APPLICATION NO:
F/2001/5564

LOCATION:
34 Braybrooke Road, Wargrave Reading.

APPLICANT:
Mr R Annan C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

674

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Annan
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/5564

Parish: **WARGRAVE**

Location: **34, Braybrooke Road, Wargrave, Reading.**

Proposal: **Proposed two storey side 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. 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
4. 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.

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

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

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 Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5564	PT
BUILDING CONTROL NUMBER	KP 2002/2896 North	
APPLICANT/AGENT	Colin Dawson	
ADDRESS OF SITE	34 Braybrooke Rd WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 613-02A	D613-02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/3/02	

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	

Received by Wokingham District Council

Application No: F/2001/5564

Proposal:
Proposed two storey side extension to dwelling.

Location:
34, 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/2001/5564 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5564

Applicant : Mr R Annan C/O Colin Dawson And Associates.

Location : 34, Braybrooke Road, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 5/02/02

Date Registered : 24/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 18/02/2002. 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 – Condition Approval C049, C122

Trees – No objection – no storage of materials on council land
– foundation be designed to minimise impact on adjacent trees..

Planning Issues : Impact on character of the area
Neighbouring Properties
Highways

Policy: SBE1, SBE2
WO53, WBE1
LD3

Application Number: F/2001/ 5564- 34 Braybrooke Road, Wargrave

Appraisal

The application property is a medium sized link detached property situated on the West Side of Braybrooke Road and within the identified settlement of Wargrave. The House is on a corner plot with Bayliss road. The side of the garage forms the boundary to this side, with a 1.5m wall continuing towards the neighbouring property No.23. To the front of the property a 1.2m fence and hedge separate the link attached Neighbour, No.32.

The proposal is for a two-storey side extension to pitch the garage and porch roofs. The extension would project by 2.0m from the rear building line (at single storey). The roof structure is lower than the main roof and hipped to the side, front and rear. Windows are proposed in the front and rear elevations only. The two storey extension is set in from the main dwelling both font and rear.

Impact on Neighbouring Properties

The distance between No.23 Bayliss road and rear of No.34 is 13.0m to the existing house. The ground floor extension would obviously be closer but the first floor extension is set in from the building line by 2.0m. The first floor rear windows are to a landing and bathroom. The proposal is therefore considered not to overlook, or overbear on No.23. The neighbour No.32 should suffer no adverse impact.

Impact on the character of the area

There have been no similar extensions to nearby properties. The dwelling is quite visible in the streetscene but is screened by two large sycamores and a horde chestnut tree. The exterior walls of the extension would become the boundary to Bayliss Road. However considerable effort has been made by the applicant to ensure the extension is subservient to the main dwelling. By reducing the massing of the roof, setting the first floor extension in front and rear and having the roof ridge set lower the proposal causes no adverse impact on the streetscene.

Highways

Highways have no objection to the proposal provided the garage is retained for vehicle parking.

√ Approval

Application Number F/2001/5564
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	C049	
4	C122	C122	


bed
G
B
G
bay
B
provide forward by
3m
Hal roof

RECORD OF SITE VISIT

SITE ADDRESS: 34 Braybrooke Road Wargrave Reading. **APPLICATION NUMBER: F/2001/5564**	**OFFICER: Phillip Taylor** **DATE OF SITE VISIT:.....**

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS Quiet Rd - Mixed residential.

3. DESCRIPTION OF SITE/BUILDING bed brick neo edwardian ~~detached~~ house link-det. via garage at 36 (dec lisd)
white windows . dlbow lite.

4. RELATIONSHIP TO ADJOINING PROPERTIES 'The dec house' on the Righ - identical house
No 23 Bayliss - level ⊖ 2-2.5 ft low @ Garage.
not overlooked

5. SITE CONSTRAINTS

TREES prominent on streetscape
major impact on streetscape. | not neighbours

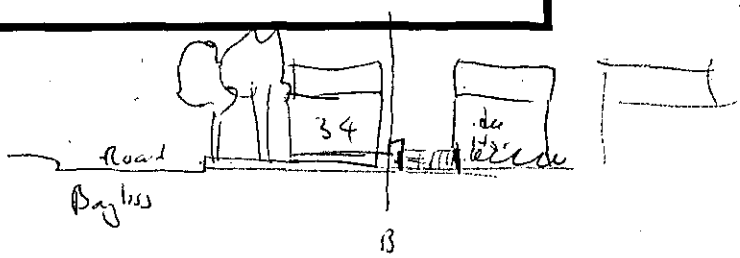
ACCESS/PARKING

LEVELS level drop toward house

BOUNDARY TREATMENT Garage wall + 1.5m wall to Bayliss (lin

OTHERS 1.2m wooden fence - front. + bdys

Front porch ext. - odd but OK
no examples
Garage is ugly at present.



TO: **DEVELOPMENT CONTROL**
Phillip Taylor

FROM: Environmental Design

DATE: 24th January 2002

Location: 34 Braybrooke Road, Wargrave.

