SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2000/1717

LOCATION:
Woodclyffe Almshouses Wargrave Hill, Wargrave Reading.

APPLICANT:
Woodclyff Almshouses Trust C/O Kidby Building Consultants

PROPOSAL:
Proposed installation of rooflight.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 02/08/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Woodclyff Almshouses Trust
C/O Kidby Building Consultants
Summer Place
Loddon Drive
Wargrave
Berkshire
RG10 8HH

Application Number: F/2000/1717

Parish: **WARGRAVE**

Location: **Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.**

Proposal: **Proposed installation of rooflight.**

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.

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

John Mitchell
Development Control Manager
Date: 24/07/2000

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

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1717

Applicant : Woodclyff Almshouses Trust C/O Kidby Building Consultants.

Location : Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.

Proposal : Proposed installation of rooflight.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/4/00

Green Site Notice put up 26/6/00

Date of Neighbour Notifications : 21/6/00

Date of Site Visit : 26/6/00

Date Registered : 07/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 02/08/2000. 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 :

① Wargrave PC — No comments.

② Conservation - Unfortunate introduction into the roof. The building is not listed. It may be possible to reduce the size of the rooflight or adopt an alternative form.

③ Consultations - No responses

[redacted]:

Planning History

PD/420/62 - Improvements to 8 cottages.
Approved 16/8/62.

11595 - Outline application for housing.
Refused 27/9/79.

There is no other relevant history on the site.

Application Number: F/2000/1717

Appraisal :

Impact on Conservation Area
Permission is sought for the installation of a roof light to provide light to a bathroom which is to be created in the roof.
The velux window is to be located in the rear elevation of the roof which overlooks the walled Garden to the north. It would be located on the northern edge of the Conservation Area and would effectively be screened from public vantage points. The introduction of a small velux window would not have an adverse impact upon the character or appearance of Wargrave Village Conservation Area.
(The Alms houses are not listed).
Impact upon Residential amenity
The roof light will provide light to a bathroom. It would be located in the front elevation of No 5 the walled Garden. The closest element is a double garage, with the living accomodation located in front. In light of the distances involved, it is not considered that the proposal would result in the loss of privacy to No 5 The walled Garden

Recomendation : Approval: ☑ [redacted] ☐
(tick appropriate box)

Application Number F/2000/1717
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
①	SC01	SR02.	

24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Woodclyffe Almshouses Wargrave Hill Wargrave Reading.

APPLICATION NUMBER: F/2000/1717

OFFICER: Heather Morgan

DATE OF SITE VISIT: 26/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Residential. Conservation Area.

3. DESCRIPTION OF SITE/BUILDING One substantial property + into flats - (Almshouses). 2 storeys to the rear. One small dormer with single height w'dows. Gable to front (3 storeys)

4. RELATIONSHIP TO ADJOINING PROPERTIES No S the walled garden beyond. Its front garden & driveway. Double garage closest to the Almshouses

5. SITE CONSTRAINTS

TREES None.

ACCESS/PARKING Existing.

LEVELS flat.

BOUNDARY TREATMENT N/A.

OTHERS N/A.

Received by Wokingham District Council

Application No: F/2000/1717

Proposal:
Proposed installation of rooflight.

Location:
Woodclyffe Almshouses, Wargrave Hill, 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). *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 15/07/2000. 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

21 June 2000

1917

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

Tel: (0118) 974 6446

Date: **21 June 2000**

My ref: F/2000/1717

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/1717
Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.
Proposed installation of rooflight.

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/2000/1717**
Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.
Proposed installation of rooflight.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6446

Date: **21 June 2000**

My ref: F/2000/1717

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/1717
Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.
Proposed installation of rooflight.

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

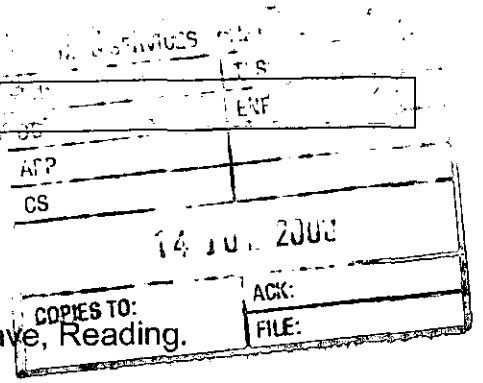
Case officer: **Heather Morgan** Application Number: **F/2000/1717**
Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.
Proposed installation of rooflight.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

FROM: Heather Morgan

DATE: 21 June 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1717

Proposal: Proposed installation of rooflight..

