APPLICATION NO:
F/2000/0524

LOCATION:
106 Victoria Road, Wargrave Reading.

APPLICANT:
Mr R Burdfield

PROPOSAL:
g **Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.**

EARLIEST DATE FOR DECISION: **09/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Nicola Lake**

30 March 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Burdfield
106 Victoria Road
Wargrave
READING
Berkshire
RG108AE

Application Number: F/2000/0524

Parish: **WARGRAVE**

Location: **106 Victoria Road, Wargrave, Reading**

Proposal: **Proposed two storey side extension to dwelling plus pitched roof on existing rear extension**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 22 March 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. 10 May, 2000
My ref. BC/DC/2000/0524
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 R Burdfield
C/o M J Paul
19 Nightingale Road
WOODLEY
Berkshire
RG5 3LS

Dear Sir

PLANNING PERMISSION 2000/0524
SITE: 106 VICTORIA ROAD, 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 2000/0524 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

NICOLA LAKE
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0326 NL
BUILDING CONTROL NUMBER	BP 2000/0547 Andy
~~APPLICANT~~/AGENT	Mr M. J. Paul
ADDRESS OF SITE	106 Victoria Road MARGRAVE
DESCRIPTION OF PROPOSED WORK	2 storey side ext plus pitched roof on existing rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 13/4/00	Rec'd 1/2/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/4/00.	

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	

Received by Wokingham District Council

Application No: F/2000/0524

Proposal:
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

Location:
106 , Victoria Road, Wargrave, Reading.

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

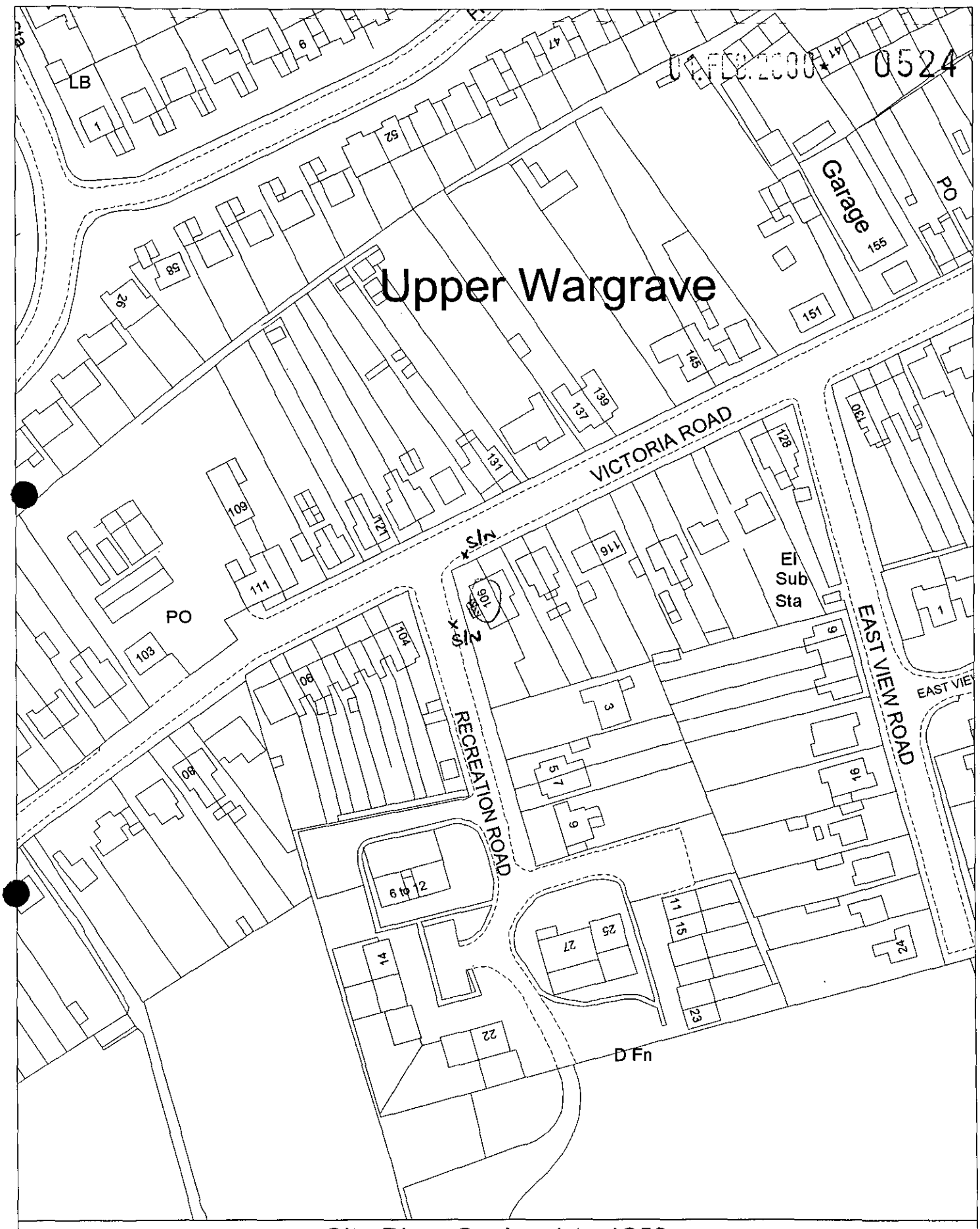
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