Proposal: Proposed two storey side extension.

Application Number: F/2001/5564

In response to your consultation dated 9th January 2002 for the above application, the arboricultural comments are as follows:

The trees growing on Council land next to the property are included in Tree Preservation Order Number 27/1970. I confirm that the proposals are acceptable in relation to these trees and that I have no objection to planning permission being granted.

The foundations must be designed and constructed to minimise the impact on the root systems of the adjacent trees. No storage of materials, topsoil, machinery etc is to be allowed on the Council land.

Neil Etherington
Senior Arboriculturist

PT

PLANNING SERVICES | HPT 51996
HOL | TLS
APP | GW
13 JAN 2002
COPIES TO: | ACK: | FILE:

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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

For the attention of Mr P Taylor

Our Ref; CED/BK/
16th January 2002

Dear Sir

RE; F/2001/5564 34 BRAYBROOKE ROAD, WARGRAVE, BERKS

In response to your letter of the 9th January indicating confirmation with regards to the eaves overhang of the proposed extensions upon the neighbouring land, I would advise that the adjacent land to my client's property is assumed to be owned by the Highways Authority being the verge to Bayliss Road.

I enclose Certificate 66 duly completed for Certificate B having served the appropriate notice on the Highways Department at Wokingham Unitary Authority.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Enc;

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Highways Dept Wokingham Unitary	Authority Shute ENd Wokingham, Berks	16th January 2002

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . Mr. R Annan. . . . . .

Date . . 16th January 2002. . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

PLANNING SERVICES	HPT 52000
POL	TLS
DC PT	EMP
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

The Chief Highways Engineer
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK/613
16th January 2002

Dear Sir

RE; PROPOSED EXTENSIONS 34 BRAYBROOKE ROAD, WARGRAVE F/2001/5564

Please find attached formal notification required under the Town & Country Planning Acts of my client's application to Wokingham District Council for Planning Permission to construct a first floor side extension to his property.

As his property abuts Bayliss Road grass verge the eaves will overhang onto the verge by approximately 300mm requiring the enclosed notification.

If there are any issues raised by this notice, please do not hesitate to contact me and I would advise you may make representations to the Chief Planning Officer within the next 21 days.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

HD\Planning

REF P	TO Y/N
18 JAN 2002	
ACK	
ANSD	
FILED	E.R.O.

SCHEDULE 2 **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* .....34..Braybrooke..ROad.,..Wargrave.,..Reading,..Berks.....

I give notice that *(b)* .....Mr..R..Annan.....

is applying to the *(c)* .....Wokingham..District..... Council

for planning permission to *(d)* .....first..floor..side..extension.....

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* .....Shute..End,..Wokingham..Berks.....

by *(f)* .....8th..February..2002.....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of ...Mr..R..Annan.....

Date .....16/01/02.....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 09 January 2002

Application Number: F/2001/5564

Proposal: Proposed two storey side extension to dwelling.

Parish: WARGRAVE PARISH

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

Applicant:
Mr R Annan C/O Colin Dawson And Associates.

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:** AC 11/1/02

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

Tel: (0118) 974 6444

Date: **09 January 2002**

My ref: F/2001/5564

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5564
34, Braybrooke Road, Wargrave, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5564**
34, Braybrooke Road, Wargrave, Reading.
Proposed two storey side extension to dwelling.
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 6444

Date: **09 January 2002**

My ref: F/2001/5564

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2001/5564
34, Braybrooke Road, Wargrave, Reading.
Proposed two storey side extension to dwelling.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5564**
34, Braybrooke Road, Wargrave, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

Application Number : F/2001/5564	Map No : 21
Case Officer : PK	Site Area : 0.03
Valid Date : 24/12/01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 34, Braybrooke Road, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr R Annan C/O Colin Dawson And Associates.

Fee Required: £95 Fee Received: £95 (1)

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	CHECK FOR ENCROACHMENT TO ROADSIDE VERGE	9/1	
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

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 ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

NEIGHBOURS

S/N + see map

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives)

No pre-app

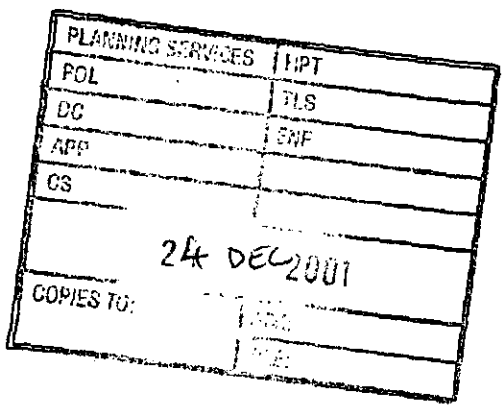
24.DEC.2001 5564

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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



Our Ref; CED/BK
Tuesday, 11 December 2001

Dear Sir or Madam

RE; 34 BRAYBROOK ROAD, WARGRAVE, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Environmental Services

