APPLICATION NO:
F/2000/0581

LOCATION:
Cline House Station Road, Wargrave Reading

APPLICANT:
Mr & Mrs Godsi C/O Greg Farrell

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Godsi
C/O Greg Farrell
43 Wendover Way
Tilehurst Reading
Berkshire
RG30 4RU

Application Number: F/2000/0581

Parish: **WARGRAVE**

Location: **Cline House, Station Road, Wargrave, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

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

Condition
3. There shall be no raising of existing ground levels on the site.

Condition
4. No spoil or materails shall be deposited or stored on that part of the site lying within the area of land liable to flood.

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 prevent the increased risk of flooding due to imepdance of flood flows and reduction of flood storage capacity.

Reason
4. To prevent the increased risk of flooding due to impedance of flood flow and reduction of flood storage capacity.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/06/2000

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

Received by Wokingham District Council

Application No: F/2000/0581

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Cline House , Station Road, Wargrave, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/0581

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 & Mrs A Codsi
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2000/0581
SITE: CLINE HOUSE, STATION ROAD, WARGRAVE, 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 F/2000/0581 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

N Lake.

Nicola Lake
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 2 August, 2000

My ref. CD/F2000/0930(0581)

Mr & Mrs Codsi
C/o Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire RG30 4RU

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
E-mail:

Dear Greg,

CLINE HOUSE, STATION ROAD, WARGRAVE
SINGLE STOREY REAR EXTENSION

Thank you for your Building Regulations Application Number FP2000/0930 received on 27 July.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/0581, which cannot be dealt with as a minor amendment. The addition of the fence on the balcony at first floor level requires a planning application under the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 2, Class A.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 23 August. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0581	ML
BUILDING CONTROL NUMBER.	FP2000/0930	Andy
~~APPLICANT~~/AGENT	Greg Lavell	
ADDRESS OF SITE	Clyne House, Station Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Codsi 01B	Codsi 01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? Soon Nicky	BC - hadrail + balcony on first floor.	
DATE	2/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	2/8/00		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0581

Applicant : Mr & Mrs Godsi C/O Greg Farrell.

Location : Cline House, Station Road, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling and first floor front [redacted] window

Site Notice Displayed ? :	YES	NO	DATE
	✓		9.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9.3.2000

Date Registered : 14/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :

Wargrave P.C - 'no comment'

Environ. Agency -

Planning Issues :

Site Description -

1.) Impact upon the neighbouring dwelling

2.) Impact upon the surrounding area.

Application Number: F/2000/0581

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for an extension to the existing single storey rear extension, with a new rear conservatory. There is also an additional front first floor bay window.

The proposed development is set well in from either boundary. There will be no overlooking, overshadowing and overbearing. However, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the Surrounding Area.

The proposed front first floor extension will help to break up the large plain front elevation of the dwelling.

The proposed rear extension is in keeping with the character of the existing dwelling.

The Environment Agency has recommended refusal for the proposed extension due to the cumulative effect of this and the previous extensions to the dwelling, would have a detrimental impact upon the flood plain. However, the applicant has stated that no raising to levels of the property in with the flood plain, the front is not. Therefore, the proposed development would not have a significant impact upon the flood plain.

However, there will be no detrimental impact upon the character or appearance of the surrounding area.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0581
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.
3	→		There shall be no raising of existing ground levels on the site
		Reason	To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity
4	→		No spoil or material shall be deposited or stored on that part of the site lying within the area of land liable to flood.
		Reason	To prevent the increased risk of flooding due to impedance of flood flow and reduction of flood storage capacity.

RECORD OF SITE VISIT

SITE ADDRESS: Cline House Station Road Wargrave Reading.

APPLICATION NUMBER: F/2000/0581

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.3.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Large wide fronted dwelling with a double garage (attached)

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal - for a large rear conservatory and a small rear extension which will project a further 2-3m back from the existing S/S rear wall. Plus proposed front Bay window. Both properties either side already project further back than this house

views out into fields behind

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 3ft rear boundary fence

OTHERS

Tel: (0118) 974 6481

Date: 18/5/00

My ref: F/2000/0581

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0581
Cline House, Station Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Rutter pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 18/5/00

My ref: F/2000/0581

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0581
Cline House , Station Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/5/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0581**
Cline House , Station Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Building & Design Consultant

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

PLANNING DEPT 128942
POL
DC
APP
CS
03 MAY 2000
COPIES TO:
ACK:
FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Nicola Lake

1st May 2000

Dear Sir

Re: Clyne House Station Road Wargrave

I refer to our recent conversation regarding the above and confirm as discussed that I have received the written confirmation from the Environment Agency objecting to the proposal.

