APPLICATION NO:
F/2000/0854

LOCATION:
2 Braybrooke Gardens, Wargrave Reading.

APPLICANT:
Mr G Howe C/O Colin Dawson & Associates

PROPOSAL:
Proposed formation of rooms in loft space of dwelling

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Howe
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2000/0854

Parish: **WARGRAVE**

Location: **2, Braybrooke Gardens, Wargrave, Reading.**

Proposal: **Proposed formation of new roof with rooms in loft space 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.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 06/06/2000

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

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/0854
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr G Howe
C/o Colin Dawson & Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION F/2000/0854
SITE: 2 BRAYBROOKE GARDENS, WARGRAVE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/0854 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

NICOLA LAKE
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0854	NL
BUILDING CONTROL NUMBER	FP2000/1074	Mdy
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	2 Braybrooke Gardens WARGRAVE	
DESCRIPTION OF PROPOSED WORK	New roof with rooms in loft/space	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D515-026	D515-02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/9/00	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0854

Applicant : Mr G Howe C/O Colin Dawson & Associates.

Location : 2, Braybrooke Gardens, Wargrave, Reading.
Proposal : Proposed formation of rooms in loft space of dwelling
new roof with

Site Notice Displayed ? :

YES	NO	DATE
✓		30. 4. 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....30.3.2000.....

Date Registered : 06/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 01/05/2000

Consultation Responses :

Wargrave P.C - No objection

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the Neighbouring dwellings.

2.) Impact upon the street scene.

OFFICERS NOTES :- The original description was incorrect. It was changed and re-notified including members letters Dated 2nd May - end date is 1st June.

Application Number: F/2000/0854

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a new roof for the dwelling and the conversion of the new loft space into living accommodation.

The roof on the existing property has gabled ends with a ridge height of about 7.8m. The proposed replacement roof has a 1.3m increase in the ridge height, however, the gabled ends will be replaced with hipped ends.

There will be 4 velux windows on the rear elevation, however, these are to the rear of the site in open land. There will be no front or side facing velux windows.

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

The proposed development would increase the ridge height of the dwelling and introduce a hipped roof to the dwelling. The existing neighbour at No 4 has this form of roof at present. As such, the proposed develop will be in keeping with the existing dwelling and the wider area. Hence, there will be no detrimental impact upon the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0854
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works.

John Mitchell
6/6/08

RECORD OF SITE VISIT

SITE ADDRESS: 2 Braybrooke Gardens Wargrave Reading.

APPLICATION NUMBER: F/2000/0854

OFFICER: Nicola Lake

DATE OF SITE VISIT: 30.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposal is for 4 new leaving velux windows they face out onto road

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/0854

Proposal:
Proposed formation of rooms in loft space of dwelling

Location:
2, Braybrooke Gardens, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

PLANNING SERVICES
POL
DC
APP
CS
05 APR 2000
COPIES TO:
ACK:
FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0854
SITE:	2, Braybrooke Gardens, Wargrave, Reading.
PROPOSAL:	Proposed formation of rooms in loft space of dwelling.
COMMENTS:	No objection.

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 5 April, 2000

Comments required by	**07/04/2000**
Fax to	974 6484

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 MAR 2000	
Officer: NL	Application No. F/2000/0854.

Map No. 21... Site ..0·04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FORMATION OF ROOMS IN LOFT SPACE OF DWELLING

Location: 2 BRAYBROOKE GARDENS

Parish: WARGRAVE Ward: Wargrave. 16·3·2000

Applicant: MR G ITOWE

Fee Received 95-00 (7) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

W0.C

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

NO PRE-APPS ATTACHED

.....

.....

