APPLICATION NO:
F/2000/1215

LOCATION:
96 Old Bath Road, Charvil Reading.

APPLICANT:
Mr Mrs Percival C/O Chistopher George Association

PROPOSAL:
Proposed side extension to roof and loft conversion

EARLIEST DATE FOR DECISION: **14/05/2000**

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

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Percival
C/O Chistopher George Association
The Limes
Heathfield Road
High Wycombe
Bucks
HP12 4DQ

Application Number: F/2000/1215

Parish: **CHARVIL**

Location: **96, Old Bath Road, Charvil, Reading.**

Proposal: **Proposed side extension to roof and loft conversion**

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. The area shown on the permitted drawings for vehicle parking 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
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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) no windows or similar openings shall be constructed in the first floor level and above in the north east elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

Reason
3. To ensure a satisfactory external appearance.

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

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

John Mitchell

John Mitchell
Development Control Manager
Date: 29/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	12/5	JM
BUILDING CONTROL NUMBER.	FP2000/1321	Nick
~~APPLICANT~~/AGENT	Christopher George Associates	
ADDRESS OF SITE	96 Old Bath Road CHARVIL	
DESCRIPTION OF PROPOSED WORK	loft conversion with dormers (side ext to roof)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	3399/00/01	3399/00/01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	29/6/00.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	21/11/00.	

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	

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 13 December, 2000
My ref. BC/DC/2000/1215

Mr & Mrs Percival
c/o Christopher George Associates
The Limes
Heathfield Road
Sands
High Wycombe
HP12 4DQ.

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 Sirs

PLANNING PERMISSION 2000/1215
SITE: 96 OLD BATH ROAD, CHARVIL, READING

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 2000/1215 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

JOSS MILLER
Planning Assistant

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1215

Applicant : Mr Mrs Percival C/O Chistopher George Association.

Location : 96, Old Bath Road, Charvil, Reading.
Proposal : Proposed side extension to roof and loft conversion

Site Notice Displayed ? :

YES	NO	DATE
✓		7/5

Date of Neighbour Notifications : 20/4

Date of Site Visit : 7/5/00

Date Registered : 11/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :
Highways - Additional parking plan.

Planning Issues :
Effect on street scene & neighbouring properties WR&I.
Identified settlement.

Application Number: F/2000/1215

Appraisal :

This application is for a roof extension and loft conversion.

Neighbours.
No 98 has a ground floor and first floor windows on the side elevation. The side boundary is open and the neighbours property is 3.5m from the extension. The second floor window should be obscure glazed to prevent overlooking. The roof has a half hip which reduces some of the bulk. No 94 is on the opposite side to the extension. Therefore any impact on these neighbours relating to overbearing overshadowing & privacy issues is minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene
There are a variety of dwellings along this road and the front building line is variest. The roof is hipped away at the front and has a half hip to the side so reducing some of the bulk. Therefore any impact on the street scene will be minimised.

There are sufficient car parking spaces but this involves the complete loss of the applicant's front garden area, which is not encouraged. However, the 2m hedge on the front boundary will screen this to a certain degree, thereby minimising the adverse effect on the street scene and so avoiding a refusal.

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

Application Number F/2000/1215
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR08	Parking
3	SC58	SR12	works
4	SC20	SR05	'landing' north-east elevation'
5	SC08	SR05	first floor level & above. north-east elevation.

John Murison

29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 96 Old Bath Road
Charvil Reading.

APPLICATION NUMBER: F/2000/1215

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Mixed detached & semi-d houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
98 - landing window and secondary s/f window with porch to rear.
94. joined to applicant - hipped roof.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 cars.

LEVELS —

BOUNDARY TREATMENT open at side with 2m hedge at front.

OTHERS
Street scene - different roof styles and building lines.

Christopher George Associates

ARCHITECTURAL AND BUILDING DESIGN CONSULTANTS

The Limes
Heathfield Road
Sands
High Wycombe
Bucks HP12 4DQ
Tel no (01494) 522274
Fax no (01494) 522274
Mobile (0956) 323040

2 MAY 2000

PLANNING SERVICES	HPT
POL JPM	TLS
DC	ENF
APP	
CG	
03 MAY 2000	
COPIES TO:	ACK:
	FILE:

Enviromental Services Departme
Building Control,
P.O.Box 155,
Wokingham District Council,
Shute Green,
Wokingham,
Berkshire,RG40 1WR.

