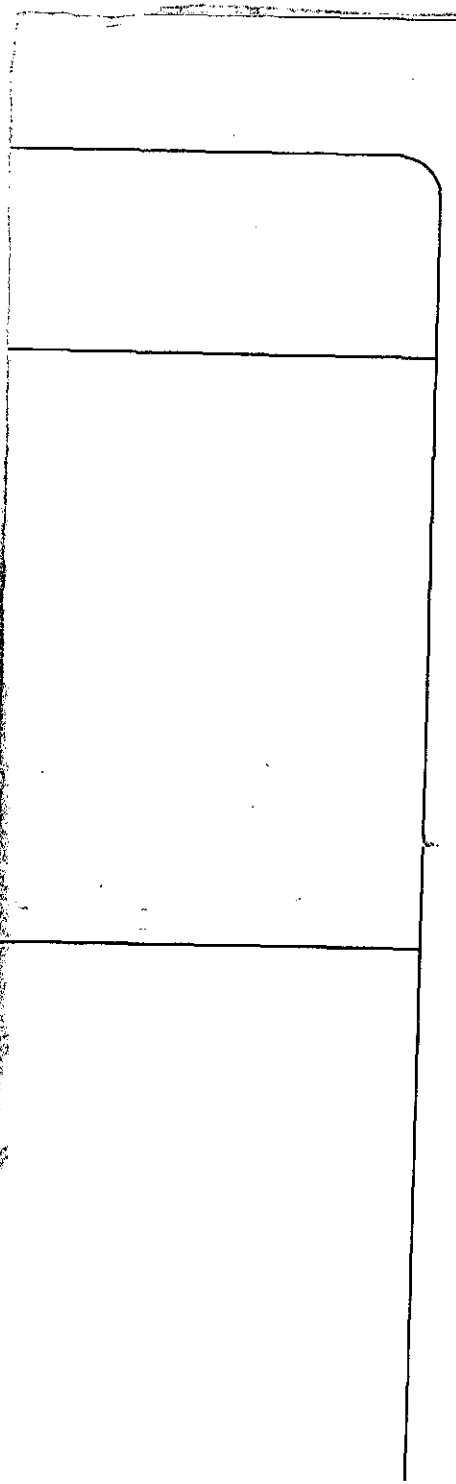


APPLICATION NO:
F/2002/5960

LOCATION:
25 Braybrooke Road, Wargrave Reading.

APPLICANT:
Mr M Watt C/O Dave Symmonds

PROPOSAL:
Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Louise Smith**

REFUSED

LE. 1/4.

1076 D1

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Watt
C/O Dave Symmonds
18 Cathay Gardens
Dibden
Southampton
Hants
SO45 5TY

Application Number: F/2002/5960

Parish: **WARGRAVE**

Location: **25, Braybrooke Road, Wargrave, Reading.**

Proposal: **Proposed single storey side extension to dwelling. Proposed raising of roof with dormer extensions to form rooms in loft space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by reason of its design, massing and siting, would be overbearing and result in loss of daylight, to the detriment of the amenity of the occupiers of 21b Braybrooke Road. As such it is contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

Notice checked by: _____

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 : Louise Smith

Application Number : F/2002/5960

Applicant : Mr M Watt C/O Dave Symmonds.

Location : 25, Braybrooke Road, Wargrave, Reading.
Proposal : Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 11/3

Date Registered : 20/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 17/04/2002. 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 :

Highways - conditional approval
Countryside officer - requests bat survey prior to approval.
Environment Agency - Conditional approval

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene
Parking Provision

Application Number: F/2002/5960 – 25 Braybrook Road

Appraisal:

Development

The site is a detached corner-plot bungalow, situated within the identified settlement of Wargrave.

The application is three-fold. Firstly, it proposes a small single storey front porch extension with gable end. Secondly, a single storey side extension to form a replacement garage is proposed with a pitched roof (max 6.2m to the ridge) and front gable end. This would lie 0.2m from the side boundary at its closest point and project 1.1m to the front of the dwelling.
Finally, the roofline is to be raised (by 1.5m) to form rooms in the loft space, with the insertion of front and rear pitched roof dormers.

1. Impact upon neighbouring properties
   No overlooking would result from the front dormer windows, as there is sufficient distance to neighbouring properties opposite. With regard to the rear dormers, as there are no side elevation windows on the adjacent bungalow, No. 27, no loss of privacy would result.