NEIGHBOURS:

S/N + 1, 3, 4 BRAYBROOK GARDENS ✓

37 + 39 BRAYBROOK ROAD

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 RG40 1WR

Our Ref; CED/BK
Friday, 03 March 2000

Dear Madam

RE: 2 BRAYBROOK GARDENS WARGRAVE , ROOF CONVERSION

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 deligated 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

06.MAR2000 0654

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

Environmental Services

For office use only.
Application number 06.MAR.2008 - 0654

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 G HOWE
	Address and postcode	2 BRAYBROOK GARDENS WARGRAVE BERKSHIRE
	Phone number	
2	Agent's Name	COLIN DAWSON & ASSOCIATES
	Address and postcode	1 MALVERN WAY TWYFORD READING BERKSHIRE 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.	2 BRAYBROOK GARDENS WARGRAVE BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	REBUILDING ROOF TO PROVIDE ~~TWO~~ PLAYROOM & STUDY.
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.	BROWN PLAIN ROOF TILES EXISTING REUSED.
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: 4	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 G HOWE

Date 3 March 2000

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

CLIFTONWOOD

19 040 00

ADDRESS 2 BRAYBROOKE GARDENS

PARISH WARGRAVE

ORD. SHEET No. SU.7878 (2

PLOT No. 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1320/73	MARKHAM DEVELOPMENTS LTD.	DEMOLISH 37 - ROAD & 11 HOUSES	30.8.73	REFU
1617/73	" "	DEMOLISH 37 & ERECT 9 DWELLINGS	22.11.73	C/A
03909	MICHAEL SHANLEY LTD.	ACCESS ROAD - DETACHED HOUSE & GARAGE	20.2.76	N/A C/A
BR 4486	" "	DETACHED HOUSE & DBLE. GARAGE	22.4.76	APP. N/A
04490	" "	AMENDED PLAN - RE-ELEVATION	7.5.76	N/A C/A
BRA 3648	MRS A. HOYES	HALL & WC	14.9.87	APP
BRA 4278	"	GARDEN RM. EXT	11.2.88	APP
33161			2.6.89	C/
BRA 7032	"	1ST FLOOR EXT.	31.3.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

