APPLICATION NO:

F/2001/3266

LOCATION:
33 Ridgeway, Wargrave Reading.

APPLICANT:
Mr N Raybone

PROPOSAL:
Proposed erection of wooden summerhouse to rear of dwelling.

EARLIEST DATE FOR DECISION: **02/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Raybone
33, Ridgeway
Wargrave
Reading
RG108AS

Application Number: F/2001/3266

Parish: **WARGRAVE**

Location: **33, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed erection of wooden summerhouse to rear of 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.

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

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:

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 22/03/2001

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 : Helen Pollock

Application Number : F/2001/3266

Applicant : Mr N Raybone .

Location : 33, Ridgeway, Wargrave, Reading.
Proposal : Proposed erection of wooden summerhouse to rear of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/a.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/a.

Date Registered : 31/01/2001

Earliest Date for Decision : 02/03/2001

Latest Consultation Date/Site Notice Expiry Date : 02/03/2001

This application will have expired on: 28/03/2001. 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 :
WARGRAVE P.C : NO Comment

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2000/3266

Appraisal:

The proposed development is for a single storey Cedar wood summerhouse to the rear of the dwelling. It has a stretched octagonal shape and would be 2.4m wide, 1.8m deep and have a pitched roof, 1.9m to the eves and 2.6m to the ridge.

The property is detached, with a 1.8m fence enclosing the rear garden and several Silver Birch trees along the boundaries with 53 and 47 Ridgeway.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as only the roof of the summerhouse could be viewed above the fence, and it would be at least 8m from all neighbouring properties.

2. Impact upon the character of the street scene

The summerhouse would not be visible from Ridgeway; it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3266
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 22/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 33 Ridgeway
Wargrave Reading.

APPLICATION NUMBER: F/2001/3266

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/03/01.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
4 Rear windows to rear of each property to left. all a good distance away.

3. DESCRIPTION OF SITE/BUILDING
Detached 2 Storey house with detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
garage of 31 to front
garage of 35 c lose to at side of 33.
gardens of 51, 53 + 55 to rear & side

5. SITE CONSTRAINTS

TREES Shrubs in garden, Silver beech trees (?) to nº 47 + 53.

ACCESS/PARKING Garage + driveway

LEVELS N/A

BOUNDARY TREATMENT 1·8m fence enclosing garden.

OTHERS N/A.

Received by Wokingham District Council

Application No: F/2001/3266

Proposal:
Proposed erection of wooden summerhouse to rear of dwelling.

Location:
33, Ridgeway, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2001. 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

06 February 2001

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

Tel: 0118 974 6480

Date: **06 February 2001**

My ref: F/2001/3266

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/2001/3266
33, Ridgeway, Wargrave, Reading.
Proposed erection of wooden summerhouse to rear of 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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3266**
33, Ridgeway, Wargrave, Reading.
Proposed erection of wooden summerhouse to rear of 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**********

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

Tel: 0118 974 6480

Date: **06 February 2001**

My ref: F/2001/3266

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/3266**
33, Ridgeway, Wargrave, Reading.
Proposed erection of wooden summerhouse to rear of 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**********

ADDRESS 33 RIDGEWAY PARISH WARGRAVE

PLOT No. 62 (GREENWINGS) ORD. SHEET No. SU.7978 (2)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV.	22.2.62	N/A REFUS
O/84/66	" "	" "	17.3.66	N/A REFUS
O/151/66	MESSRS. BRIDGE WALKER HOMES	" "	19.5.66	N/A REFU
O/242/66	" "	" "	30.8.66	N/A REFU
O/16/69	NEW IDEAL HOMESTEADS LTD.	" "	2.1.69	N/A REFUS
O/66/70	" "	LAYOUT. 83 HOUSES & GARAGES ROADS	22.7.70	N/A C/A
82/70	" "	CONSTRUCTION - ROADS & [illegible] 80 HOUSES & GARAGES	3.9.70	APP. N/A
101/70	McLEAN HOMES SOUTHERN LTD.	DETACHED HOUSE - DOUBLE GARAGE	29.10.70	APP. C/A
BR 2377	MR W E RABONE	CONNECTION INTO MANHOLE	27.3.75	APP N/A
BR 20036	" "	STUDY & UTILITY ROOM	21.2.83	APP N/A
BR 20734	"	Replace glazing. Renew roof	9.5.83	App. N/
18723	N. RAYBONE		13.1.83	C/A.