27 April 2000

Your ref: F/2000/1215
Our ref: 3399/01/CG

For the attention of Joss Miller - Case Officer

Dear Madam,

RE: *PROPOSED LOFT CONVERSION AT 96 OLD BATH ROAD, CHARVIL READING, BERKS for Mr & Mrs Percival.*

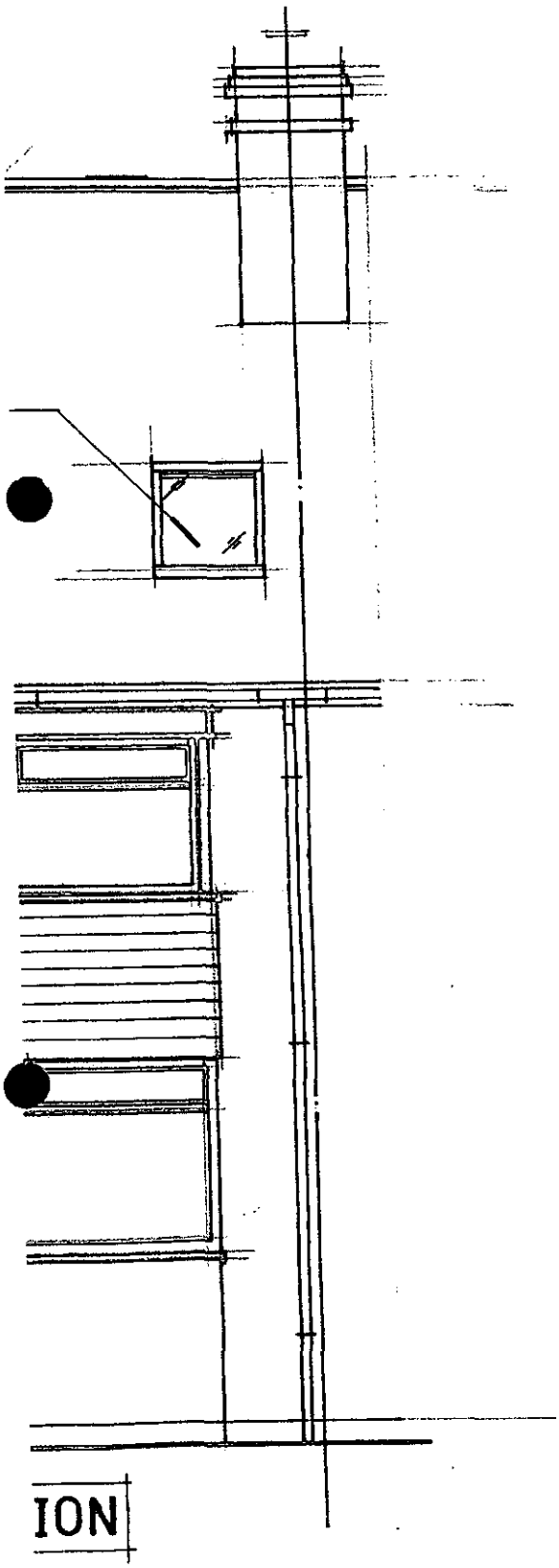
With reference to the above and your note with the confirmation letter dated 20 April 2000, please find enclosed 4 extract copies of the Block plan indicating the parking layout.