   The new garage would lie very close to the side boundary with No. 21b, 0.2m at the closest point. Although conifers align most of the boundary concerned, and the roof would be hipped, the mass of the development would still breach the 45°overshadowing angle with regard to the neighbour's front elevation bedroom window, which is a primary light source.
   However, the development would not subtend the 25°overshadowing angle with regard to this neighbour's bedroom window, which faces the garage.

   Due to the siting and scale of the development it is considered that it would be overbearing when viewed from the neighbouring property at No. 21b.

2. Impact upon the character of the area
   The proposed extensions would not detract greatly from the character of the street scene, as there is a variety of housing styles along Braybrook Road. Furthermore, the design would be in keeping with the character of the original house.

3. Impact upon highway safety (parking provision)
   The Council's parking requirement for the property with its additional bedrooms would be met and therefore Highways have conditionally approved the application.

Approval:	**Refusal:**
	✓

GW post Zone.

Application Number F/2002/5960
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by reason of its design, massing and siting, would be overbearing when viewed from No 2[illegible] and result in loss of daylight, to the detriment of the amenity of the occupiers of this neighbouring property. As such of 216. it is contrary to policies [illegible] LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT6 LTU1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. D. Stewardson
(Development Control Manager)

Date: 5/4/02

Dummy gable dormers above 1st fl windows at Braybrooke Cottage down the road

Roof Dormers on some of new dwellings being built on private road section of Braybrooke Rd

RECORD OF SITE VISIT

Not many bungalows → no dormers visible.

SITE ADDRESS: 25 Braybrooke Road Wargrave Reading.

APPLICATION NUMBER: F/2002/5960

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Quiet residential road - sporadic dev't of houses (styles/ages) predominantly detached units bungalows + semis
- red brick - white render

3. DESCRIPTION OF SITE/BUILDING
corner plot bungalow - set back from road behind c. 2m high hedge + tall conifers trees.
Sandstone brick.
integral side (flat roofed) garage + flat roof bay to front

Structure up to boundary check if dev't would have boundary line

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to similar front level to Nos 21, 19, 17 etc etc.
Set back from road from Nos 27, 29.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING

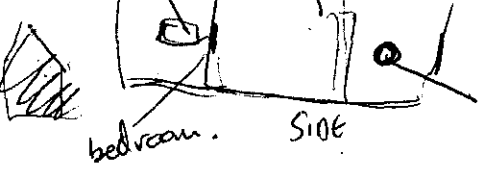
LEVELS Same

BOUNDARY TREATMENT left side 2m close board fence + conifers trees to front part. rear 2m close board fence.

OTHERS No 23 has higher roof c 1m (behind garage + carport of No 27)
in keeping?
No 27 gable end porch as 25 properties.

bedroom window LS into only LS room

Windows on No 23 + 27 no side windows.



Louise Smith

From: Andy Glencross
Sent: 08 March 2002 15:10
To: Louise Smith
Subject: Planning Application F/2002/5960 25 Braybrooke Rd Wargrave

Hi Louise

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

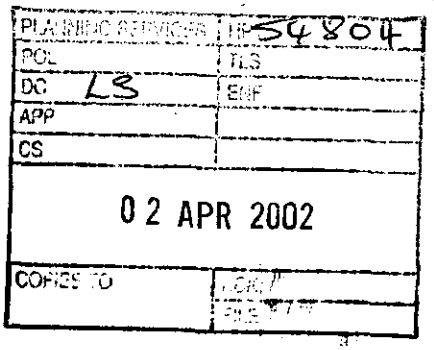
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ENVIRONMENT AGENCY

Our Ref : SP/2002/005409-1/1
Your Ref : F/2002/5960

Date : 26 March 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: SINGLE STOREY SIDE EXTENSION TO DWELLING + RAISING OF ROOF WITH DORMER EXTENSION TO FORM ROOMS IN LOFT SPACE LOCATION: 25 BRAYBROOKE ROAD, READING.

Thank you for your letter dated 4 March 2002, received on 6 March 2002. Please quote the following reference in any correspondence: SU77NE/19/37. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

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.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy and minimise the generation of waste.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely



ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454735
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr Dave Symmonds

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 04 March 2002

Application Number: F/2002/5960

Proposal: Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

Parish: WARGRAVE PARISH

Site Address:
25, Braybrooke Road, Wargrave, Reading.

Applicant:
Mr M Watt C/O Dave Symmonds.

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).

C049, R049
C122, R122

Signed: _____ **Print name:** Adam 6/3/02.