DATE OF COMPLETION

MINISTRY DECISION O/16/69 - GRANTED ON APPEAL [illegible]

SPECIAL ORDERS PO Eng. - summer house - Mr Raybone - 18.09.00.

DRAINAGE 18723

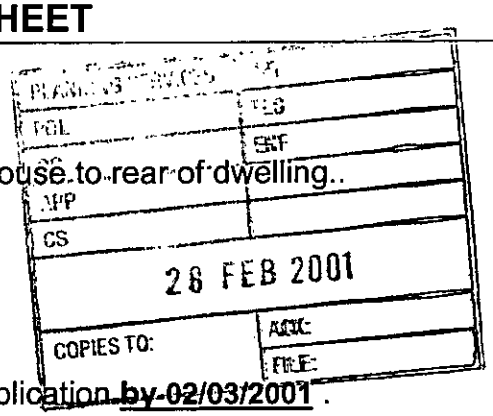
091074

FROM: Helen Pollock

DATE: 06 February 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2001/3266

Proposal: Proposed erection of wooden summerhouse to rear of dwelling..

Site Address: 33, Ridgeway, Wargrave, Reading.

Applicant: Mr N Raybone .

Your observations are required in respect of this application ~~by 02/03/2001~~ .

No comment

SIGNED: _____ DATE: 19/2/01

Clerk To Wargrave Parish/Town Council.

WEOTOEBA

FROM: Helen Pollock

DATE: 06 February 2001

DELEGATED

PLANNING SERVICES

FOL	TLS
DC	FAIC
APP	
CS	
07 FEB 2001	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3266

Proposal: Proposed erection of wooden summerhouse to rear of dwelling.

Site Address: 33, Ridgeway, Wargrave, Reading.

Applicant: Mr N Raybone .

Your observations are required in respect of this application **by 02/03/2001** .

No comment

SIGNED: _____ DATE: 19/2/01

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2001

Officer: HP | Application No. F/2001/3266

Map No. 21 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF WOODEN SUMMERHOUSE TO REAR OF DWELLING

Location: 33 RIDGEWAY

Parish: WARGRAVE Ward: Wargrave 6.2.2001 JB

Applicant: MR N RAYBONE

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

Enforcement Section to be notified ☐ tick if required

(3)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
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 : 06.02.02 D. 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 (INTERNAL) .....
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:

No pre apps
Rural area
Mineral Site Consultation Area
River Valley Policies Area

NEIGHBOURS:

Site notice and see map

Recd 30.1.01

31.JAN.2001* 3266

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel/Fax 0118 940 4983 Email: n33rg108as@btinternet.com

29 January, 2001

Development and Control Manager
Wokingham District Council
Environmental Services Department
P.O. Box 157, Shute End
Wokingham, RG40 1WR

Dear Sir

Planning Application for a Summer House (8'x 6') at the Rear of the Existing House

I have enclosed a cheque for £95.00 together with 6 copies of each of the following in respect of the above proposal:

- Householder planning application form
- 1: 2500 scale location plan
- 1: 500 scale site layout plan
- 1: 100 scale floor plan, elevations and location in rear garden
- Copy of the page from the manufacturer's catalogue showing the summerhouse.

A previous application for a ground floor rear extension of the house was approved in January 1983, Application No. 18723 (F). You will note that the Ordnance Survey Plans do not show this extension.

Will you please advise me if you require any further information.

Yours faithfully

Norman Raybone

Norman Raybone

Cheque No. 201841

Environmental Services

For office use only.
Application number: 31.JAN.2001 * 3266

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	N E RAYBONE 33 RIDGEWAY WARGRAVE READING RG10 8AS 0118 940 3828
2	Agent's Name Address and postcode Phone number	N/A.
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 ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SUMMER HOUSE (STRETCHED OCTAGONAL) AT REAR OF DWELLING. 2413 x 1829mm (8'x6')
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.	CEDAR WOOD & GLASS SIDES RED TINTED FELT ROOF
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below. • 1:2500 scale location plan with the site outlined in red. • 1:500 scale site layout plan. • 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: N E Raybone. on behalf of N/A.

Date 29/01/01

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



Site Plan, Scale: 1 to 2500

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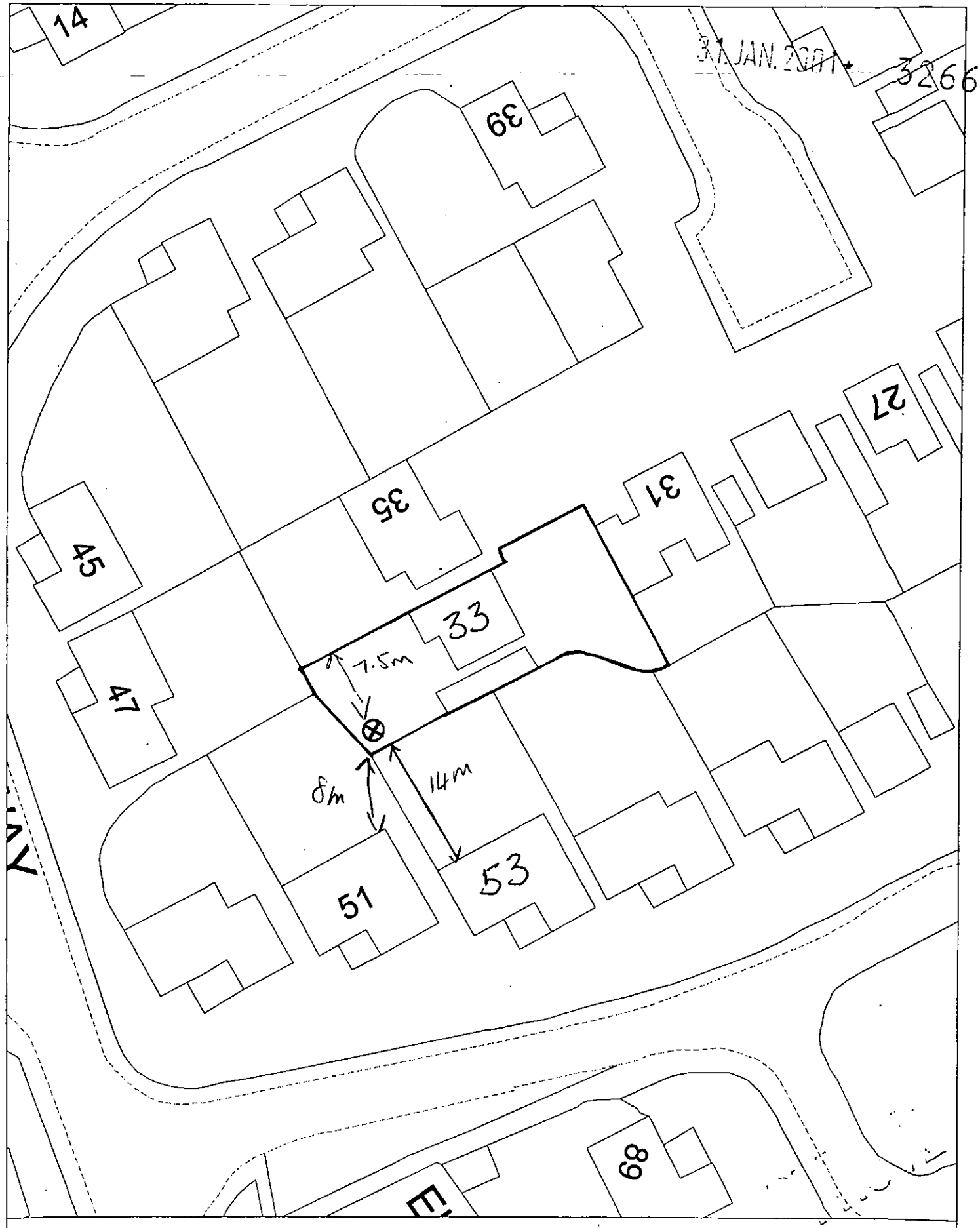
Date: 6 December 2000

N
W E
S



Site Plan, Scale: 1 to 500

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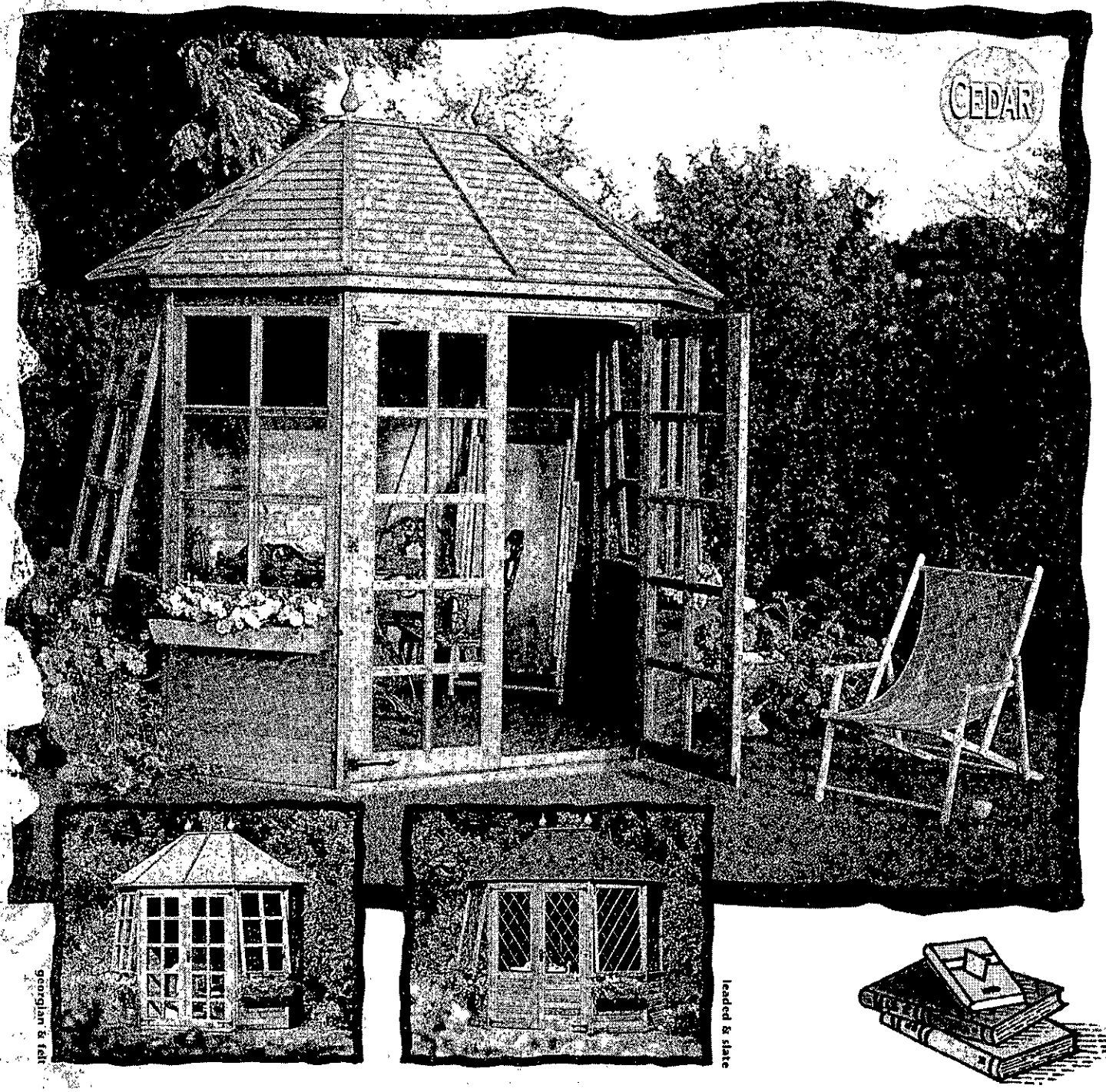
Date: 6 December 2000

31.JAN.2001 • 3266

BRONTË



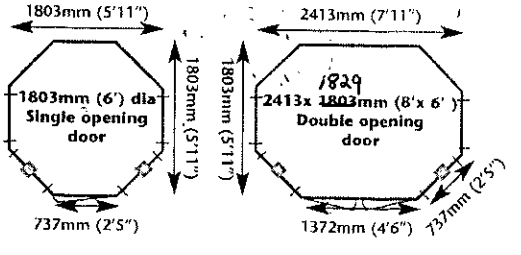
The beautiful **Brontë** cedar summerhouse creates a feature in any garden, large or small. It is available in georgian (main picture) or leaded (inset right) window styles with a choice of three roof options: red tinted felt (inset left); GRP simulated slate (inset right); or the magnificent cedar slatted roof (main picture).

Sizes

Standard Octagonal **1803 (6') diameter**
Stretched Octagonal **2413 x 1829mm(8'x6')**
Eaves Height 1956mm (6'5") Ridge Height 2667mm (8'9")
(excludes finials).
Single door opening 666 x 1733mm (26¼" x 68¼")
Double door opening 1257 x 1733mm (49½" x 68¼")

Optional extras

Up to two additional opening windows are optional in lieu of fixed.



◇ Suggested position of opening windows (two per model)

0118 940 4983

Fax Cover Sheet

31. JAN. 2001 * 3266

Date: 31/01/2001
Total Pages: 2

To: Planning - Carol Hurst
Company: WDC
Phone:
Fax: 974 6484

From: NORMAN RAYBONE
Company:
33 RIDGEWAY WARGRAVE
READING
Phone: as Fax
Fax: 0118 940 4983

Message...

CONFIDENTIAL

Carol

Planning application - 33 Ridgeway Wargrave RG10 8AS

A supplementary drawing follows showing all the elevations, as requested.

Will you advise as to whether this is appropriate. ✓ OK

Thank you

Norman Raybone

THIS FAX WAS CREATED AND FAXED BY SUPERFAX/SUPERVOICE/SUPERVOICE PRO FOR WINDOWS

0118 940 4983

33 RIDGEWAY WARGRAVE RG10 8AS

Proposed Cedar Summerhouse

Scale 1 to 100

Supplementary Plan to show all elevations

Dimensions

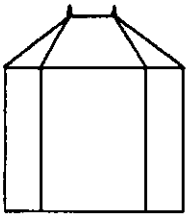
Stretched Octagonal
2413 x 1829mm (8' x 6')

Height (excluding finials)

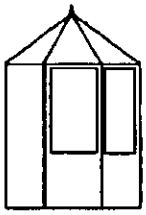
Eaves 1956mm (6' 5")
Ridge 2667mm (8' 9")

Roof - Red tinted felt

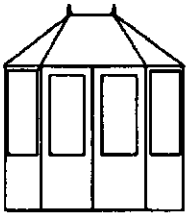
South
Rear



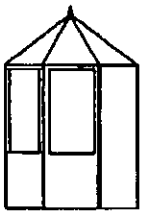
East
Side



North
Front



West
Side



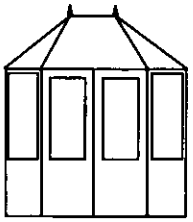
33 RIDGEWAY WARGRAVE RG10 8AS

Proposed Cedar Summerhouse **Scale 1 to 100**

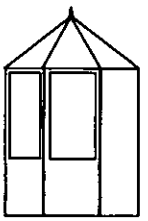
31 JAN '001 3266

Elevations

Front



Side



Dimensions

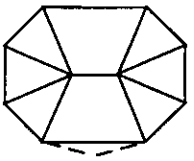
Stretched Octagonal
2413 x 1829mm (8' x 6')

Height (excluding finials)