Yours sincerely,

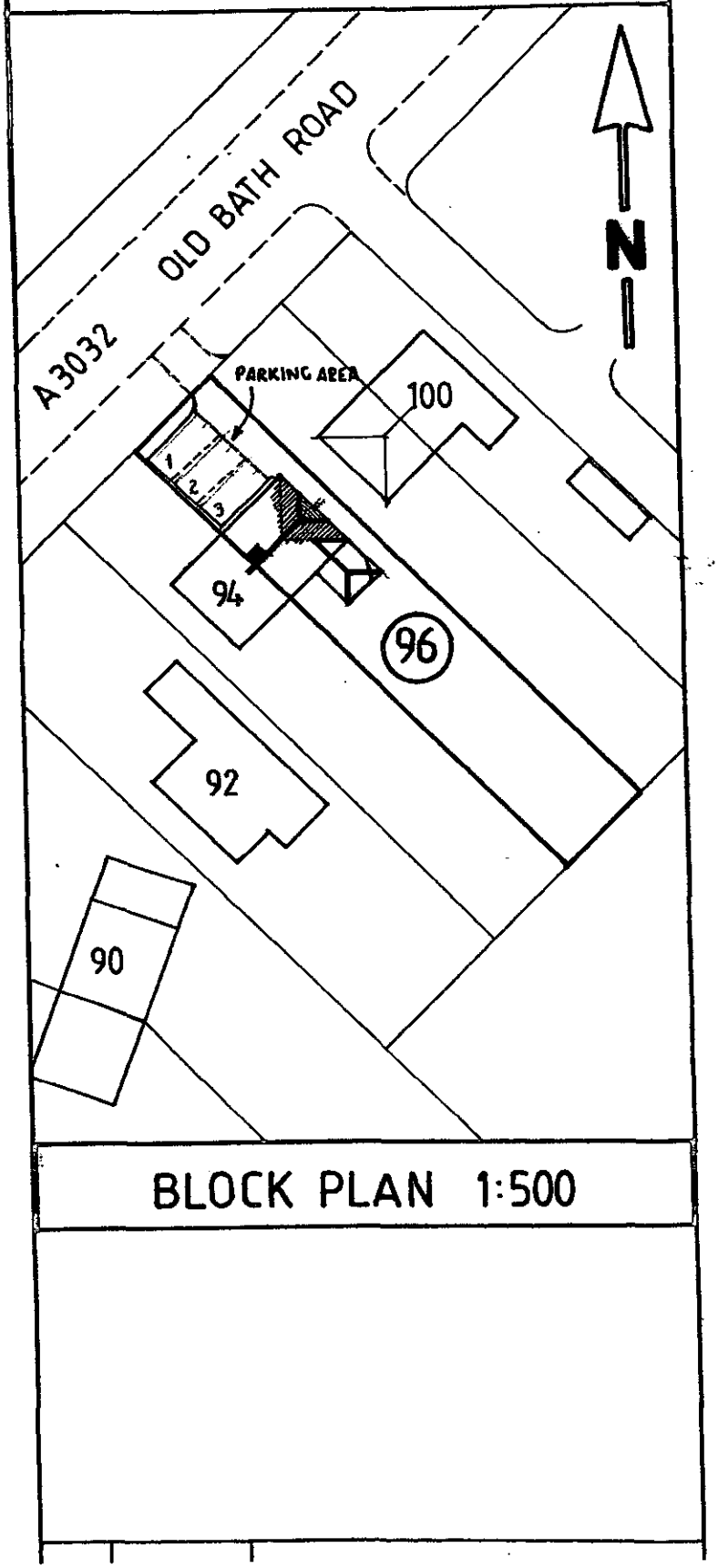
for Christopher George Associates
encls. 4

NOTES

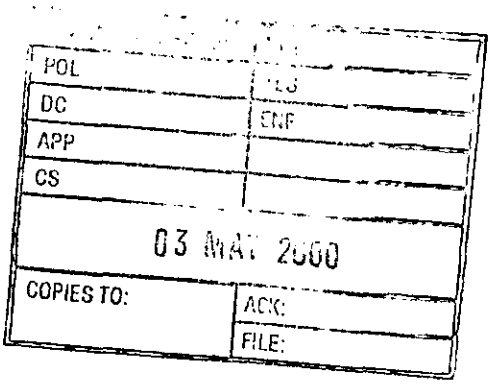
All dimensions must be checked on site and not scaled from this drawing.



ION



BLOCK PLAN 1:500


POL
DC
APP
CS
03 MAY 2000
COPIES TO:
ACK:
FILE:

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 20 April 2000

Application Number: F/2000/1215

Proposal: Proposed side extension to roof and loft conversion

Site Address:
96, Old Bath Road, Charvil, Reading.

Applicant:
Mr Mrs Percival C/O Chistopher George Association.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

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

Tel: (0118) 974 6463

Date: **20 April 2000**

My ref: F/2000/1215

CONFIDENTIAL

Councillor Pierce
Rowanbury
99 Western Avenue
Woodley
RG5 3BL

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

Dear Councillor

Application Number: F/2000/1215
96, Old Bath Road, Charvil, Reading.
Proposed side extension to roof and loft conversion

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1215**
96, Old Bath Road, Charvil, Reading.
Proposed side extension to roof and loft conversion
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

Received by Wokingham District Council

Application No: F/2000/1215

Proposal:
Proposed side extension to roof and loft conversion

Location:
96, Old Bath Road, Charvil, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 APR 2[illegible]	Map No. 28 28,82 Site 0.02
Officer: JM	Application No. F/2000/1215
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SIDE EXTENSION TO ROOF AND ~~FORMATION OF ROO~~ LOFT CONVERSION