Environmental Services

For office use only.
Application number: 20.FEB.2002* 5960

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	MICHAEL WATT
	Address and postcode	'SPRINGHILL' 25 BRAYBROOKE ROAD
		WARGRAVE
		BERKSHIRE
		RG10 8DU
	Phone number	0118 940 6257
	Agent's Name	DAVE SYMMONDS
	Address and postcode	18 CATHAY GDNS
		DIBDEN
		SOUTHAMPTON HAMPSHIRE
		SO45 5TY
	Phone number	07747 698910
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.	'SPRINGHILL' 25 BRAYBROOKE ROAD WARGRAVE BERKSHIRE RG10 8DU
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE AND PORCH EXTENSION AND LOFT CONVERSION / REPLACE ROOF (2 PHASES) DEMOLISH EXISTING GARAGE
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.	BRICKWORK TO MATCH EXISTING BRICKS TILES TO MATCH EXISTING TILES (PHASE 1) PLAIN BROWN TILES (PHASE 2)
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: 2	Proposed: 4 (PHASE 2)
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

Date 13/02/2002

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

SPRING HILL PC 19 051 025

ADDRESS 25 BRAYBROOKE ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~O/161/58~~	~~MRS. S.A. BROWNING~~	~~O/APP. 2 DWELLINGS~~	~~9.9.58~~	~~N/A C/A~~
63/59	MR. E. R. RICE	DETACHED BUNGALOW	9.6.59	APP C/A
R/62/70	MR. D. R. HOPKINS	2 BEDROOMS & UTILITY ROOM	19.2.70	APP C/A
F/2002/5960	Mr. M. Watt	S/St/S - Raising of roof with dormer ends - rooms in loft space		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 249/83

DRAINAGE

Received by Wokingham District Council

Application No: F/2002/5960

Proposal:
Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

Location:
25, Braybrooke 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5960 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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 be issued 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

04 March 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5960
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6463

Date: 04 March 2002

My ref: F/2002/5960

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/5960
25, Braybrooke Road, Wargrave, Reading.
Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5960**
25, Braybrooke Road, Wargrave, Reading.
Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge
**********FILE COPY**********

Application Number : F/2002/5960	Map No : 21
Case Officer : LS	Site Area : 0·07
Valid Date : 20 FEB 2002	Received Date: 20/02/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling .Proposed raising of roof with dormer extensions to form rooms in loft space..

Location : 25, Braybrooke Road, Wargrave, Reading.

Parish : WA **Ward : WAR** 4/3/02 1-D

Applicant : Mr M Watt C/O Dave Symmonds.

Fee Required: £95 **Fee Received: £95** (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 4/3/02 JB

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) TPOs. ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

(D. Pastures) Demolition of existing garage

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Groundwater Protection Zone ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N — Spring Walk
— Braybrooke Rd.

+ See map.

.....

No relevant pre-apps.

5960

Environmental Services

For office use only.
Application number:

20.FEB.2002* 5960

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	MICHAEL WATT
	Address and postcode	'SPRINGHILL' 25 BRAYBROOKE ROAD WARGRAVE BERKSHIRE RG10 8DU
	Phone number	0118 940 6257
	Agent's Name	DAVE SYMMONDS
	Address and postcode	18 CATHAY GDNS DIBDEN SOUTHAMPTON HAMPSHIRE SO45 5TY
	Phone number	07747 698910
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.	SPRINGHILL 25 BRAYBROOKE ROAD WARGRAVE BERKSHIRE RG10 8DU
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE AND PORCH EXTENSION AND LOFT CONVERSION / REPLACE ROOF (2 PHASES) DEMOLISH EXISTING GARAGE
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.	BRICKWORK TO MATCH EXISTING BRICKS TILES TO MATCH EXISTING TILES (PHASE 1) PLAIN BROWN TILES (PHASE 2)
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: 2	Proposed: 4 (PHASE 2)
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.		
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b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
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	• 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