Having discussed this at length with the Environment Agency they have confirmed that the information given by their records of 1947 are **indicative only** and each property is to be judged on its own merits with regards to proximity to the flood plain. In this instance I have been advised that the flood plain only extends up to the rear of this property and to the edge of Oakfield House which is next door but one and therefore the proposal is very much on the edge of the flood plain. They also indicated the possibility of dry islands as the indicative map they use by no means singles out areas where ground levels vary and again this information is open to interpretation on each individual house. I also discussed with the engineer that if felt necessary underfloor voids could be implemented into the construction and whilst this would not overcome their blanket policy of objection it would nevertheless improve the situation from the Local Authority perspective in accessing the impact the extension would have.

Cont.....

I would hope therefore that as this particular extension is very small (40 sq.m) particularly in relation to the recent extension at Roseacre that a favorable consideration would be given to this application with any conditions as felt necessary and as specified by the Enviormrent Agency.

I would be grateful for your comments on this and look forward to hearing from you as soon as possible.

Yours faithfully

Greg Farrell

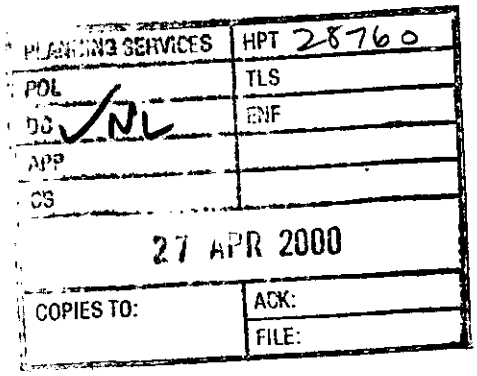
cc Mr & Mrs Codsi

Our ref: SP\2000\001367\001
Your ref: F/2000/0581

Date: 25th April 2000

ENVIRONMENT AGENCY

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



For the attention of: Nicola Lake

Dear Madam

SINGLE STOREY REAR EXTENSION - CLINE HOUSE, STATION RD, WARGRAVE, READING

Thank you for your letter dated 18 February 2000 which was received on 23 February 2000. You are asked to quote the following reference in any correspondence: **SU77NE/19/9**. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 34.35 metres above Ordnance Datum (Newlyn).

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. The Environment Agency considers all previous extensions since the last major flood as part of this 50 square metre limit. On this basis we advise as follows:

This site has been subject to numerous extensions since the last major flood (1947), the combined total of which certainly exceeds 50 square metres. Therefore the Environment Agency would object to any proposals to further extend this site.

WITHOUT PREJUDICE

If, notwithstanding the above objection, the Borough Council were minded to permit this proposal, then we ask that account is taken of the advice given below, and that the conditions

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

set out below are imposed on any planning permission granted. We emphasise that the conditions and other measures specified below would only partly mitigate the adverse effects of development on the flood plain, and we would emphatically not regard them as justifying such development.

PLANNING CONDITIONS

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: The extension shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1947 flood water level of 34.35 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from

Cont/d..

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Dave Bond on 01276 45 4396 for details.*

ADVICE TO APPLICANT

Ground Water Protection: contact Andrea Szabados on 01276 454373

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

No soakaways shall be constructed to a depth exceeding metres below existing ground level, and under no circumstances shall the water table be intersected.

No soakaways shall be constructed in contaminated ground.

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.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Greg Farrell, 432 Wendover Way, Tilehurst, Reading Berks RG30 4RY

FAX COVER SHEET

TO: Amanda Reed.

FROM: Nicola Lake

DESTINATION FAX No: 01276 454 352.

DATE: 14/3/2000.

TIME: 2.50.