Location: 96 OLD BATH ROAD

Parish: CHARVIL Ward: Charvil
20.4.2000

Applicant: MR/MRS PERCIVAL

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

Enforcement Section (7) 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	PARKING LAYOUT? ✓		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20.4.2020 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:

SIN + 94, 98, 107 + 111 Old Bath Rd
41, 43 + 45 Cheviot Drive ✓

1933

ADDRESS 96 Old Bath Road PARISH Charnl

PLOT No. ORD. SHEET No. SH.7776 28

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
BR 8662	MR. G. EARL	GARAGE	22-5-78	APP
085'38	"	"	6.7.78	C
FP93/1414	MR & MRS A. PERCIVAL	S/ST. EXTENSION	28.4.93	APP
41120	"	"	21.6.93	C
43132	"	1ST FLOOR EXT.	15-8-94	C
FP94/2767	"	"	22.8.94	APP

MINISTRY DECISION

SPECIAL ORDERS

11.APR.2000* 1215

Environmental Services

For office use only.
Application number:

11.APR.2006* 1215

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS PERCIVAL
	Address and postcode	96 OLD BATH ROAD CHARVIL BERKS RG10 9QL
	Phone number	
2	Agent's Name	CHRISTOPHER GEORGE ASSC.
	Address and postcode	THE LIMES HEATHFIELD ROAD HIGH WYCOMBE BUCKS HP12 4DQ
	Phone number	(01494) 522274
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.	96 OLD BATH ROAD CHARVIL BERKS RG10 9QL
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOF EXTENSION AND LOFT CONVERSION
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.	RED/BROWN VERTICAL PLAIN TILE HANGING AT NEW GABLE END
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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

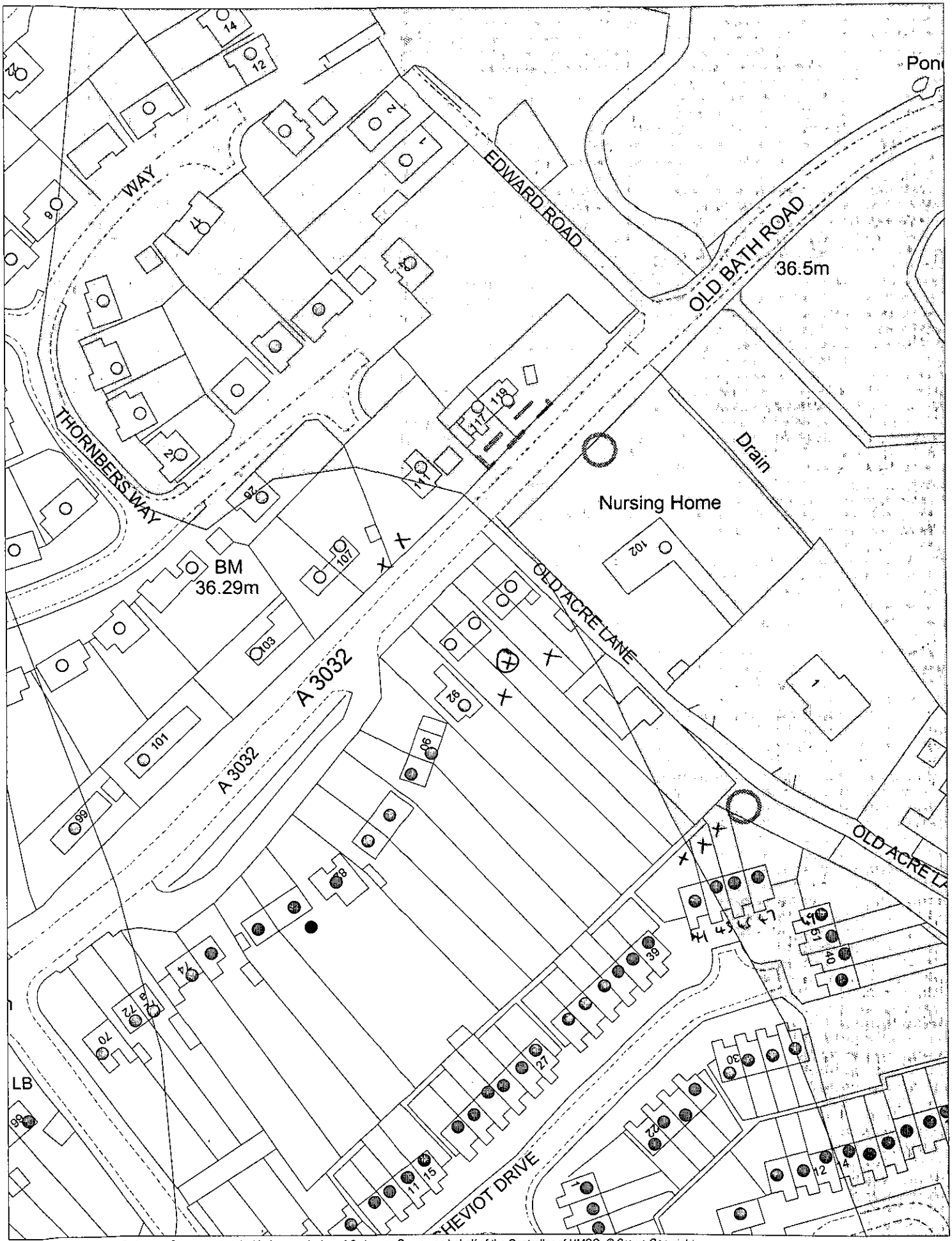
None of the land forms part of an agricultural holding.