Date 13/02/2002

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

SPRING HILL PC 1[illegible]051 025

ADDRESS 25 [illegible]AYBROOKE ROAD PARISH WARGRAVE

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

BUILDER

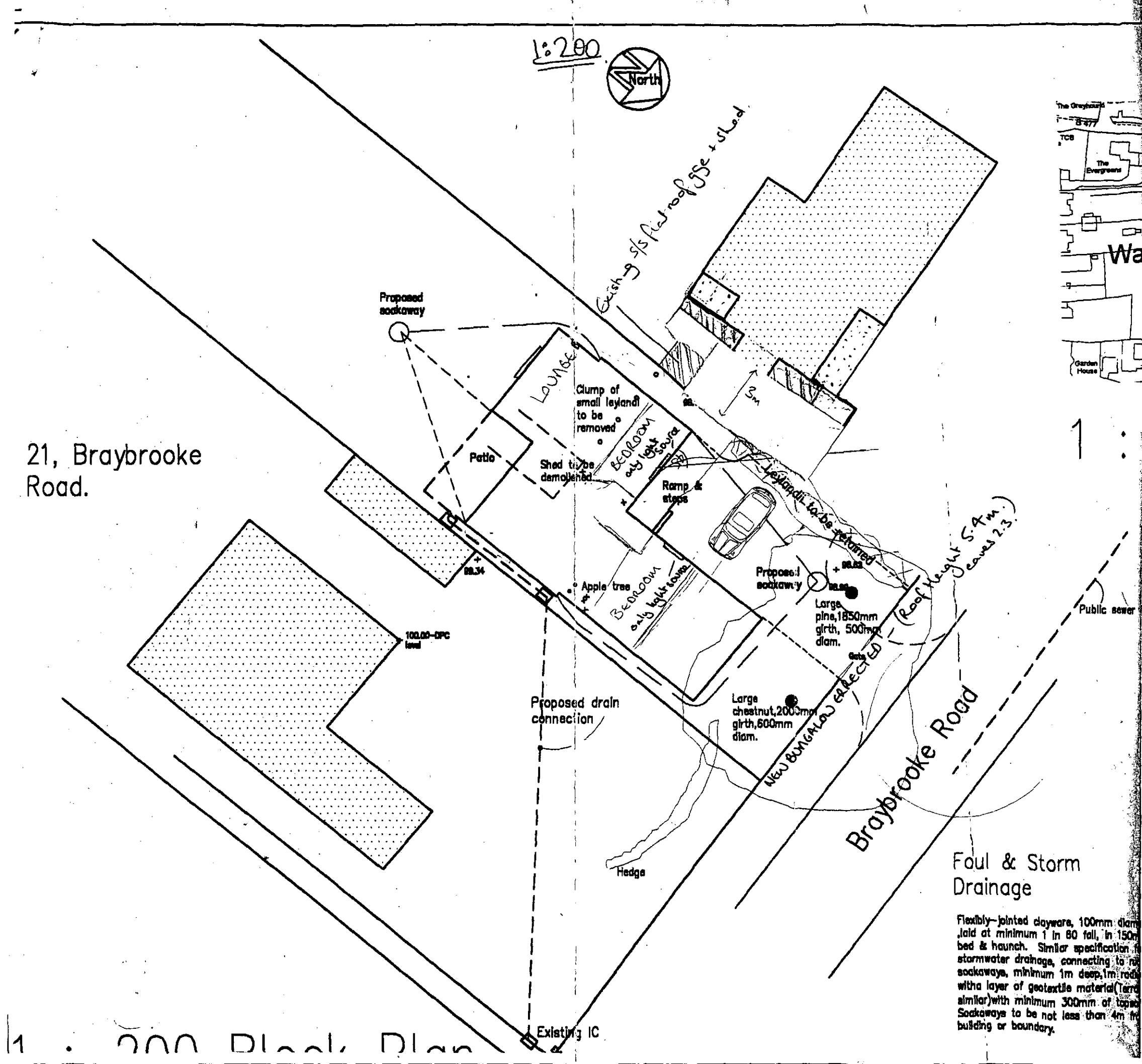
Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~O/161/58~~	~~MRS. S.A. BROWNING~~	~~O/APP. 2 DWELLINGS~~	~~9.9.58~~	~~N/A C/A~~
63/59	MR. E. R. RICE	DETACHED BUNGALOW	9.6.59	APP C/A
R/62/70	MR. D. R. HOPKINS	2 BEDROOMS & UTILITY ROOM	19.2.70	APP C/A
F/2002/5960	Mr. M. Watt	S/St/S - Raising of roof with dormer ends - rooms in loft space		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 249/83

DRAINAGE


1:200
North
Existing s/s flat roof gge + shed
Proposed soakaway
LOUNGE
Clump of small leylandi to be removed
BEDROOM only light source
Patio
Shed to be demolished
Ramp & steps
Leylandii to be retained
3m
Apple tree
BEDROOM only light source
Proposed soakaway
Large pine,1850mm girth, 500mm diam.
Gate
Large chestnut,2000mm girth,600mm diam.
NEW BUNGALOW ERECTED (Roof Height 5.4m. eaves 2.3.)
Public sewer
Braybrooke Road
Proposed drain connection
Hedge
Existing IC
100.00-DPC level
99.34
21, Braybrooke Road.
Foul & Storm Drainage
Flexibly-jointed clayware, 100mm diam
,laid at minimum 1 in 60 fall, in 150m
bed & haunch. Similar specification f
stormwater drainage, connecting to ru
soakaways, minimum 1m deep,1m radi
witha layer of geotextile material(Terra
similar)with minimum 300mm of topso
Soakaways to be not less than 4m fr
building or boundary.
The Greyhound
B 477
TCB
The Evergreens
Garden House
1 : 200 Block Plan