SUBJECT: Clyne House - (Sorry)

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

CLINE HOUSE

ADDRESS ~~TILE HOUSE~~ STATION ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
234/55	Mrs M Bond	Outline - Res dev	6 5 66	-
0/44/59	Warcon Properties Ltd	" - 15 houses	17 7 59	-
219/59	" " "	Erection 4 dwelling (det)	12 1 60	App
R/257/61	Sir Peter Beachamp B.T.	Alterations + garage	28 12 61	App
DD/223/63	" " " "	Extensions	2 5 63	App
R/204/66	Mr A Potter	Garage conservatory + int alt	1 9 66	App
BR15022	MR + MRS E. CLIFFORD JOHNS	LOUNGE EXTENSION	2.6.80	APP.
13471	"	"	3.7.80	N/A
BR20624	"	DINING ROOM "	4.5.83	APP
19426	"	"	2.6.83	N/A
2822/ BRA 2998			4.9.87	
DATE OF COMPLETION	M. CORSI	LTS. & ALTS.	3.6.87	App

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

PLANNING SERVICES	
POL	FLS
DC	ENF
PP	
CS	
10 MAR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0581
SITE:	Cline House, Station Road, Wargrave, Reading
PROPOSAL:	Proposed single storey rear extension to dwelling
COMMENTS:	No comment

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 9 March, 2000

Comments required by	13/03/2000
Fax	974 6484

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 FEB 2000	Map No. 21 Site 0.18
Officer: NL Application No. F/2000/0581	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

14.FEB.2000* 0581

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: CLYNE HOUSE STATION ROAD

Parish: WARGRAVE Ward: Wargrave + Remenham 18.2.2000

Applicant: MR/MRS GODSI

Fee Received 95-00 (8) 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	~~colour in proposals~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.2.2004 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 Flood zone	BP: ..... ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N sufficient

.....

.....

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CLINE HOUSE

ADDRESS ~~TILE HOUSE.~~ STATION ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
234/55	Mrs M Bond	Outline - Res dev	6 5 66	-	C/
0/44/59	Warcon Properties Ltd	" - 15 houses	17 7 59	-	Refu
219/59	" " "	Erection 4 dwelling (det)	12 1 60	App	C/
R/257/61	Sir Peter Beachamp B.T.	Alterations + garage	28 12 61	App	Ap
RD/223/63	" " " "	Extensions	8 5 63	App	N/
R/204/66	Mr A Patten	Garage conservatory + ict alt	1 9 66	App	Ap
BR15022	MR + MRS E. CLIFFORD JOHNS	LOUNGE EXTENSION	2.6.80	APP.	N/
13471	"	"	3.7.80	N/A	C/A
BR20624	"	DINING ROOM "	4.5.83	APP	N/A
19426	"	"	2.6.83	N/A	C/A
28221			4.9.87		Ce
BRA 29983	M. CORSI	LTS. & ALTS.	3.6.87	App	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CLINE HOUSE

ADDRESS ~~TILE HOUSE~~ STATION ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
234/55	Mrs M Bond	Outline - Res dev	6 5 66	- C/
0/44/59	Warcon Properties Ltd	" - 15 houses	17 7 59	- Refu
219/59	" " "	Erection 4 dwelling (det)	12 1 60	App C/
R/257/61	Sir Peter Beachamp B.T.	Alterations + garage	28 12 61	App Ap
RD/223/63	" " "	Extensions	8 5 63	App N/
R/204/66	Mr A Potter	Garage conservatory + int alt	1 9 66	App Ap
BR15022	MR + MRS E. CLIFFORD JOHNS	LOUNGE EXTENSION	2.6.80	APP. N/
13471	"	"	3.7.80	N/A CLA
BR20624	"	DINING ROOM "	4.5.83	APP N/A
19426	"	"	2.6.83	N/A CLA
2822/ BRA 29983			4.9.87	Cl

DATE OF COMPLETION M. CADSI LTS. & ALTS. 3.6.87 [illegible]

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14.FEB.2000* 0581

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 Cadsi Clyne House Station Rd Wargrave RG10 8EU
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 applicants
4	Give brief details of the proposal for example, two storey side extension.	About the application Bow windows & 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. 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.	Tiles + render 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 ☑

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.

