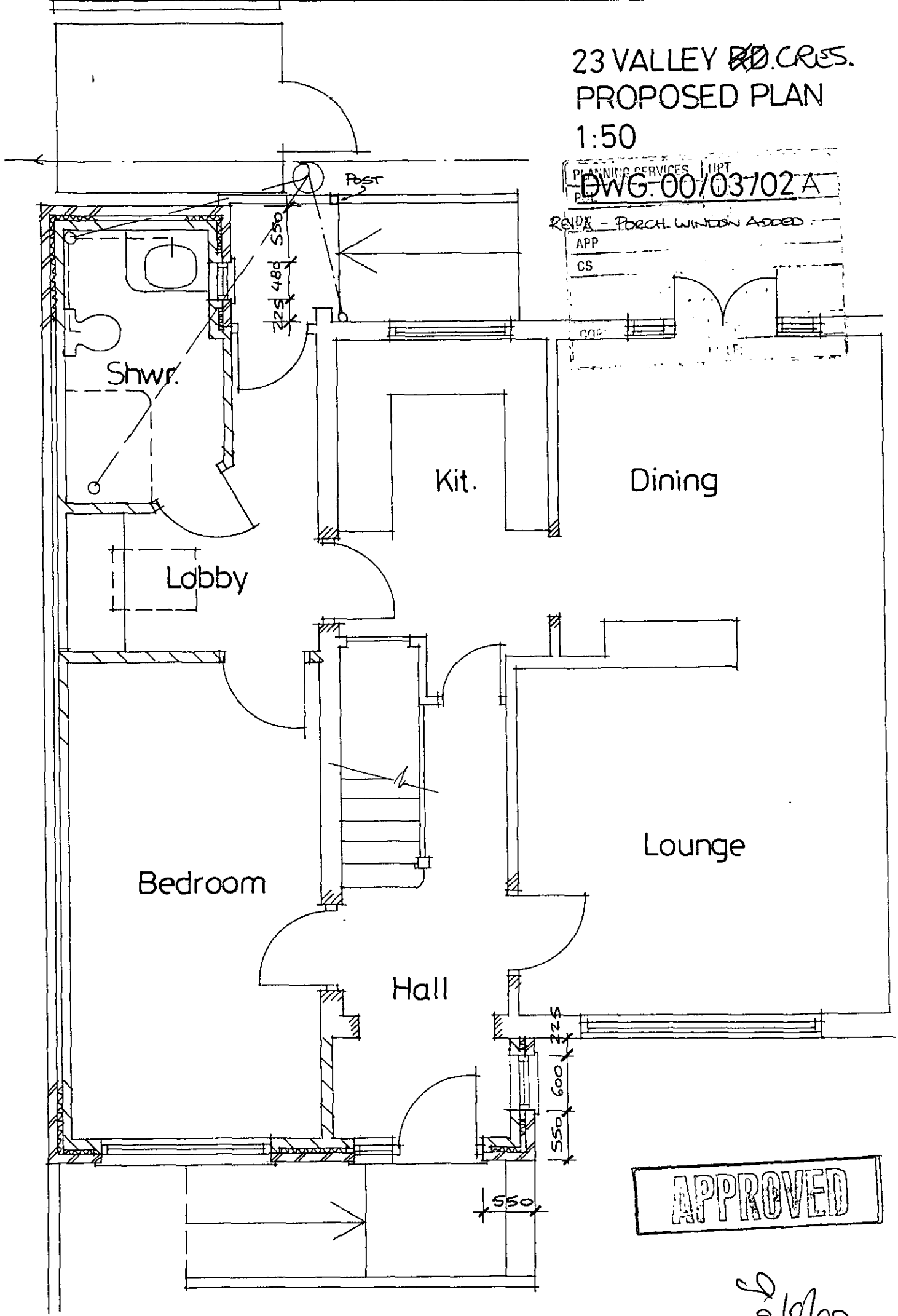
CJ 9/8/00.


23 VALLEY ~~RD~~. CRES.
PROPOSED PLAN
1:50
PLANNING SERVICES
DWG. 00/03/02 A
REV A - PORCH WINDOW ADDED
APP
CS
POST
550
480
225
Shwr.
Kit.
Dining
Lobby
Lounge
Bedroom
Hall
225
600
550
550
APPROVED
9/8/00