22/5

APPLICATION NO:
F/2002/5863

APPROVED

LOCATION:
23 Langhams Way, Wargrave Reading.

APPLICANT:
Mr/Mrs M Haliday C/O Colin Dawson & Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
~~05/04/2002~~ 19/6/2

CASE OFFICER: **Louise Smith**

~~EXISTING EXP 18/3/2~~

944

05

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Haliday
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: F/2002/5863

Parish: **WARGRAVE**

Location: **23, Langhams Way, Wargrave, Reading.**

Proposal: **Proposed first floor 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. The driveway shall be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this.

Condition
5. 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. In the interests of highway safety and convenience.

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

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 86mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. 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.

Informative
4. This permission relates to the application as amended with revised plans numbers D 631-02B and 01A submitted to the Local Planning Authority on 24 April 2002 and does not approve the proposals as originally submitted.

Informative
5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
6. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/06/2002

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.

Rec'd AM 5.4.02

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	APT 54987
POL	TLS
DC 15	ENF
APP	
CS	
08 APR 2002	
COPIES TO	ACK:
	FILE:

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

For the attention for Ms L Smith

Our Ref; CED/BK/631
4th April 2002

Dear Sir/Madam

RE; PLANNING APPLICATION NO F2002/5863
23 LANGHAMS WAY, WARGRAVE, BERKS

In response to our telephone conversation, please find attached 6 copies of my revised drawings D631-02 Revision A.

I have amended the elevations to reflect an on site dimension of 7.638 metres from the dpc to the underside of the apex eaves of the existing roof.

I apologise for my error, however, I would wish to point out that the ridge height of the extension as shown on the north and west elevations remains unchanged and I have noted the dimension on the dpc to the extension ridge on the north elevation.

If there are any issues raised by the enclosed, I would appreciate the opportunity of discussing them with you should the proposals as a whole prove unacceptable to the council.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

SUPERSEDED

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5863

Applicant : Mr/Mrs M Haliday C/O Colin Dawson & Associates.

Location : 23, Langhams Way, Wargrave, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/2

Date of Neighbour Notifications : .....

Date of Site Visit : 25/2

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditional approval
Parish Council - no objection.

Planning Issues :

Identified Settlement
Impact on Street Scene.
" " Neighbouring Properties
Parking Provision

Application Number: F/2002/5863 – 23 Langhams Way

Appraisal:

Development

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

The application proposes a pitched roof first floor side extension above the integral garage, with front and rear dormer windows. The roof would be hipped towards the top in the side elevation, and the ridge height would be 1m lower than the existing roofline.

1. Impact upon neighbouring properties

   Due to the distance and angle between neighbouring properties, no overlooking is predicted from the proposed front and rear dormers.

   No side elevation windows are present in No 25, and the proposal would not breach the 45° overshadowing angle with regard to this neighbour's front elevation windows.

   It is considered that the development would, to a degree, be overbearing when viewed from No 25. However, due to the ground level difference (c.0.8m higher land on No 25), No 25's garage which adds massing to the boundary and the roof design of the proposed extension, it is not felt sufficient to warrant a refusal on this basis. Furthermore, this new relationship is not dissimilar to that found between No 25 and No 27.

   The neighbour at No 25 has no objections to the said development.

2. Impact upon the character of the area

   The extension would be visible on the street scene, however, its design is felt to be in keeping with the style of the dwelling. Although No 23 is part of a collection of identical bungalows, it is set apart from the rest (between two storey dwellings) and therefore the proposed change would not disturb the character of the street scene.

3. Impact upon highway safety (parking provision)

   Highways advise that the additional parking space required for the dwelling could be met by widening the driveway and therefore they have conditionally approved the proposal.

Approval: **Refusal:**

✓

Application Number F/2002/5863
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4		R:1HS+C	The driveway shall be a minimum of 4.8 metres wide and the associated crossing extended to accomodate this.
5	C122	R122	
	INFORMATIVES:		
		1.	Surface waters from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
		2.	No soakaways shall be constructed to a depth exceeding 3 metres below the existing ground level, and under no circumstances shall the water table be intersected.
		3.	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.

Informative for approvals	
N16 N07	N02. Revised plans 0631-02B and 01A recd 24.4.02
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2 LT6 LTU1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WO13 WT6 WO12
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	UD3 EN1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 6.6.02

GROUNDWATER PROTECTION ZONE

No 12 14, 16, 8 - mirror design of No 23 + are set opposite
No 8, 10 also

RECORD OF SITE VISIT

SITE ADDRESS: 23 Langhams Way Wargrave Reading.

APPLICATION NUMBER: F/2002/5863

OFFICER: Louise Smith

DATE OF SITE VISIT: 25/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? X - front of property.

