APPLICATION NO:
F/2000/2711 ✓

LOCATION:
8 Strathmore Drive, Charvil Reading.

APPLICANT:
Mr & Mrs Benton C/O Mr K Hammond

PROPOSAL:
Proposed two x two storey side extensions to dwelling and single storey side extension.

EARLIEST DATE FOR DECISION: **03/12/2000**
28 Day Exp. 07/12/00
APPLICATION WILL HAVE EXPIRED ON:
25/12/2000

CASE OFFICER: [redacted]
Natalie Bram

Withdrawn 3/7/01

RAILEX
Marbleboard

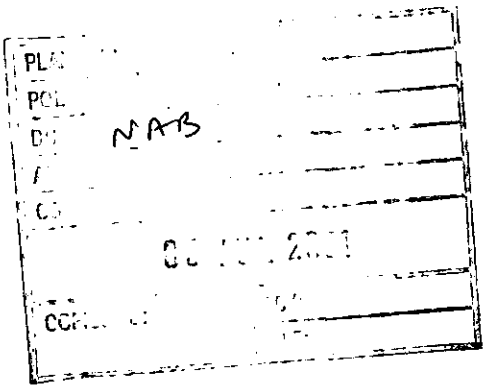
EASIFILE EP7

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING BERKSHIRE RG10 9PY
Tel **(0118) 9343322** *Fax* **(0118) 9343322**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks



Our Ref: CED/BK 607
3rd July 2001

Dear Sir

RE: PLANNING APPLICATION F/2000/2711
8 STRATHMORE DRIVE, CHARVIL, READING

I write on behalf of my client, Mr S Benton, of the above address to request the withdrawal of the Planning Application currently under consideration by your Department.

I would be pleased if you could return the application undetermined and accept the enclosed application for registration.

Following my telephone conversation with Ms N Brown, I believe that no fees are payable for the substitution.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/2711

Applicant : Mr & Mrs Benton C/O Mr K Hammond.

Location : 8, Strathmore Drive, Charvil, Reading.
Proposal : Proposed two x two storey side extensions to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/12.....

Date Registered : 30/10/2000

Earliest Date for Decision : 03/12/2000

Latest Consultation Date/Site Notice Expiry Date : 03/12/2000

This application will have expired on: 25/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Charvil PC:

Trees : : 21/11 - no objection. The applicant should submit proposals for replacement trees @ front & additional planting along boundary with N°6.

Highways : 22/11 - conditions.

Env Agency (250m lifill consultation). 2/1/2001 - no objection

Neighbours/SN: 21/11 N°10 Strathmore Dr - concerns re/ wall along boundary - see file

Planning Issues :

Application Number: F/2000/2711

Appraisal :

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

Application Number F/2000/2711
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 8 Strathmore Drive Charvil Reading. APPLICATION NUMBER: F/2000/2711	OFFICER: Heather Morgan DATE OF SITE VISIT:....11/12.....

1 SITE/STATUTORY NOTICE DISPLAYED ? See on tree @ front of property.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING - tile hang at front (1st floor), white render, glf. - beige cotton/yellow brick
flat roof side integ garage
Proposed 2S side extn would match that @ Nº 10 (but handed)
Ensuite - reduced ridge height - Store room (to be adj to proposed lounge/study - virtually flat roof)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan
Nº 6 - has windows in side elev. (front window in side elev ob. glazed)
no windows @ first floor level

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage + driveway for one car.

LEVELS

BOUNDARY TREATMENT 1.8m fence facing road

OTHERS

check re, Nº 10 - 2S side extn (hipped roof) full ridge height. - no windows @ 1st floor level in side elev

NB - additions: bed 3+4, ensuite (2S extn).
lounge study + workshop (S.S extns)

Nºs 4 + 6 has 2S side extn.
(Nº 4 above garage full ridge height - hipped roof like proposed @ Nº 8)

Received by Wokingham District Council

Application No: F/2000/2711

Proposal:
Proposed two x two storey side extensions to dwelling and single storey side extension.