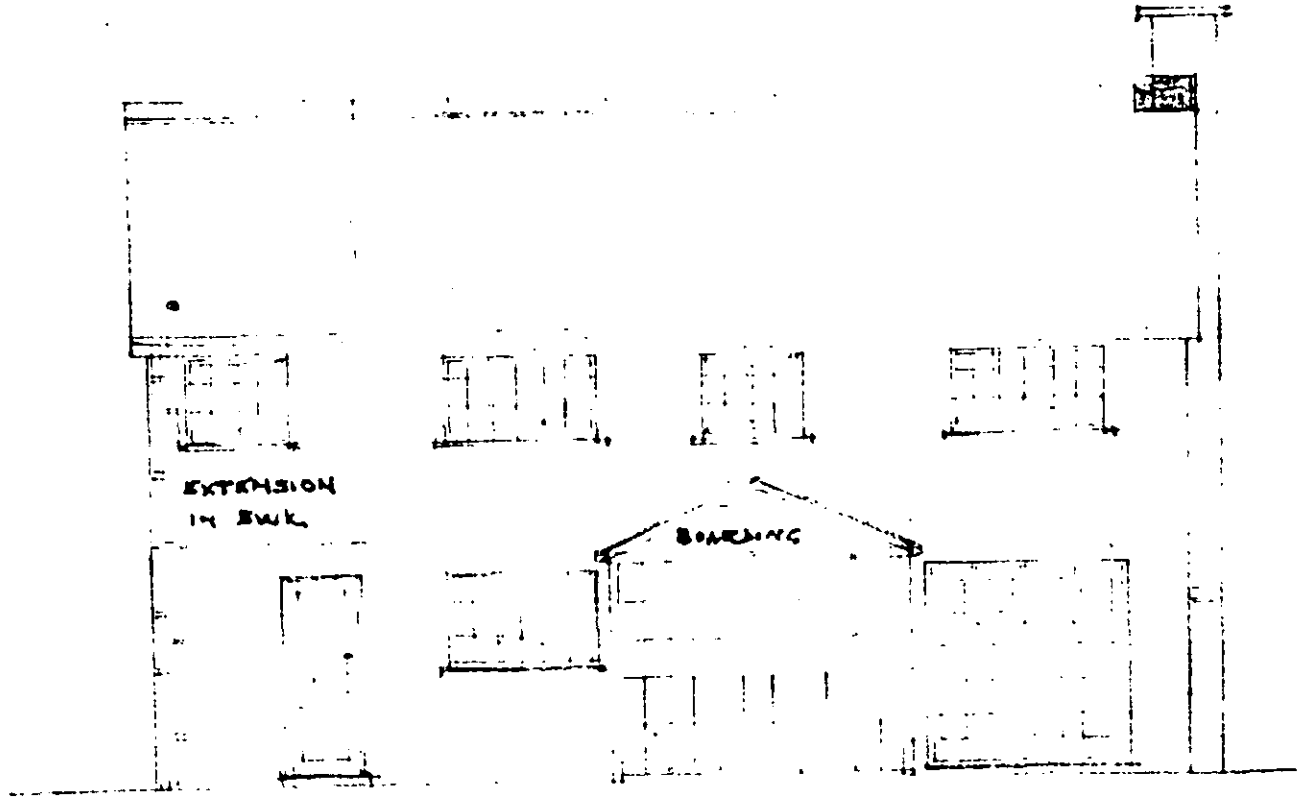
091074

06 MAR 2006 C854

OSED

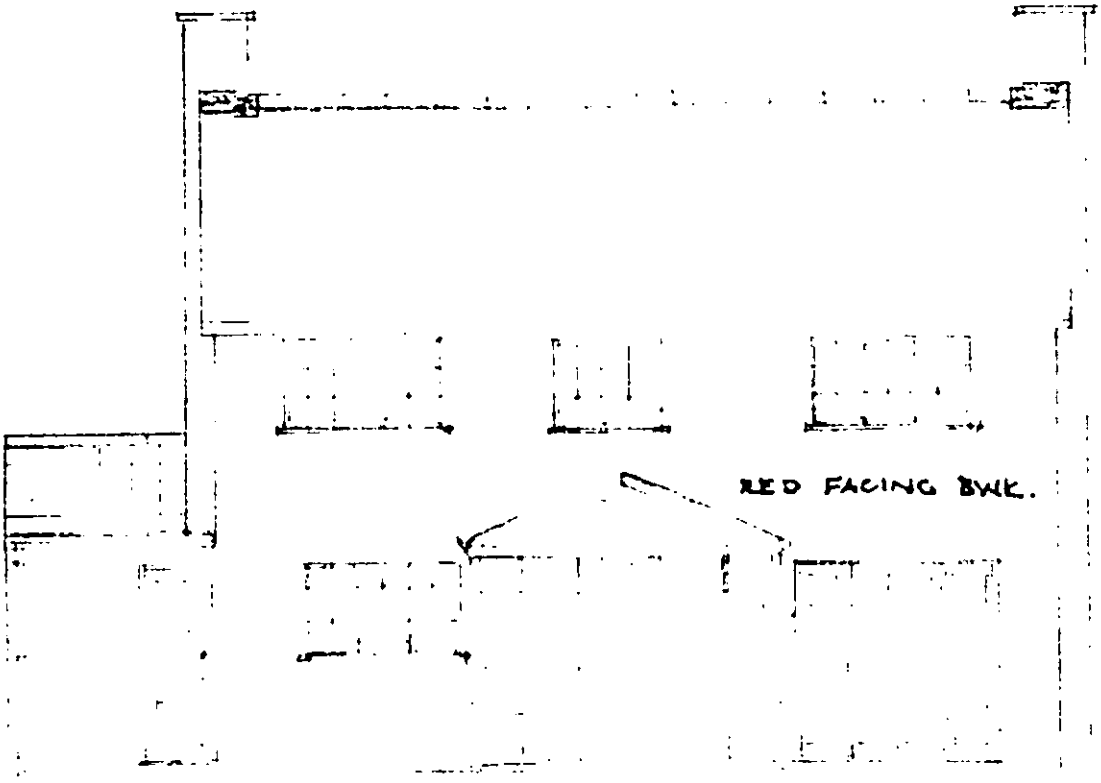
08 MAR 1989

3816



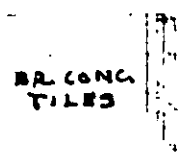
REAR ELEVATION

ING



REAR ELEVATION

FLAT ROOF.