Site Address: Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.

Applicant: Woodclyff Almshouses Trust C/O Kidby Building Consultants.

Your observations are required in respect of this application **by 15/07/2000** .

No comments

SIGNED: _____ DATE: 10/7/2000

Clerk To Wargrave Parish/Town Council.

22 JUN 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 21 June 2000

Application Number: F/2000/1717

Proposal: Proposed installation of rooflight..

Site Address:
Woodclyffe Almshouses, Wargrave Hill, Wargrave, Reading.

Applicant:
Woodclyff Almshouses Trust C/O Kidby Building Consultants.

Your observations are required in respect of this application within **7 days** of the above date.

I CONSIDER THE PRESENT PROPOSAL WOULD BE AN UNFORTUNATE INTRODUCTION INTO THE ROOF

THIS BUILDING IS NOT A LISTED BUILDING.

IT MAY BE POSSIBLE TO REDUCE THE SIZE OF THE ROOFLIGHT OR ADD AN ALTERNATIVE FORM. THERE IS NO PLAN TO SUPPORT THE APPLICATION — WHAT IS IT LIGHTING/VENTING.

Harold Sanders CONSERVATION + DESIGN.

05.07.

2000/1717

Woodclyffe Almshouses

a fee is not required for this application

Mrs Hurst
Planning Admin

5/7/00

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Girobank

Girobank plc, Bootle, Merseyside GIR 0AA

72-00-00

000246 464841089

Date 6 June 00

Pay Wokingham District Council

Amount Ninety-five pads only

Account payee

£ 95:00

WOODCLYFFE ALMSHOUSES
TRUST REG CHARITY 204467
C/O SUMMER PLACE
LODDON DRIVE
WARGRAVE
BERKS RG10 8HH

F.C.M. [illegible]

Please do not write or mark below this line

DE LA RUE 9514 Girobank

⑈900246⑈ 72⑉0354⑆ 46484108⑈

HM
for file

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1717

Proposal:
Proposed installation of rooflight.

Location:
Woodclyffe Almshouses Wargrave Hill Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 30/06/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/07/2000** from the date of this notice. 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 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.

Date: 30/06/2000

Lamp post at Job Inter Wargrave Hill
9.55 . 26/6
JEPM

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: HM	Application No. F/2000/1717

Map No. 21 Site 030
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED INSTALLATION OF ROOFLIGHT

Location: WOODCLIFFE ALMSHOUSES WARGRAVE HILL

Parish: WARGRAVE Ward: Wargrave
21.6.2000

Applicant: WOODCLYFFE ALMSHOUSES TRUST
PD ?

Fee Received 95-00 (1) Required 00-00 Additional ..... Refund 95-00

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
(2)	1:2500 OS location plan showing property edged in blue/red	2 named roads		
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) ...Wargrave.....

Listed Building 1 2 2*

(Advertisement) Required .....Non-listed bdg in cons. area

Date Site Notice Sent : 21.6.2000 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 .....

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:

.....
.....
.....

NEIGHBOURS:

S/N + 4 & 5 The Walled Garden, Wargrave
The Garth ? Wargrave Hill
Sunnycroft
29, 29a, 31, 31a High Street, Wargrave
The Shealing, Backsideans, Wargrave

WOODCLYFFE ALMSHOUSES off

ADDRESS off WARGRAVE HILL PARISH WARGRAVE

PLOT No. 1-8 BOVETOWN ORD. SHEET No. SU. 7878 (G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/420/62	TRUSTEES OF WOODCLYFFE ALMSHOUSES	IMPROVEMENTS TO 8 COTTAGES	16.8.62	APP. N/A
11595	"	O/APP. HOUSING UNITS	27.9.79	N/A REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Install Bathroom + velux window at Flat 6 - Pitch

DRAINAGE 17/5/8

Environmental Services

For office use only.
Application number: 07 JUN 2010* 17/7

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	WOODCLYFFE ALMSHOUSES TRUST
	Address and postcode	C/O THE PARISH OFFICE ST MARY'S CHURCH STATION ROAD WARGRAVE RG10 8EL.
	Phone number	0118 940 2300
	Agent's Name	KIDBY BUILDING CONSULTANTS
	Address and postcode	SUMMER PLACE LODDON DRIVE WARGRAVE RG10 8HH
	Phone number	0118 940 1569
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.	WOODCLYFFE ALMSHOUSES WARGRAVE HILL WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	INSTALLATION OF A ROOF LIGHT. (Your Ref: EXC/WARGRAVE 18)
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	GLASS & DARK STAINED TIMBER
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
Clarity approved by Plain English Campaign