Location:
8, Strathmore Drive, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/12/2000. 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

09 November 2000

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

Tel: (0118) 974 6446

Date: **09 November 2000**

My ref: F/2000/2711

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/2000/2711
8, Strathmore Drive, Charvil, Reading.
Proposed two x two storey side extensions to dwelling and single storey side extension.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

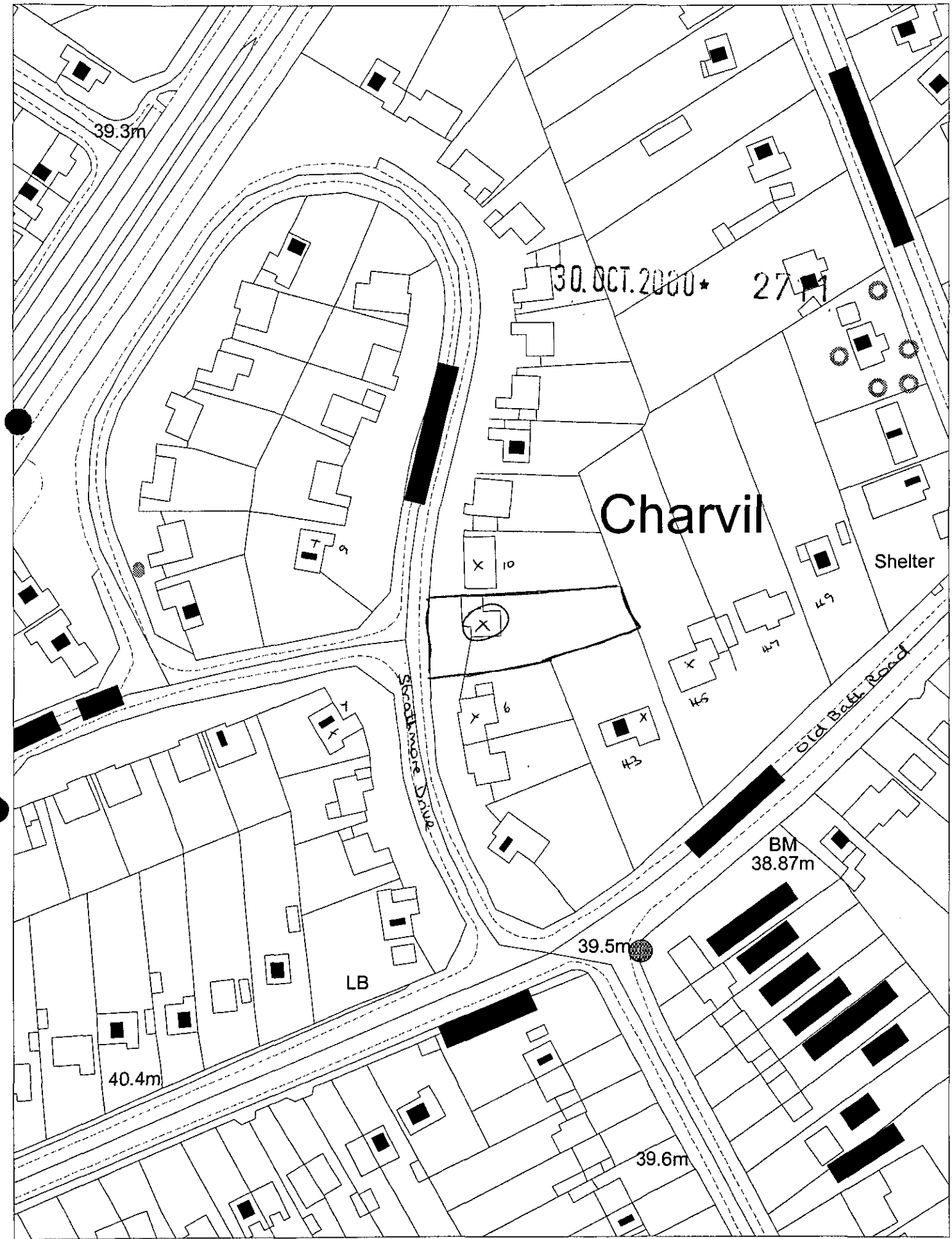
LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/2711**
8, Strathmore Drive, Charvil, Reading.
Proposed two x two storey side extensions to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pierce

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

D



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Development Control Section, Environmental Services, Wokingham District Council.