2. DESCRIPTION OF SURROUNDINGS
residential road. - mixture of housing designs - some uniform styles repeated
Detached, bungalows/2 storey. (brown/red brick - grey tiles

3. DESCRIPTION OF SITE/BUILDING
part of standardised bungalow design along Langhams Way
v. steeply pitched chalet bungalow - v. tall side dormer
integral garage (flat roof) to right
brown brick - brown concrete roof tiles upper section -
Gable front elevation.

4. RELATIONSHIP TO ADJOINING PROPERTIES
~~Set~~ Set forward of No 25 (c. 1.5m) No 25 = 2 storey dwelling. garages join along boundary
set back of No 21 c. (1m) No 21 = 2 storey dwelling

5. SITE CONSTRAINTS

TREES N/A

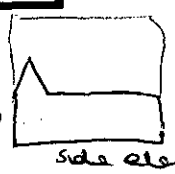
ACCESS/PARKING 3.

LEVELS c.0.8m higher land on No 25
c.0.8m lower land No 21

BOUNDARY TREATMENT - along section concerned = garages of 2 properties

OTHERS No side elevation windows proposed
No 25 first floor side elevation - window → bathroom.

Similar extensions?
No 18 - pitched roof to front of their gge



Neighbour at No 25 - no objections.

DORMERS ??

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 5 April 2002
My ref. LS/MLT/F/2002/5863
Your ref. CED/BK

Colin Dawson & Associates
Malvern House
1, Malvern Way
TWYFORD
Berkshire
RG10 9PY.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Dawson

PLANNING APPLICATION NO. F/2002/5863 – 23 LANGHAMS WAY, WARGRAVE

I refer to the above application and the telephone call by Louise Smith to your office on 3rd April 2002.

I am writing to advise you that following a site visit, it is apparent that the elevations shown on your drawing no.D631-02 substantially underestimate the height of the existing building. Accordingly they cannot represent a true impression of the building as proposed to be extended. Therefore, the application has to be treated as null and void in its current form.

Upon receipt of correct elevations the application will be treated as a fresh application, and fresh public consultations will be carried out. The '8-week' period for determination will not commence until accurate elevation drawings are received.

I would also recommend that the proposed extension has a full hip to its side instead of a partial hip, as the proposed extension as shown on your drawing no.D631-02 would have an unacceptable impact on the adjoining property.

If you wish to discuss any matter further, please do not hesitate to contact me on the above telephone number. However, I shall be on leave after today until 22 April 2002.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 5 April 2002
My ref. LS/MLT/F/2002/5863
Your ref. CED/BK

Colin Dawson & Associates
Malvern House
1, Malvern Way
TWYFORD
Berkshire
RG10 9PY.

Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Yours sincerely

MLT

M L THORP
Principal Development Control Officer

FROM: Louise Smith

DATE: 18 February 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/5863

Proposal: Proposed first floor side extension to dwelling..

Site Address: 23, Langhams Way, Wargrave, Reading.

Applicant: Mr/Mrs M Haliday C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 14/03/2002** .

No objection

PLANNING SERVICES
22 MAR 2002

SIGNED: _____ DATE: 4/3/02

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 18 February 2002

Application Number: F/2002/5863

Proposal: Proposed first floor side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
23, Langhams Way, Wargrave, Reading.

Applicant:
Mr/Mrs M Haliday C/O Colin Dawson & 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).

1/ C04A, R04A.

2/ The driveway shall be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this. R: 1H S&C.

3/ C12Z, R12Z

NO7.

Signed: _____ **Print name:** Adam 21/02/02

Environmental Services

For office use only.
Application number: 08.FEB.2002* 5863

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	Mr & Mrs M Haliday 23 Langhams Way Wargrave, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 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.	23 Langhams Way, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	First Floor Side Extension over single storey garage
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All materials to match 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
The owner	25 Langhams Way Wargrave Reading Berks	050202

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs M Haliday

Date 05/02/02

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

ADDRESS 23, LANGHAMS WAY

PARISH WARGRAVE

PLOT No. 311

ORD. SHEET No. SU. 7978 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/68.	J McLean & Son Ltd	Details 25 houses + garages	6 5 68	App c/
PD/32/71	Mr C Lamb	s/storey extension	20 1 72	App n/
BR/02/5	MR. A. TAYLOR	ALTERATION	29.1.79	REF. N/
BR 10499		LARGER STORAGE AREA	9.3.79	APP N/
F/2002/5863	Mr. + Mrs. Haliday	1st/fl/s ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2002/5863

Proposal:
Proposed first floor side extension to dwelling.

