APPLICATION NO:
F/2001/5199

LOCATION:
6 Braybrooke Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Belton C/O Amazon Amex Holdings Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.
Lichy letter exp: 12/12/01

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Helen Pollock**

APPROVED

No OBS 02.01.02 RV

307

02

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Belton
C/O Amazon Amex Holdings Ltd
243A Fleet Road
Fleet
Hants
GU51 3BN

Application Number: F/2001/5199

Parish: **WARGRAVE**

Location: **6, Braybrooke Road, Wargrave, Reading.**

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

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.

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.

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 EN1 and LD3.
Loddon Area Local Plan Policies LT1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18/12/2001

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.

Received by Wokingham District Council

Application No: F/2001/5199

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
6, 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/2001/5199 to enable the library staff to locate the correct information.

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 08/12/2001. 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 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

14 November 2001

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

Tel: 0118 974 6480

Date: **14 November 2001**

My ref: F/2001/5199

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/2001/5199
6, Braybrooke Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5199**
6, Braybrooke Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
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: **14 November 2001**

My ref: F/2001/5199

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
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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5199**
6, Braybrooke Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5199

Applicant : Mr & Mrs Belton C/O Amazon Amex Holdings Ltd.

Location : 6, Braybrooke Road, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 3/12/01

Date Registered : 29/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 24/12/2001. 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 :

Thames Society - No comment

EA -

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon the character of the area.

i) LT1, LBE1/2

ii) WD53, WBE1

iii) EN1, LD3

Application Number: F/2001/5199 – 6 Braybrooke Road

Appraisal

Development

For a single storey rear extension to form a conservatory
The site is a detached dwelling located within the identified settlement of Wargrave.

The proposed conservatory would be about 0.3m from the side boundary with No. 4 and be along side the 1.8m boundary fence. It would extend 3.8m from the rear of the building line and have a pitched roof 3.1m to the ridge. No 8 is also a detached dwelling and is located just under 2.5m from the boundary with No. 6.

1. Impact upon neighbouring properties

Due to the fact the neighbouring properties are set away from the application boundary and that the proposed development would be single storey, it is considered that a 3.8m extension would have no detrimental effects upon neighbouring properties in terms of overshadowing and being overbearing. There would be a wall as part of the side elevation facing No.4 and so there would be no overlooking.

No.10 had a similar sized and situated conservatory approved in October 2001.

2. Impact upon the character of the area

It is considered that there would be no adverse effects upon the character of the area.

☑ Approval ☐ Refusal

Application Number F/2001/5199
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5 years
2	C01$	R01$	Ext. Finish - Unless stated, to match

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LT1, LBE1, UBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, LD3

MINERALS LOCAL PLAN POLICIES:

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

Date: 18/12/01

RECORD OF SITE VISIT

SITE ADDRESS: 6 Braybrooke Road Wargrave Reading. APPLICATION NUMBER: F/2001/5199	OFFICER: ~~Helen Pollock~~ Dhuttyp Taylor DATE OF SITE VISIT: 3/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Id'd settlement

Residential, new red brick, tread style black nouveux slate roofs! White upvc windows. Street of identical houses on North side. Facing side properties

3. DESCRIPTION OF SITE/BUILDING

6-8 drive 3m wide

Red brick 2/3 bed
6ft 1.7m fence between 6-8
6-4

4. RELATIONSHIP TO ADJOINING PROPERTIES

6ft (1.7)m fence 6-8
6-4
Garage of No 6 in back.

5. SITE CONSTRAINTS

TREES No — trees in near boundary - screen from near house

ACCESS/PARKING drive 3/4 cars

LEVELS Flat — patio

BOUNDARY TREATMENT 1.7m fence + planting

OTHERS Single garage

PLANNING SERVICES | HPT51423
POL | FILE
DC HP | CNF
APP |
CS |
04 JAN 2002
COPIES TO: | ACK:
FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2001/004881-1/1
Your Ref : F/2001/5199

Date : 31 December 2001

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

Dear Ms Pollock

SINGLE STOREY REAR EXTENSION AT 6 BRAYBROOK ROAD, WARGRAVE, READING

Thank you for your letter dated 14th November 2001, received on 16th November 2001. Please quote the following reference in any correspondence: **SU77NE/19/35**. 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 three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If

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

there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Dave Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are aware of the watercourse on site and advise that:
(1) it should not be culverted; and
(2) a buffer zone is left on either side of the 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 such works will normally be withheld.

ADVICE TO APPLICANT

Provision of a Buffer Zone

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Wildlife Conservation

Wildlife Protection

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

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.

Pollution Prevention

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

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

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

AH

FROM: Helen Pollock

DELEGATED

DATE: 14 November 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 JAN 2002

COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5199

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 6, Braybrooke Road, Wargrave, Reading.

Applicant: Mr & Mrs Belton C/O Amazon Amex Holdings Ltd.

Your observations are required in respect of this application **by 08/12/2001** .

No comment

SIGNED: [signature] DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 OCT 2001
Officer: HP	Application No. F/2001/5199

Map No. 21 Site 003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 6 BRAY BROOKE ROAD

Parish: WARGRAVE Ward: WARGRAVE 14.11.01 TS.

Applicant: MR/MRS BERTON

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other elevations		
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 : 14.11.013 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 .....