7 November 2000

Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE-APP (B) MM ATTACHED

Start date:	30 OCT 2000
Officer: MM	Application No. F/2000/2711

Map No. 32. Site .0:09 .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO x TWO STOREY SIDE EXTENSIONS TO DWELLING & SINGLE STOREY SIDE EXTENSION

Location: 8 STRATHMORE DRIVE

Parish: CHARVIL Ward: CHARVIL
9.11.00

Applicant: MR/MRS BENTON

Fee Received 95-00 (4) 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			
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 : ...9.11.00..... 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 250m Landfill Site Consultation ...✓.....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-apps attached
.....

NEIGHBOURS:

S/N + 6, 7, 9, 10 Strathmore Drive
43, 45 Old Bath Road ✓

WOKINGHAM DISTRICT COUNCIL

To NATALIE.

Date _____ Time _____

WHILE YOU WERE OUT

Name COLIN DAWSON.

Of _____

Phone No. 934 3322 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: STRATHMORE DRIVE, CHARVIL
26/6. 1.40pm.
left MSG

28/6: Spoke to Colin Dawson –
12.55 he is now acting on behalf of Mr Beeton.
& will be WD appn – will send a letter in
next week
– will be resubmitting & I confirmed that no
fee will be reqd to resubmit

NAB.

Signed _____

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 June 2001
My ref: NB/F/2000/2711

Mr K. Hammond
392 London Road
Wokingham
Berks
RG40 1RE

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 Mr Hammond,

APPLICATION: F/2000/2711
SITE: 8 STRATHMORE DRIVE, CHARVIL

Further to numerous conversations with yourself and the applicant on the above application during March and April, I am writing to say that I am still awaiting revised plans.

It was agreed that the first floor side extension above the garage would be reduced in its ridge height to match 1, 2, 3 and 4 Kilowna Close and 4 and 6 Strathmore Drive and that preferably the side dormer extension to provide an en-suite would be omitted.

Please would you send in 6 copies of the revised plans incorporating the above changes by 22 June 2001 so I progress the application.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Natalie Brown
(Case Officer)

Our ref: SP\2000\002687\001
Your ref: F/2000/2711

Date: 29th December 2000

ENVIRONMENT AGENCY

38226

DC NAB
APP
CS
02 JAN 2001
COPIES TO:

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

For the attention of: Heather Morgan

Dear Sir/Madam

2 X 2 STOREY SIDE EXTENSIONS TO DWELLING & SINGLE STOREY SIDE EXTENSION - 8 STRATHMORE DRIVE, CHARVIL, READING

Thank you for your letter dated 9 November 2000 which was received on 14 November 2000. You are asked to quote the following reference in any correspondence: SU77NE/3/9. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there are 3 landfill sites within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 773 758	0 m	Strathmore Drive	industrial waste
SU 772 757	153 m	Wee Waif	industrial waste
SU 773 755	180 m	Behind Village Hall	inert waste

Strathmore Drive landfill has already been developed for housing. I would therefore advise the planning authority to check what their requirements were when the whole of this landfill was subsequently developed along with ground investigations made at that time.

In view of the distance involved, it is considered unlikely that landfill gas from the other two landfill sites above will present a risk to this proposal.

Cont/d..

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

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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr K Hammond, 392 London Rd, Wokingham, Berks RG40 1RE

HIGHWAYS CONSULTATION SHEET

From: ~~Heather Morgan~~ Natalie Brown **Date:** 09 November 2000

Application Number: F/2000/2711

Proposal: Proposed two x two storey side extensions to dwelling and single storey side extension.

Parish: CHARVIL PARISH

Site Address:
8, Strathmore Drive, Charvil, Reading.

Applicant:
Mr & Mrs Benton C/O Mr K Hammond.

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/ C049, R049.
2/ C122, R122.
3/ The crossing associated to the driveway must be 4.8 metres wide (minimum),
Reason: Highway Safety & Convenience.

NOT – Only required if crossing needs to be widened.

Signed: _____ **Print name:** Adam Coggins.