Location:
23, Langhams Way, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. *9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm* Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter *for delivery of plans and remember to quote application number F/2002/5863 to* enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 February 2002

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

Tel: (0118) 974 6463

Date: **18 February 2002**

My ref: F/2002/5863

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/5863
23, Langhams Way, Wargrave, Reading.
Proposed first floor 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5863**
23, Langhams Way, Wargrave, Reading.
Proposed first floor 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 6463

Date: **18 February 2002**

My ref: F/2002/5863

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

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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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5863**
23, Langhams Way, Wargrave, Reading.
Proposed first floor 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5863
CASE OFFICER: Louise Smith

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

Application Number : F/2002/5863	Map No : 21
Case Officer : LS	Site Area : 0.04
Valid Date : 8/02/02	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 23, Langhams Way, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr/Mrs M Haliday C/O Colin Dawson & Associates.

Fee Required: £95 Fee Received: £95

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

(Groundwater Protection Zone)

No pre-apps

06 FEB 2002 58633

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, 05 February 2002

Dear Sir or Madam

RE; 23 LANGHAMS WAY, WARGRAVE, 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: 06/FEB/2002 5863

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	Mr & Mrs M Haliday 23 Langhams Way Wargrave, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 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.	23 Langhams Way, Wargrave, Reading, B Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	First Floor Side Extension over single storey garage
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All materials to match 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 ☐

3544 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
The owner	25 Langhams Way Wargrave Reading Berks	050202

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs M Haliday

Date 05/02/02

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

ADDRESS 23, LANGHAMS WAY

PARISH WARGRAVE

PLOT No. 311

ORD. SHEET No. SU. 7978 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/68	J McLean & Son Ltd.	Details 25 houses + garages	6 5 68	App c/
PD/32/71	Mr C Lamb	s/storey extension	20 1 72	App n/
BR102/5	MR. A. TAYLOR	ALTERATION	29.1.79	REF. N/
BR10499	"	LARGER STORAGE AREA	9.3.79	APP N/
F/2002/5863	Mr. + Mrs. Haliday	1st/fl/s ext.		

DATE OF COMPLETION

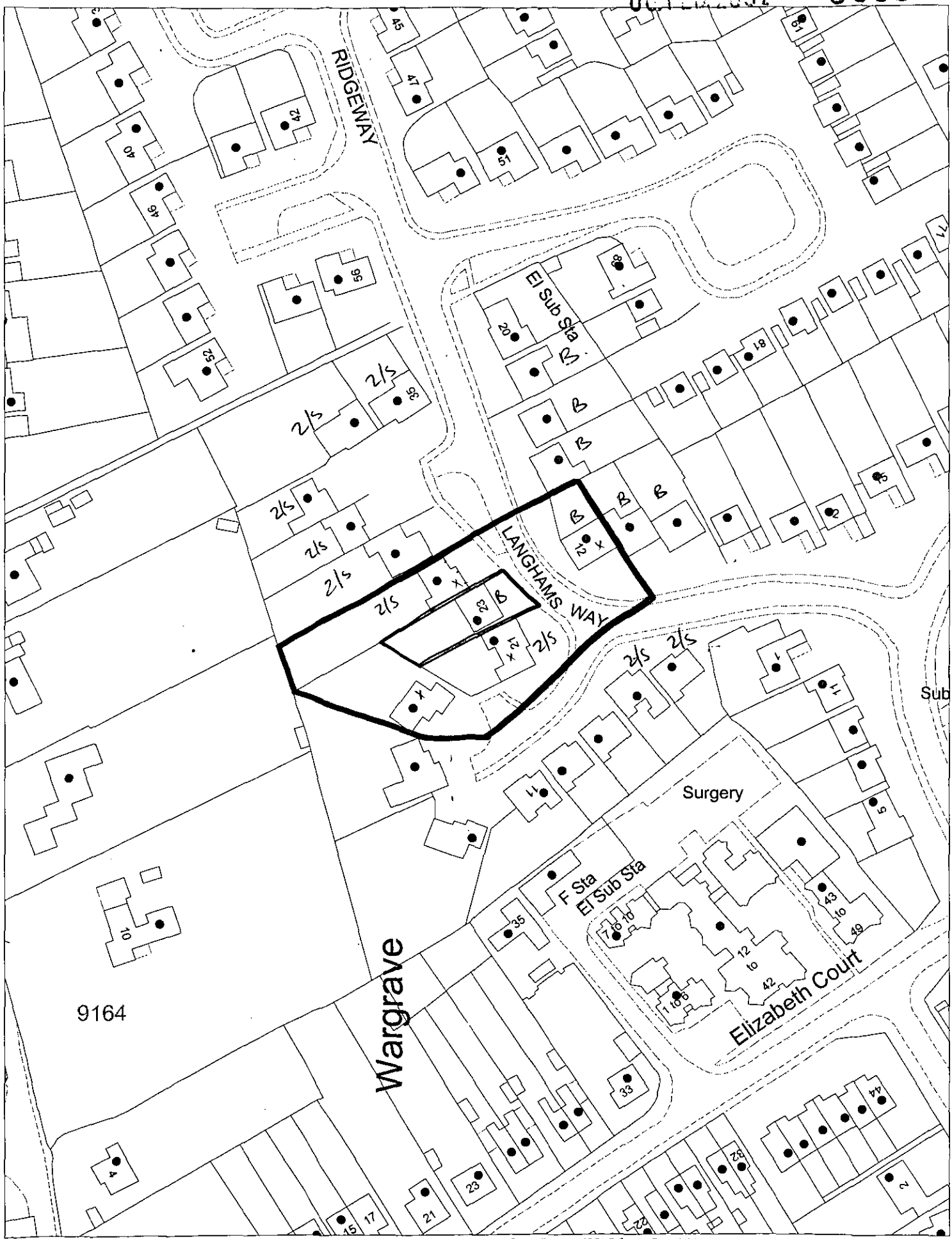
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