PLANNING PERMISSION

D
CF

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: DR & MRS T HOYES
2 BRAYBROOKE GARDENS
WARGRAVE
BERKSHIRE
RG10 8DW

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.33161 (F)

Proposal:
ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE GARAGE TO ENLARGE BEDROOM & PROVIDE AN ENSUITE BATHROOM
2 BRAYBROOKE GARDENS WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

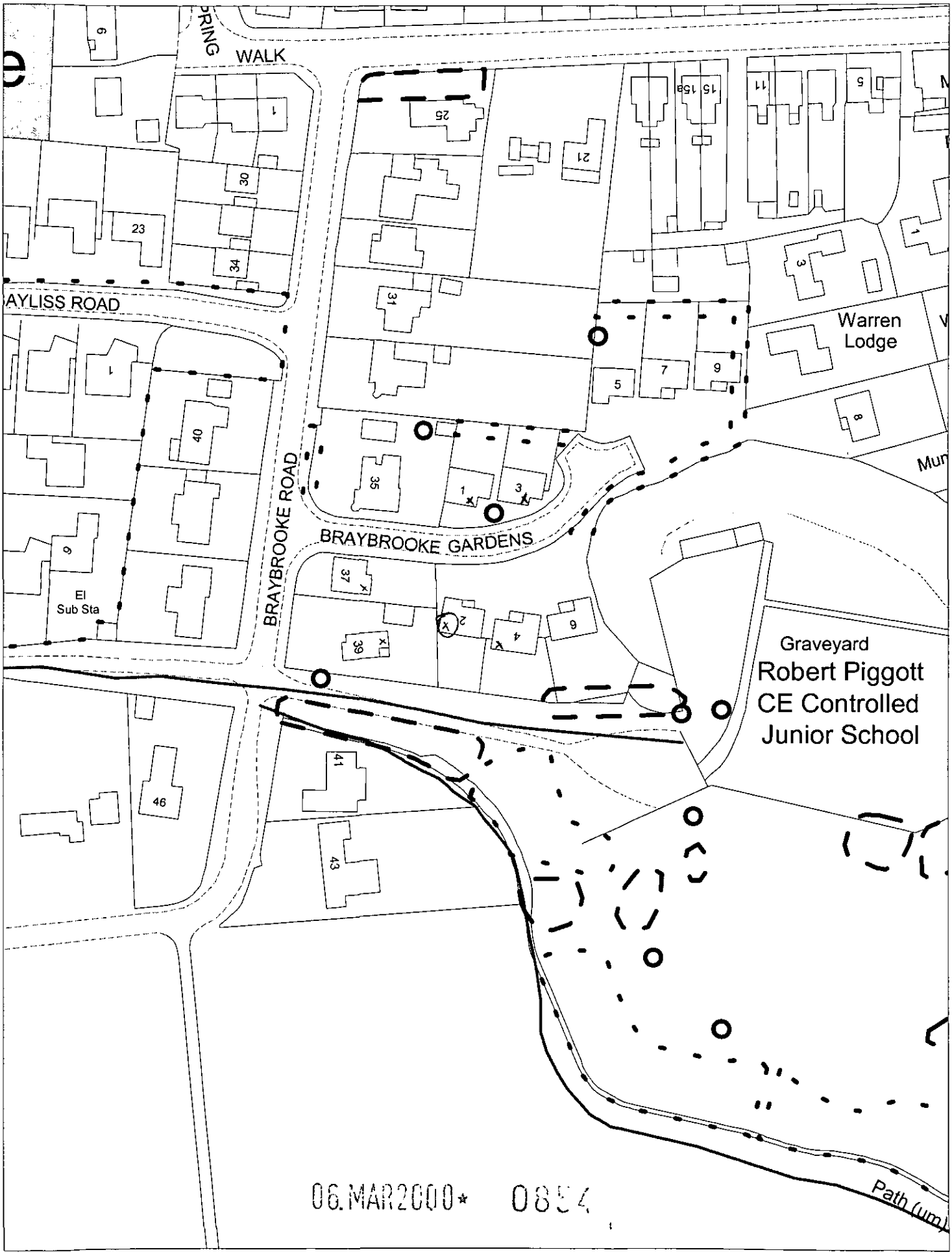
02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order,1988 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (172)

03 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

continued/-



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 1250