20 FEB 2002* 5960



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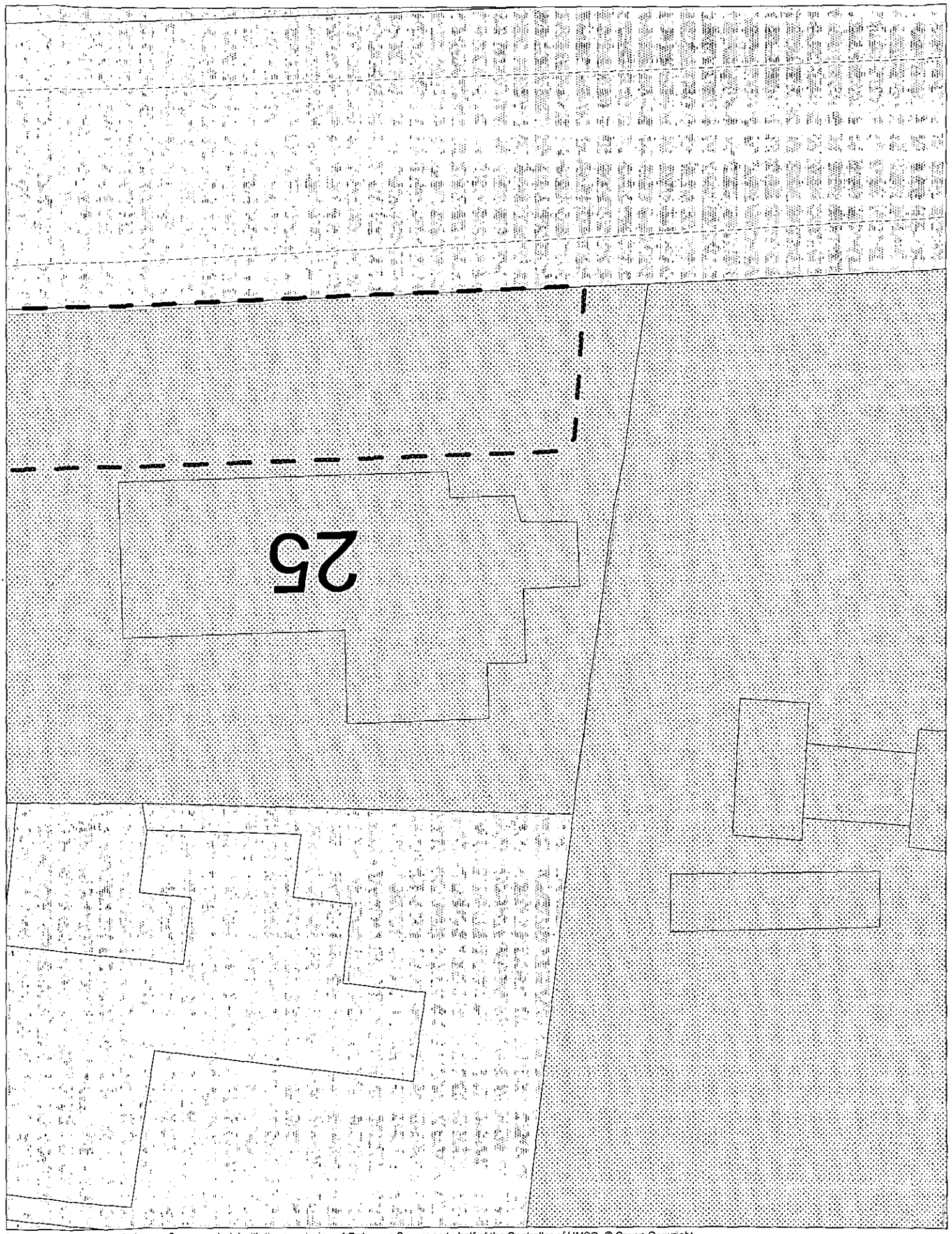
Development Control Section, Environmental Services, Wokingham District Council.
22 February 2002 Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2002

Scale: 1 : 200

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