Your *signature:* [signature]

on behalf of MR & MRS PERCIVAL

Date 10.04.00

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



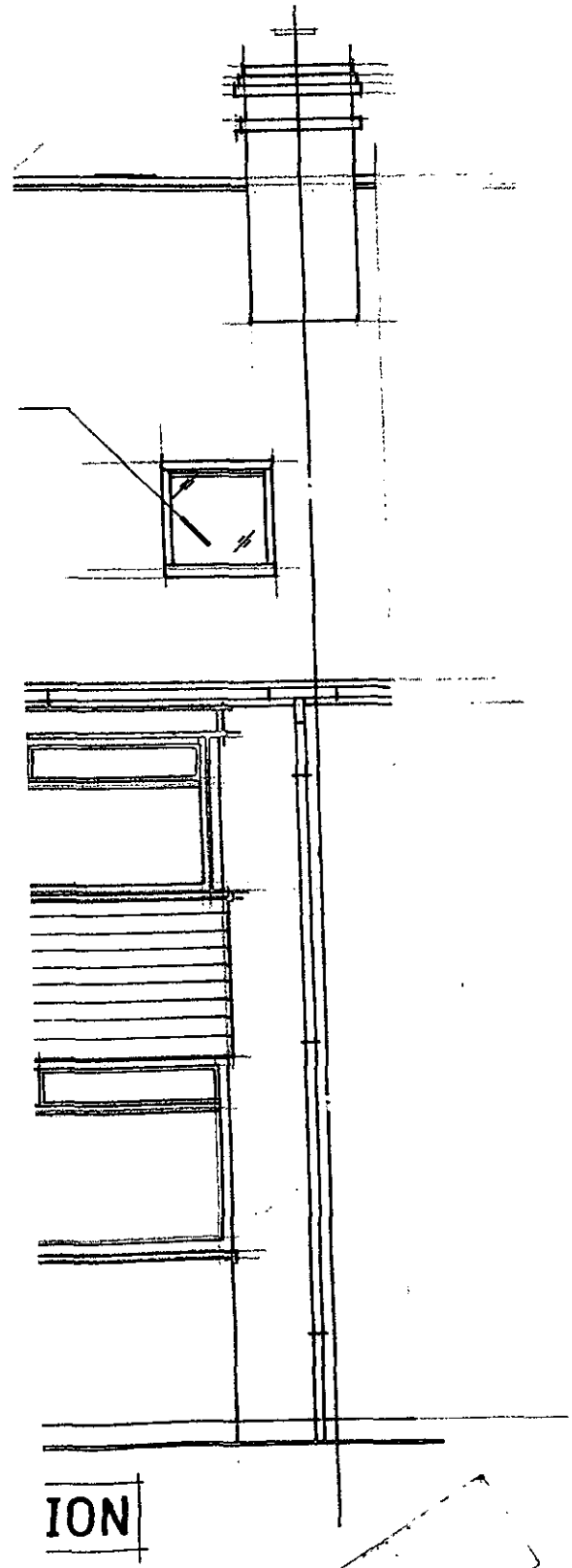
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Support Section, Environmental Services, Wokingham District Council.
14 April 2000