22/11/00

TO: **DEVELOPMENT CONTROL** FROM: *Environmental Design*

~~Heather Morgan~~
Natalie Brown DATE: 21 November 2000

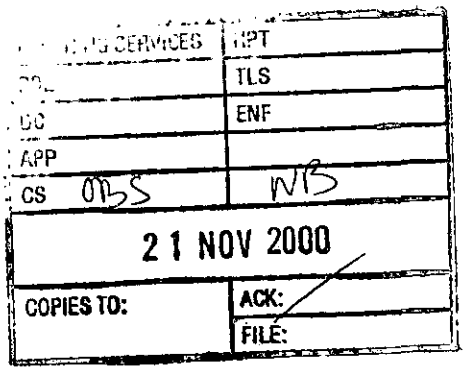
Location:	8 Strathmore Drive, Charvil
Proposal:	Proposed two x two storey extension to dwelling and single storey side extension.
Application Number:	F/2000/2711

In response to your consultation dated 9 November 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals including the removal to the two cherry trees. The applicant should submit proposals for replacement trees at the front of the property and additional planting along the boundary with No. 6 to help integrate the additional parking area into the street scene.

Catherine Brimble

Catherine Brimble
Landscape Architect



10 Strathmore Drive
Charvil
Reading
RG10 9QT

0118 9341622

20th November 2000

Dear Mr Mitchell

F/2000/2711 – 8 Strathmore Drive, Charvil

Having studied the plans for the extensions on the above, our main concern is the retention of the "existing boundary wall", located between our two properties. Currently this wall is part of their existing garage and workshop area and we do not think is strong enough to be left free standing when the remainder is demolished prior to the building of the new extension.

Hence we feel that if the proposed extension is built on this side of the property, the whole existing structure should be demolished and replaced with a fence located on the boundary of our properties, more in keeping with the other fences around the garden.

Yours sincerely,

Trevor H Andrew

Environmental Services

For office use only.
Application number: 30.OCT.2006* 2711

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 Address and postcode Phone number	MR & MRS S. BENTON 8 STRATHMORE DRIVE CHARVIL BERKS RG10 9QT (0118) 9344393
2	Agent's Name Address and postcode Phone number	MR K. HAMMOND 392 LONDON RD WOKINGHAM, BERKS. RG40 1RE 07818475067
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.	8 STRATHMORE DRIVE CHARVIL BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	2 x TWO STOREY SIDE EXTENSION 1 x SINGLE 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.	ALL MATERIALS 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 ☐

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.

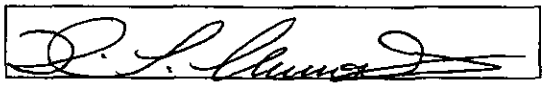
Certificate B

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: 

on behalf of Mr & Mrs S. BENTON,

Date 23/10/2000

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

1933

ADDRESS 8 STRATHMORE DRIVE PARISH CHARVIL

PLOT No. 34 ORD. SHEET No. SU. 7775

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/143/60	GLAMROAD BUILDING CO.	O/L.	21.6.60	C
204/60	EDILON LTD	ROADS & SEWERS		R
3/61	"	"	2.2.61	C
40/61	REED & CO.	DETACHED HOUSE & GARAGE	28.2.61	APP C
PD/604/73	MR. N. PAYNE	SUN LOUNGE	1.10.73	APP

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 500

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Date: 5 October 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 5 October 2000

N
W E
S

30.OCT.2000* 2711



FRONT ELEVATION (1:100)



REAR ELEVATION (1:100)

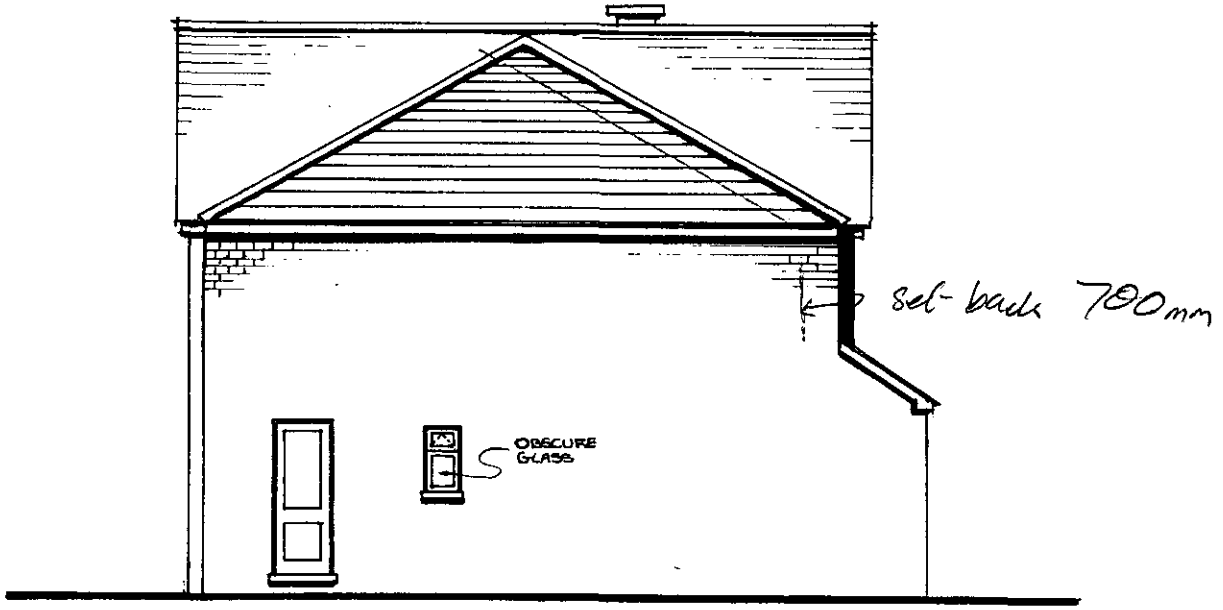
PROPOSED ALTERATION / EXTENSIONS
Mr & Mrs S. BENTON
8 STRATHMORE DRIVE
CHARVIL
BERKS.
DRAWING K.H

00/01

30. OCT. 2000* 2711



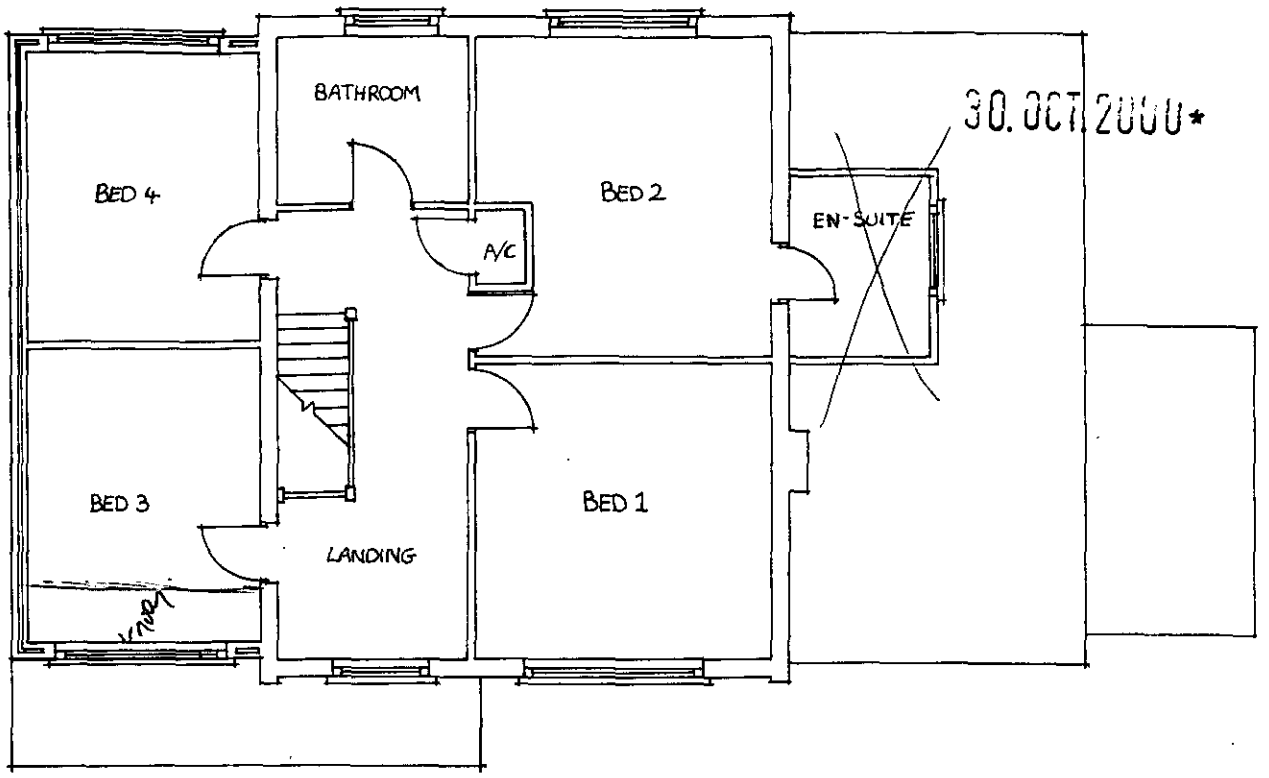
SIDE ELEVATION (1:100)



SIDE ELEVATION (1:100)

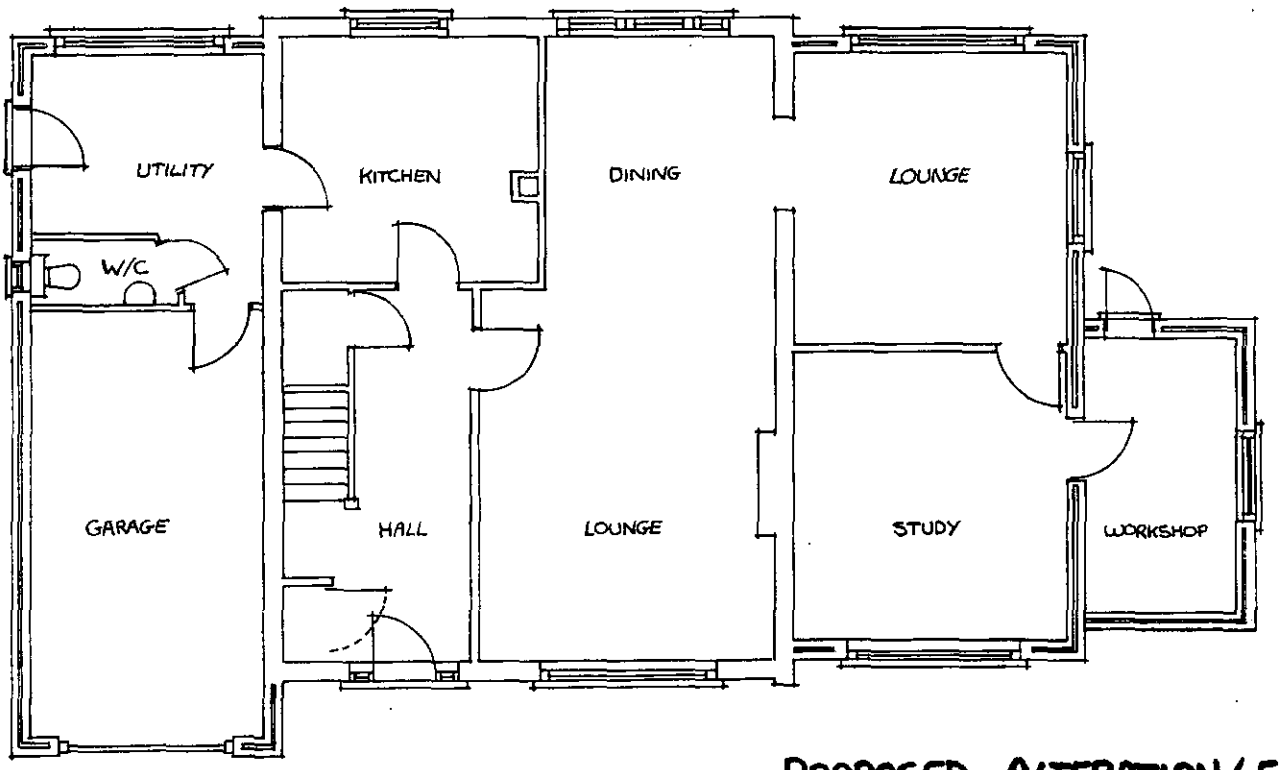
PROPOSED ALTERATION/EXTENSIONS
Mr & Mrs S. BENTON
8 STRATHMORE DRIVE
CHARVIL
BERKS
DRAWING K.H

00/02



30. OCT. 2000* 2711

FIRST FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:100)

PROPOSED ALTERATION/EXTENSIONS
Mr & Mrs S. BENTON
8 STRATHMORE DRIVE
CHARVIL
BERKS.
DRAWING K.H

00/03