06 FEB 2002 5863



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

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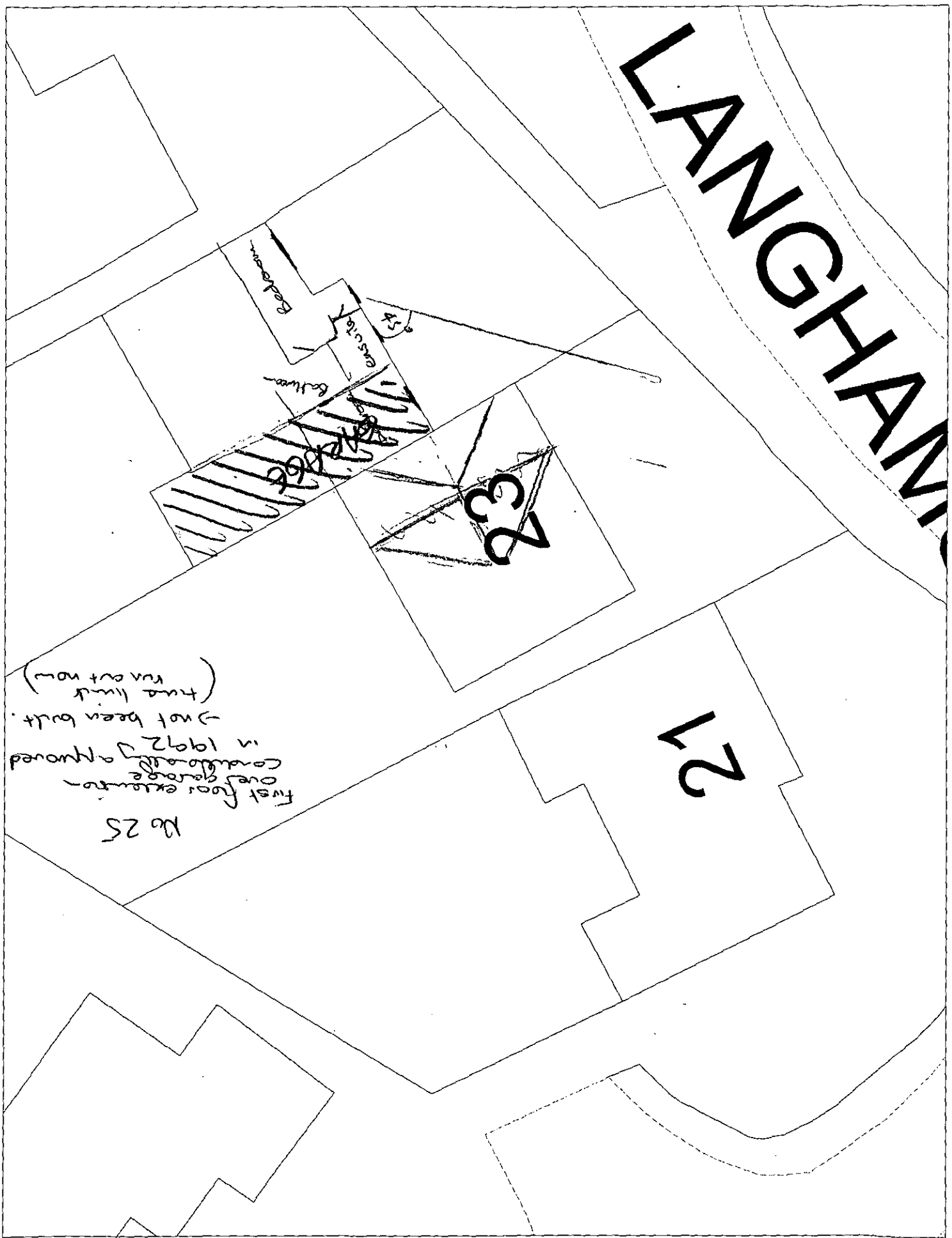

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Development Control Section, Environmental Services, Wokingham District Council.
13 March 2002 Scale: 1 : 200