Scale: 1 : 1250

N
W E
S

11.APR.2000* 1215

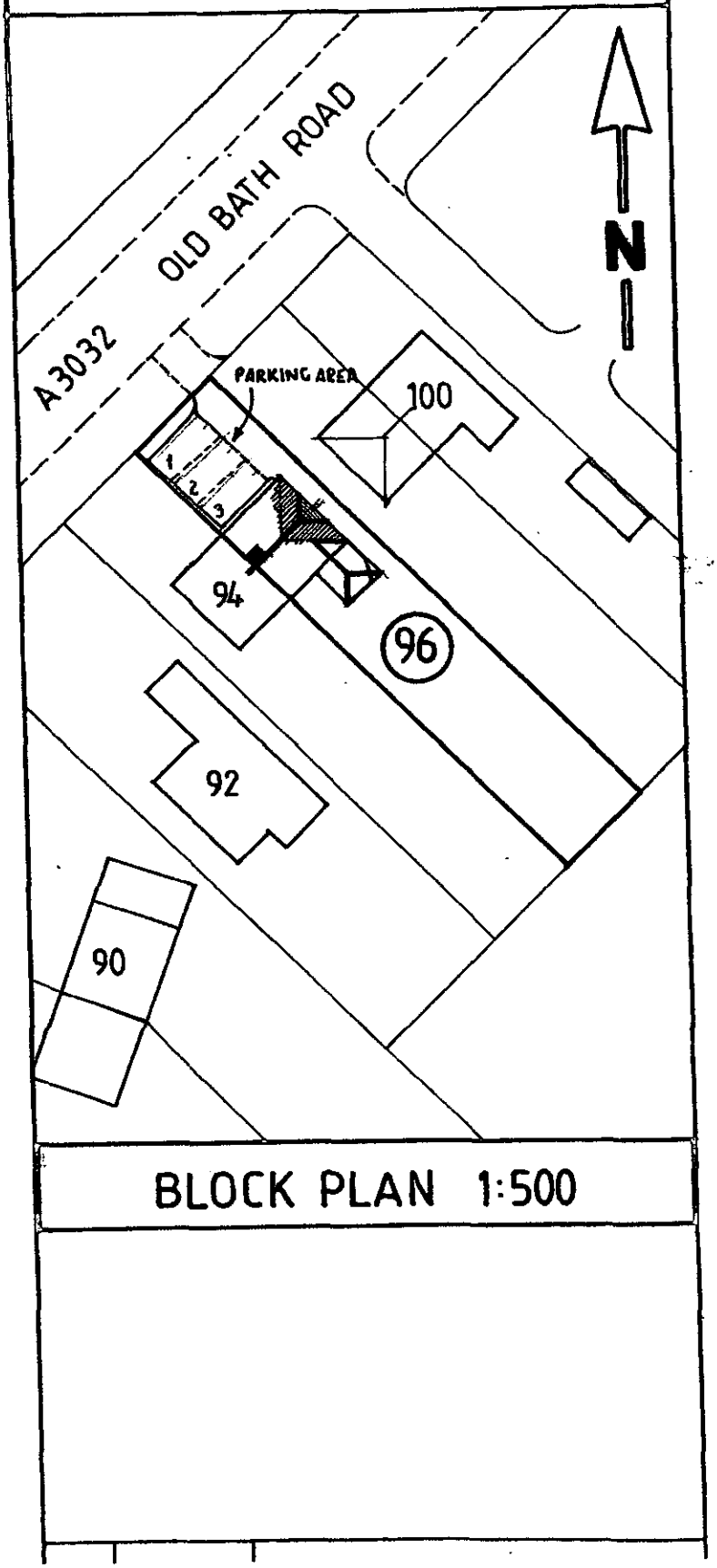


ION

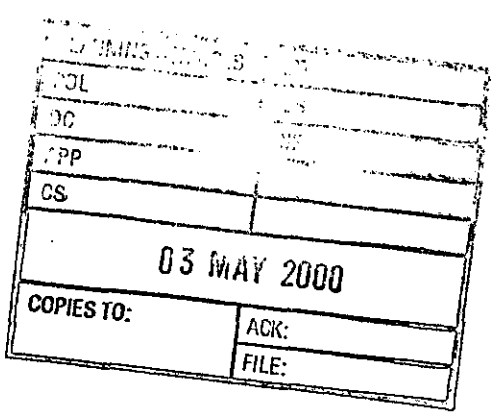
APPROVED

NOTES

All dimensions must be checked on site and not scaled from this drawing.



BLOCK PLAN 1:500


03 MAY 2000
COPIES TO:
ACK:
FILE: