19/6 - no SN.

Check NE 17 Charwood Rd ✓
check NE extent of HH land.

APPLICATION NO:
F/2000/1632 ✓

LOCATION:
15 Charwood Road, Wokingham.

APPLICANT:
Mr & Mrs H L Williams C/O Mr C W Griggs

PROPOSAL:
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

EARLIEST DATE FOR DECISION: ~~**03/07/2000**~~ 22/09/2000
28 day exp: 10/09/2000
APPLICATION WILL HAVE EXPIRED ON:
27/07/2000

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs H L Williams
C/O Mr C W Griggs
58 Priest Avenue
Wokingham
Berkshire
RG40 2LX

Application Number: F/2000/1632

Parish: **WOKINGHAM**

Location: **15 Charwood Road, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundary fence.**

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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. The WC window in the front elevation (facing Charwood Road) of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the

residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
6. No part of the fence shall be positioned in/on/over/upon or within any part of the public highway.

Condition
7. No other development shall be commenced until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footpath (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

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

This permission relates to the application as amended with revised plans numbered 02a and 03b submitted to the Local Planing Authority on 8th Sept 2000 showing the proposed fence set back from the road edge by 0.5 metres and does not approve the proposals as originally submitted.

You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE1, ST3 and ST5
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7

John Mitchell
Development Control Manager
Date: 25/09/2000

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: 24 November 2000
My ref: NB/BP/F/2000/1632 (Wokingham/post-app)

Mr C. Griggs
58 Priest Avenue
Wokingham
Berks
RG40 2LX

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

WITHOUT PREJUDICE

Dear Mr Griggs,

APPLICATION: F/2000/1632
SITE: 15 CHARWOOD ROAD, WOKINGHAM

I refer to our meeting with the applicant (Mr Williams) of 10 November 2000 and our telephone conversation of 21 November 2000, with reference to the above site.

With regard to the visibility splays, these can only be undertaken on applicant's land or highway authority land. In our meeting you raised the issue of gates. Having spoken to our Highways department, I can confirm that even if gates are to be electric gates (sliding behind the fence), they would still need to be set back by 5m from the road edge.

I feel that there would be some scope to increase the width of the existing single storey side extension. If it were kept at the height of the existing extension (3m) that would be 1.2m of the extension would be visible above the fence line. As the site occupies a corner plot, I would suggest that the building does not extend up the side of the fence and that a gap is maintained. I would advise that the width of the extension should not exceed 4.5m. (Please note that this would require a planning application to be made).

In terms of replacing the fence panels facing Charwood Road with a brick built wall, I do not see this a being problem, provided that the bricks match the main dwelling and that the wall does not exceed the height, nor change position from the approved fencing. If it is your intention to replace the fence with a wall, could you send me a letter to confirm this so application file is kept up-to-date.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Natalie Brown
(Planning Assistant)

(10/11) 15 Charwood Road.-

→ Ivy + honeysuckle for landscaping

* → visibility splays. can't do splay on this side.

↳ hedging mtn 1 de-vitre green - goes up to road edge

→ gate across the front of the drive for security - wouldn't be able to do this mtn the splay.

↳ would be mine mtn fence (electric to go behind fence).

→ Existing S.S side extn -

↳ ~~want to~~ - how much wider (to edge of de-vitre green).

- any inc in length

roof? (intending to put pitched roof not flat).

- ~~intending~~

→ Brick wall at front instead of a fence panels facing charwood rd.

→

(- Phone + letter.).

(l'scape + highways).

21/11 3.10pm spoke to AC + SA in highways | Visibility splay - can only do on land they own or HA land. gate (even if electric) 5m set back so car can be off the highway.

21/11 (3.15pm) Phoned agent to tell him HA. concerns (above) & that I would look at brick wall @ front & inc. mtn of extn & do letter to send out @ end of week.

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 12/10 Time 1.35

WHILE YOU WERE OUT

Name Colin Griggs

0118 9785075

Of Agent

0411 286 732)

Phone No. 978 0589 (Hugh Williams) Ext.

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

MESSAGE Re: F/2000/1632

15 Charwood Road

Hugh Williams – would like an

appointment for next Friday, about midday

(but the agent is on hols on 13/10.).

✓ phoned back at 12.25 on 17/10. & arranged a meeting for 27/10

Signed Jan

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1632	NB
BUILDING CONTROL NUMBER	FP2000/0802	Howard
~~APPLICANT~~/AGENT	C. W. Griggs	
ADDRESS OF SITE	15 Charwood Road CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front ext. enlarge single detached garage to double	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02A	02A
ELEVATIONS	05, 09	05, 09.
FLOOR PLANS	04	04
garage	03B	03B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/10/00.	

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	

19

Received by Wokingham District Council

Application No: F/2000/1632

Proposal:
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

Location:
15, Charwood Road, , 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 03/07/2000. 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 June 2000

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1632

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1632
15, Charwood Road, , Wokingham.
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1632**
15, Charwood Road, , Wokingham.
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1632

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/1632**
15, Charwood Road, , Wokingham.
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1632

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1632**
15, Charwood Road, , Wokingham.
Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1632

Applicant : Mr & Mrs H L Williams C/O Mr C W Griggs.

Location : 15, Charwood Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

Site Notice Displayed ? :	YES	NO	DATE
		✓	19/6

Date of Neighbour Notifications : .....

Date of Site Visit : 19/6.

Date Registered : 01/06/2000

***Earliest Date for Decision* : 03/07/2000**

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 27/07/2000. 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 :

WOK TC : 26/6 - no objections to garage & f. extn but object on re-siting of fence.

Highways: 28/6 - conditions.
12/9 - no objection subject to conditions.

Neighbours(5): none received.
none received.

Planning Issues :

1) impact upon ~~the~~ ~~of~~ neighbouring properties } WDLP : WOS3. WBE1
2) impact upon the character of the streetscene. } SDNP: SN1, SBE1, SBE2.
3) impact upon highway safety : WDLP : WT6 + WT7
SDNP : ST3 + ST5.

Revised fence location received 8/9/2000

Application Number: F/2000/1632

Appraisal :

1 Development - a

a) Single storey front extn: to form a hall/wc & extn to the lounge - to be the full width of the main existing dwelling at 6.1m & will protrude forward by 1.5m (1.9m to bay window). It would have a mono-pitched roof 2.4m to eaves & 3.6m to ridge. - would mirror a similar extn at N° 13.

b) Enlargement to garage :-
Currently there is a single garage on site which would be partially demolished to form a new double garage.
This would be set back from the road edge by of the footpath by 6.7m. It would be 5.3m width, 5.3m length & 2.5m high - It would be no closer to N° 1 De-vitre Green than currently exists.

c) Re-positioning of 1.8m fence.
Currently - the fence is set back from the edge of the footpath by 2.5m. The proposed relocation was to the footpath edge - amendments were then agreed for to set the fence line in by ~~or~~ further to leave a gap of 0.5m. (this would bring the proposal in line with N° 17 Chanwood which had a fence re-location approved under 97/0655/F).

3) Impact upon neighbouring properties
In mirroring the depth of the single storey front extn at N° 13 - the front extn would have no adverse negative impacts in terms of overbearing/overshadowing. It is recommended that the proposed WC window be obscurely glazed
It is considered that the proposed changes to the garage to N° 1 De-vitre than currently exists - ~~with there being~~ Although there would be more built structure along the boundary with N° 13 - it is not considered that there would be any negative effects.
With regard to the fencing - it is considered that there would no adverse effects.

2) Impact upon the streetscene.
The revised set back of the fence is more acceptable as it allows an area for landscaping to soften the impact.
The front extn would match of other extns so is in keeping with the streetscene. Materials would match existing : no detrimental impact.

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

3) Impact upon highway safety :

Provided garaging + parking remain, no part of the fence lies upon/under highway land + a visibility splay is provided - there would be no detrimental impacts upon highway safety.

Application Number F/2000/1632
Conditions/Reasons for Refusal

	No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
sym ←	(1)	C001	R001	
materials ←	(2)	C014	R014	
ob. glazing ←	(3)	C045	R045	WC WINDOW FRONT ELEVATION FACING CHARWOOD ROAD
garages ←	(4)	C049	R049	
parking ←	(5)	C122	R122	
←	(6)		R125	NO PART OF THE FENCE SHALL BE POSITIONED IN/ON/OVER/UPON OR WITHIN ANY PART OF THE PUBLIC HIGHWAY
visibility splays ←	(7)	C127	R127	INSERT : 2.4 metres INSERT : 2.4 metres INSERT : the intersection of the driveway + adjacent footway. (Dimensions to be measured along the edge of the drive + the back of the footway from their point of intersection).
	(8)	C150	R150	Landscaping (details)
	(9)	C151	R151	Landscaping (planting)
within curtilage ←			N06	
revised plans. ←			N02	INS : Revised plans : 02A + 03B . 08. Sept 2000 fence set back from road edge by 0.5m.
policies ←			N16	BSP : EN1 WDLP : WBS3, WBE1, WT6, WT7 SGALP : ST1, SBE1, SBE7, ST3, ST5

DELETE if shall be fixed shut

25/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 15 Charwood Road
Wokingham.

APPLICATION NUMBER: F/2000/1632

OFFICER: Natalie Brown

DATE OF SITE VISIT: 19/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
residential - established
semi-D. - same design - changes due to differing ext.
integral garages & driveway in front of.

3. DESCRIPTION OF SITE/BUILDING
open plan gardens to
corner plot with Charwood rd & De Vitre Green:
Garage is set back from 1 De Vitre Green.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with Nº 13 - has single storey mono-pitched ext.
see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Parking at front of house
Garage plus one space in front of

LEVELS

BOUNDARY TREATMENT hedging with De-vitre Green.
hedging with driveway & 1 De-vitre Green.

OTHERS

NB: Nº 17 has 1.8m fencing along side pavement of De vitre Green.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(F) PRE-APP ATTACHED (W)

Start date:	01 JUN 2000
Officer: NAB	Application No. F/2000/1632.

Map No. 68.1 Site ...0.:03..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING, ENLARGEMENT TO GARAGE AND 1800 M HIGH BOUNDARY FENCE
↑ 1.8m.

Location: 15 CHARWOOD ROAD

Parish: WOKINGHAM Ward: Norreys.
9.6.2000.

Applicant: MR/MRS WILLIAMS

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

Enforcement Section (2) 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			received 2/6
5	Elevation plans	side elevations front extn + rear garage ↑	1/6 requested to follow	
6	Floor plans	front extn — other side elevation (to show hall door) ↑ Is fence elevation sufficient?		
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 : 9.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways 0 ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached.

NEIGHBOURS:

2 x S/N – Devitre Green & Charwood Road.
1 & 2 Devitre Green ✓
8, 13, 17, 10, 12, 14, 16 Charwood Road

Date: 12 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1632

Location: 15, Charwood Road, Wokingham.

Proposal: Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

Applicant: Mr & Mrs H L Williams C/O Mr C W Griggs.

Case Officer: Natalie Brown

The new plans show the following: Fencing set back by 0.5m from De Vitre Green Road edge. Drawing nos 02A (location plan) & 03B (garage plans).

Comments are required by 22/09/2000.

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

CONDITIONAL APPROVAL.

C127 (INSERT: 2.4metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection.)) R127.

C122 R122

C049 R049

Adam Coggins 12/9/00.

Date: 12 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1632

Location: 15, Charwood Road, Wokingham.

Proposal: Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

Applicant: Mr & Mrs H L Williams C/O Mr C W Griggs.

Case Officer: Natalie Brown

The new plans show the following: Fencing set back by 0.5m from De Vitre Green Road edge. Drawing nos 02A (location plan) & 03B (garage plans).

Comments are required by 22/09/2000.

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

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1632 (Planaps) / (Ludhouse) Date Rec. 08.09.2000

Location: 15 CHARWOOD ROAD.

Parish WOKINGHAM.

Applicant: MR + MRS WILLIAMS

Description of attached plans

PLANS SHOW FENCING SET BACK BY 0.5M FROM DE-VITRE GREEN ROAD EDGE

Drawing No's: 02[A] - LOCATION PLAN + 03[B] GARAGE PLANS.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	✓
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 1+2 De-Vitre Green

8, 13, 17, 10, 12, 14, 16 Charwood Rd. Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER NAB.

Consultations Sent by Admin. on 12.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

Miss Natalie Brown

58 Forest Avenue
Wokingham
Berks
19-07-00

PLAN:	
POL	TLS
DC NB	TF
APP	34022
CS	
08 SEP 2000	
COPIESTO:	ACK:
	FILE:

Building Control,
Wokingham District Council,
P.O. Box 155
Shute End, Wokingham.

REVISED PLAN

1632

2000/1632

Dear Sirs

Re: Full Plans Application No. F/2000/0802
15 Charwood Road

Further to our recent telephone conversation please find enclosed 4 copies of Drawings 02A & 03B indicating the side boundary fencing repositioned 500mm from existing footpath in De Vitre Green.

Yours faithfully,

C.W. Griggs

Copy 07.09.00

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 09 June 2000

Application Number: F/2000/1632

Proposal: Proposed single storey front extension to dwelling enlargement to garage and 1.8 metre high boundry fence.

Parish: WOKINGHAM TOWN

Site Address:
15, Charwood Road, , Wokingham.

Applicant:
Mr & Mrs H L Williams C/O Mr C W Griggs.

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).

SC:32 (INSERT) The dwelling/building shall not be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 m.

SC:23 (INSERT PARKING).

SR:13 SR:06

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

28/06/00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1632

Proposal: Proposed single storey front extension to dwelling, enlargement to garage and 1.8m high boundary wall

Site Address: 15 Charwood Road, Wokingham.

Applicant: Mr & Mrs H L Williams C/O Mr C W Griggs

Your observations are required in respect of this application by **03/07/2000**

No objection to garage and front extension but recommend refusal on re-siting of fence to boundary of footpath, and its height, because of openness of street scene.

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

SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

02 JUN 2000

10

Mrs C Hurst, 1st June 00

Re: 15, Charwood Road 01.JUN.2000* 1632

Please find missing drawings (6 copies of each) which were left out of the application delivered earlier today.

Colin Griggs

58. PRIEST AVE
WOKINGHAM
RG40 2LY.

Environmental Services

For office use only.
Application number: 01.JUN.2006* 1632

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 H.L. WILLIAMS 15, CHARWOOD ROAD WOKINGHAM, BERKS RG40 1RY. 07711 0118.9780589 (MOBILE ~~0411.286732~~)
2	Agent's Name Address and postcode Phone number	MR. C.W. GRIGGS 58 PRIEST AVENUE WOKINGHAM, BERKS RG40 2LY 0118.9785075 (HOME) 01491 578671 (WORK) MON-THURS
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION ENLARGE SINGLE GARAGE TO DOUBLE 1800 HIGH BOUNDARY FENCE
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.	ROOF TILES & BRICKWORK - ALL 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 ☑ (ENLARGED DRIVE) No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: C.W. Gregg

on behalf of H.L. WILLIAMS.

Date 30-05-00

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

ADDRESS 15 CHARWOOD ROAD PARISH HOK

PLOT No. 315 ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/47/67	Taylor Woodrow	Res Dev	29/12/67	REF
B/23/69	7636X do	Dwellinghouse	10/9/69	29/9/69 C/A
R/72/73	9363M	Extension	5/4/73	27/4/73 C/A
O/56/60	Bergl	Res Dev	13/12/60	REF

DATE OF COMPLETION

MINISTRY DECISION Appeal granted 13/1/69 (O/47/67)

SPECIAL ORDERS

DRAINAGE

091074