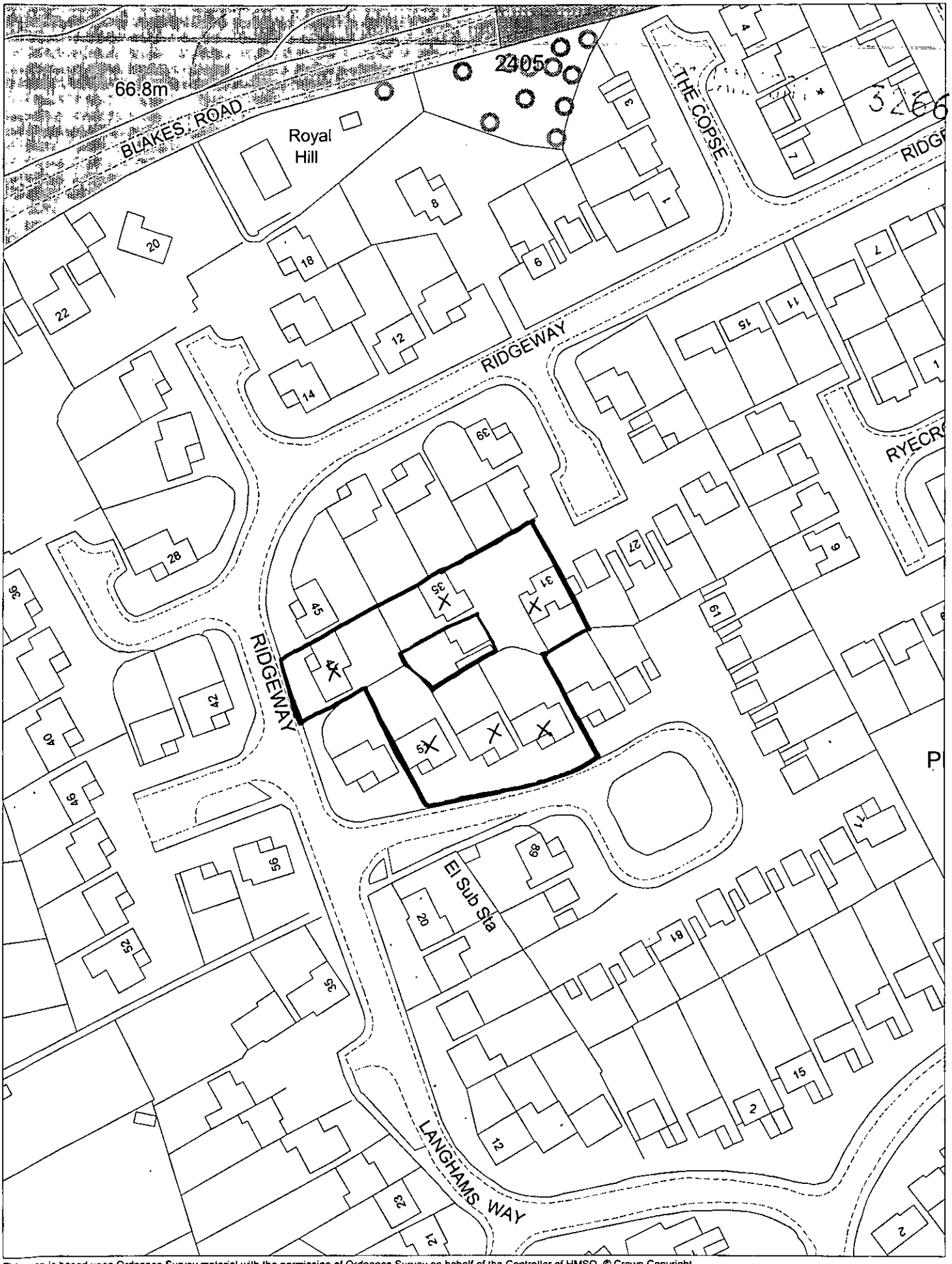
Eaves 1956mm (6' 5")
Ridge 2667mm (8' 9")

Roof - Red tinted felt

Plan



Location in rear garden



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Development Control Section, Environmental Services, Wokingham District Council.

1 February 2001 Scale: 1 : 1250