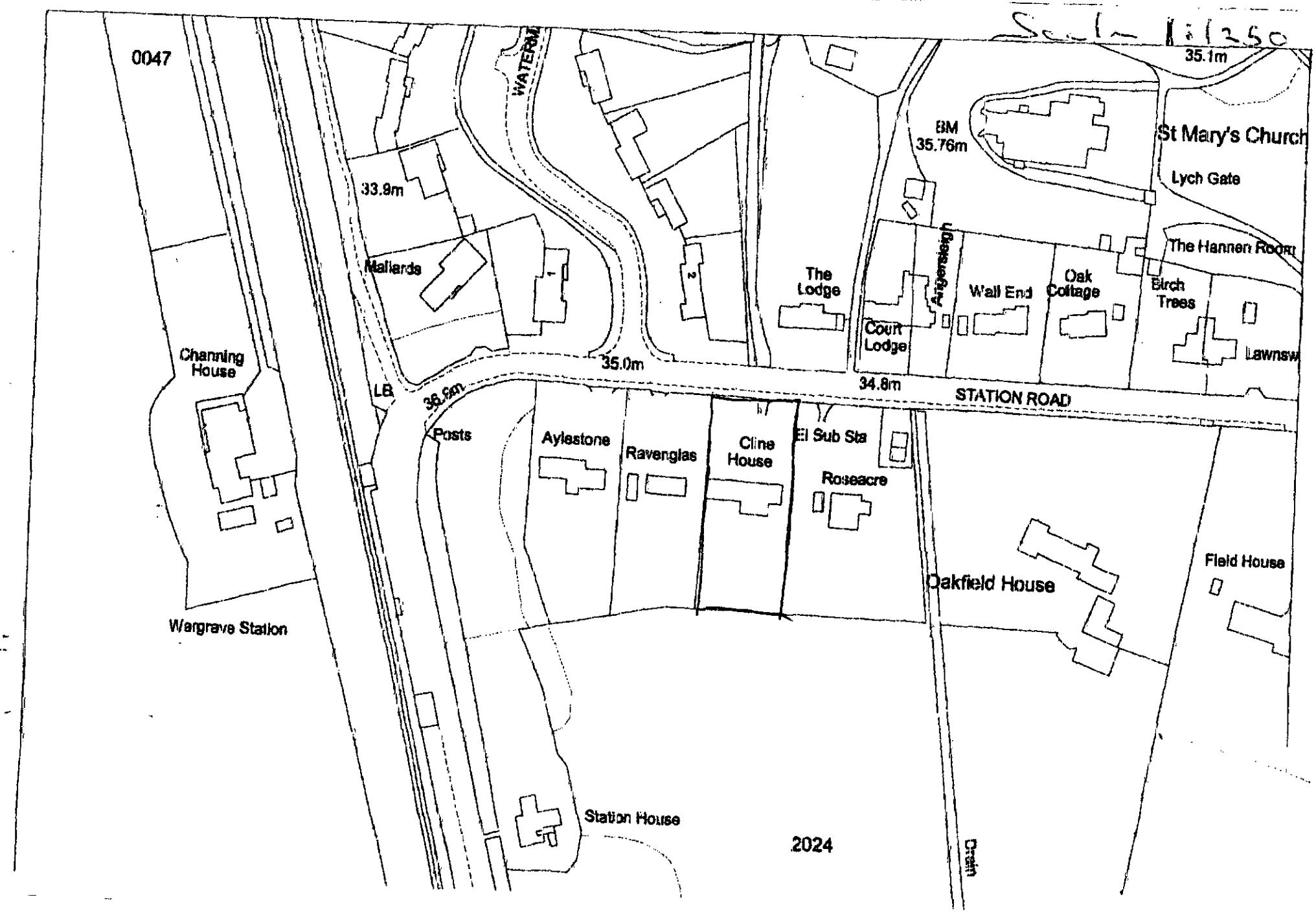
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr & Mrs Codsi

Date 11/2/2000

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


Scale 1:1250
0047
WATERM
35.1m
BM
35.76m
St Mary's Church
Lych Gate
33.9m
The Hannen Room
Mallards
1
2
The
Lodge
Ingleside
Wall End
Oak
Cottage
Birch
Trees
Court
Lodge
Lawnsw
Channing
House
35.0m
34.8m
STATION ROAD
LB
Posts
Aylestone
Ravenglas
Cline
House
El Sub Sta
Roseacre
Oakfield House
Field House
Wargrave Station
Station House
2024
Drain
14.FEB.2000*
0581