River Thames Society ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ Groundwater Zone : 2+3

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:

Site Notice & See Map
H. Braybrooke Road

ADDRESS 6 BRAYBROOKE ROAD PARISH WARGRAVE

PLOT No. 3 ORD. SHEET No. SU.7878 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41821	SPEAR & KING LTD	RET. HOUSE & GARAGE	6.6.94	C/A
EP 94/2888	"	"	21.6.94	APP

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mrs Belton 8.10.01 (Y)

Environmental Services

For office use only.
Application number:

29.OCT.2001 * 5199

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 & Mrs Belton
	Address and postcode	6 Braybrooke Road Wargrave Nr Reading Berkshire RG10 8DT
	Phone number	0118 9406049
2	Agent's Name	Amazon Amex Holdings Ltd.
	Address and postcode	c/o 243A Fleet Road Fleet Hampshire GU51 3BN
	Phone number	01252 810310
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.	6 Braybrooke Road Wargrave Nr Reading Berkshire RG10 8DT
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey conservatory extension to the rear of the premises.
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.	Dwarf brick wall, brick to match existing, white frames and clear glazing. (upvc frames)
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: N/A	Proposed: N/A
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

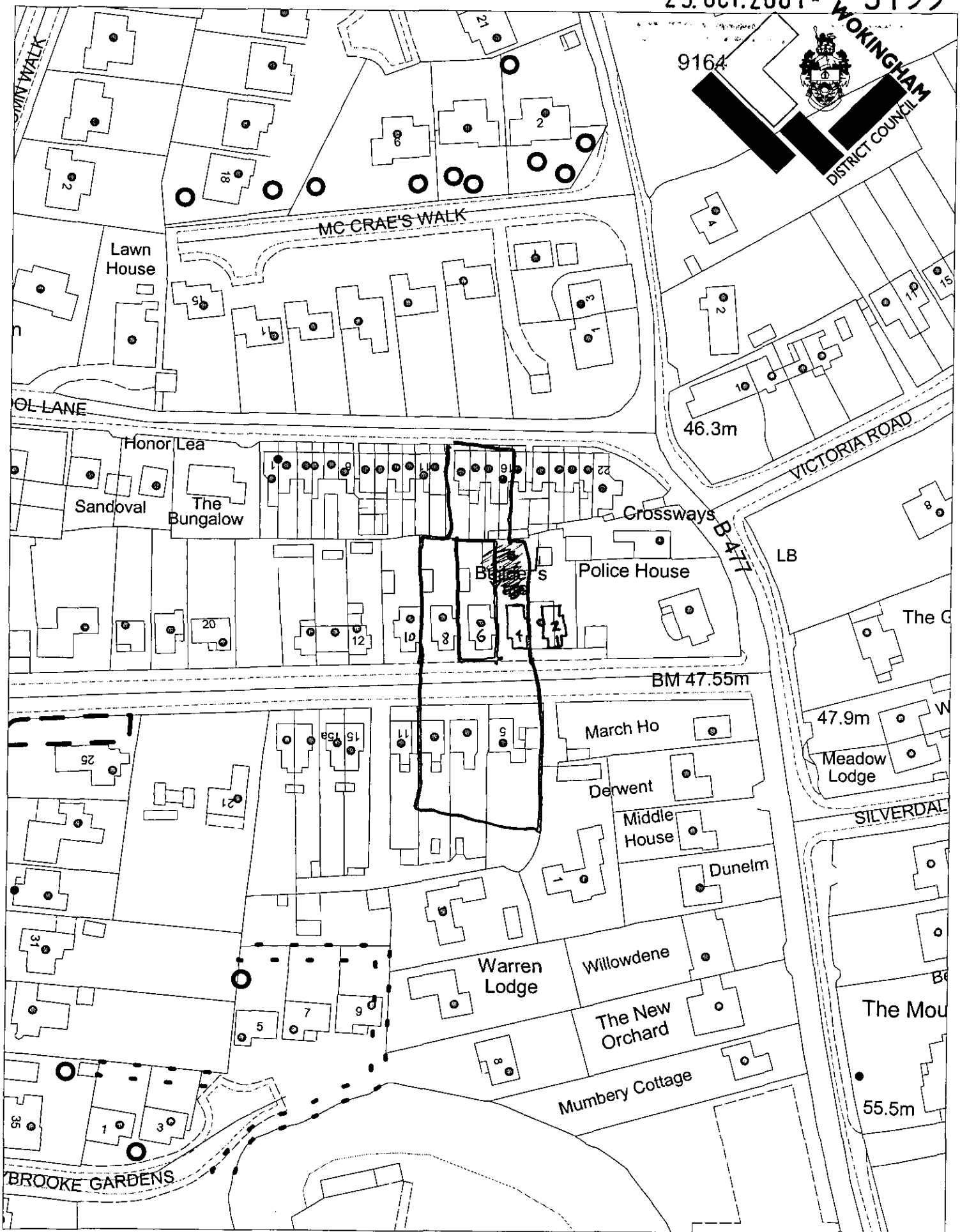
Your signature: [signature]

on behalf of Mr & Mrs Belton

Date 24.10.2001

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

29.OCT.2001* 5199



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Central Support Section, Environmental Services, Wokingham District Council.

8 November 2001

Scale: 1 : 1250

N W E S