For office use only.
Application number: 24.DEC.01 5564

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	Mr R Annan
	Address and postcode	34 Braybrook Road, Wargrave, Reading Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading Berks RG10 9PY
	Phone number	0118 9343322
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.	34 Braybrook Road, Wargrave, Reading Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red facing bricks to match existing walls. Red interlocking concrete tiles to match existing roofs. White windows to march 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
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr R Annan

Date 11/12/01

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

FAIRINGS

PC19051034

ADDRESS 34 BRAYBROOKE ROAD

PARISH WARGRAVE

PLOT No. 1 (SPRING WALK DEVELOPMENT)

ORD. SHEET No. SU.7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/150/61	TRUSTEES OF THE ESTATE OF EDWARD CHARLES HANNEN (DEC'D)	O/APP. FOR RES. DEVELOPMENT	13.7.61	— C/A
0/191/64	"	O/APP. FOR 20 HOUSES & GARAGES	1.10.64	— C/A
119/65	MESSRS A. GREEN (MAIDENHEAD) LTD	DETACHED HOUSE & 16 HOUSES & GARAGES AT REAR	28.10.65	APP C/A

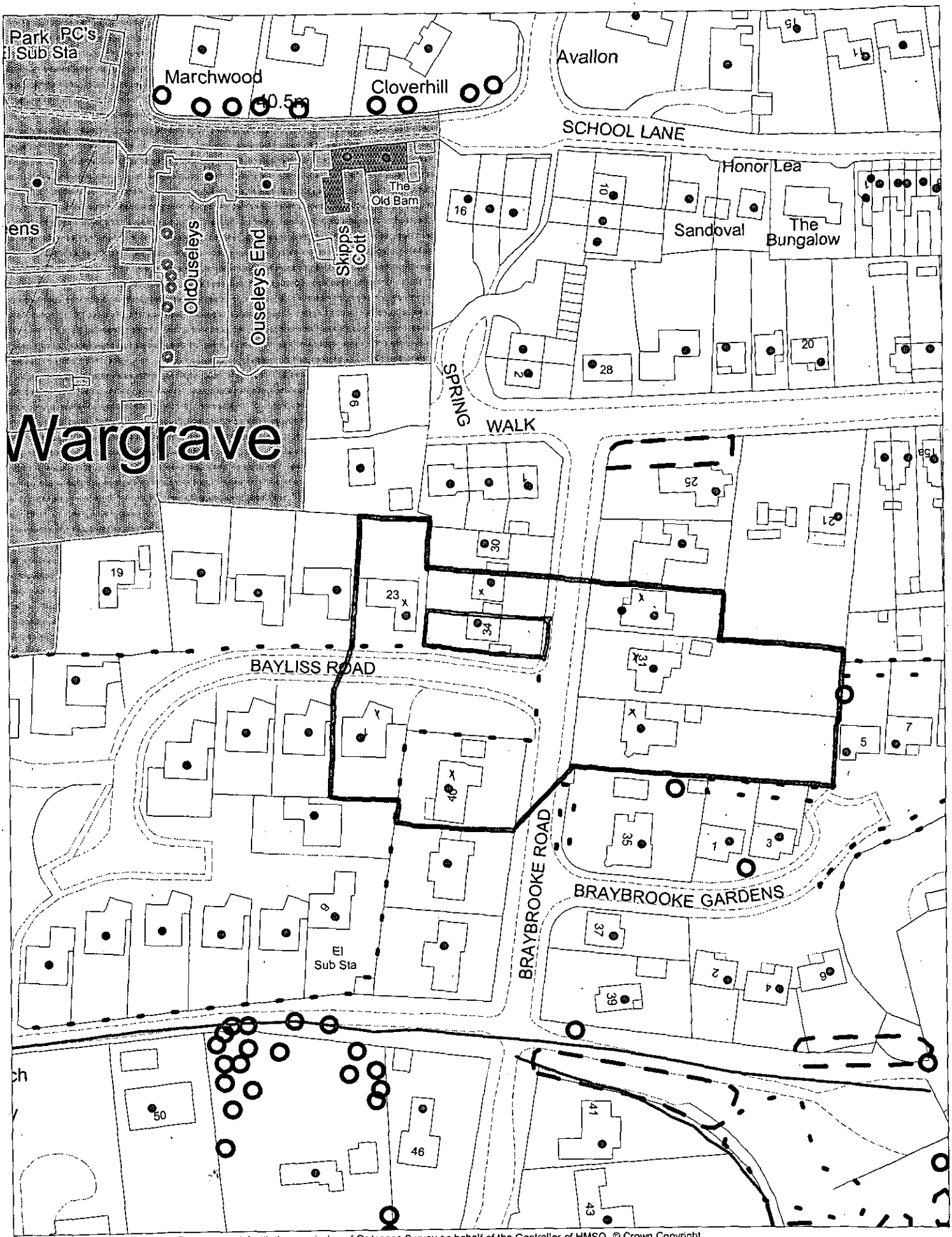
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

24.DEC.2001 5564



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2002

Scale: 1 : 1250

N W E S