Please turn over

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

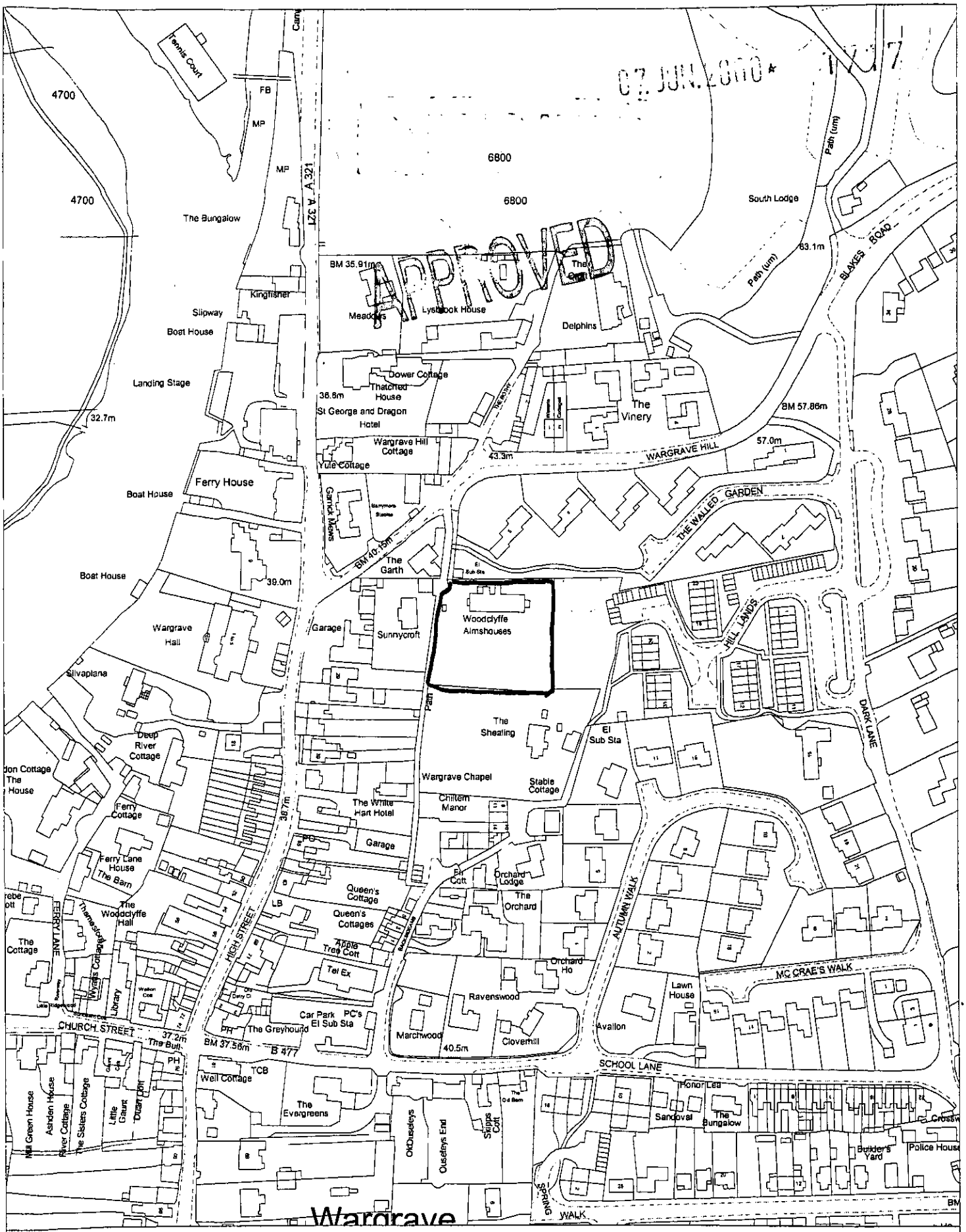
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: G.C.M [signature] on behalf of WOODCLYFFE ALMSHOUSES TRUST.

Date 6/6/00

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



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 16 June 2000

N W E S