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 09/03/2000. 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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 4 February 2000

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0524

Applicant : Mr R Burdfield .

Location : 106 , Victoria Road, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24.2.2000

Date Registered : 01/02/2000

Earliest Date for Decision : 09/03/2000

Latest Consultation Date/Site Notice Expiry Date : 09/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :
Wargrave P.C - No objection.
Highways - No objection subject to a condition

Planning Issues :
Site Designation - within the defined Settlement.
1.) Impact upon the neighbouring dwellings.
2.) Impact upon the street scene.

Application Number: F/2000/0524

Appraisal :

1.) Impact upon the amenity of the neighbouring dwellings
The proposed development is for a two storey side extension. The property has been lawfully extended in the past including a flat roofed 2/3 rear extension.
The proposal has two side facing windows one of which is at first floor. This window is for an extension to an existing bedroom. The dwelling is on the corner of the junction of Victoria Road with Pearcroft Road. Therefore the relationship between this property and No 194 is an acceptable relationship
There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the Street Scene.
The proposed development is set back from the front of the dwelling and is set well down from the original ridge height of the dwelling. The proposal will also help to screen two sides of the two storey, flat roofed rear extension.
The proposal is in keeping with the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character or appearance of the Street Scene.

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

Application Number F/2000/0524
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12 ·	
3	SR23	SR06	Parking + Garaging

RECORD OF SITE VISIT

SITE ADDRESS: 106 Victoria Road Wargrave Reading.

APPLICATION NUMBER: F/2000/0524

OFFICER: Nicola Lake

DATE OF SITE VISIT: 24.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front Gate.

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

2/S Semi Detached house on corner of Victoria + Recreation Road.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed 2/S side extension set well back from the front and rear of the dwelling. proposal is for a bedroom extension not an additional bedroom. Property has been greatly extended before with a flat roofed rear 2/S ext. the side fence (6ft) extends out to the roadway

No trees to be removed

No 104 has a window in its roof gable. - check distance across the road.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* check Building line with Recreation.
* " History of 104.

Tel: (0118) 974 6481

Date: 30 March 2000

My ref: F/2000/0524

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0524
106 , Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0524**
106 , Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ *Date:* _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0524

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0524
106 , Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Day
Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 30 March 2000

My ref: F/2000/0524

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0524
106 , Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0524**
106 , Victoria Road, Wargrave, Reading.
Proposed two storey side extension to dwelling plus pitched roof on existing rear extension.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 14 February 2000

Application Number: F/2000/0524

Proposal: Proposed two storey side extension to dwelling plus pitched roof on existing rear extension..

Site Address:
106 , Victoria Road, Wargrave, Reading.

Applicant:
Mr R Burdfield .

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).

SC 23- Parking (SR06)

Signed: N.S. Trotter **Print name:** N Trotter

28-2-00

PLANNING SERVICES	UPT
POL	TLS
DC	SNF
AP	
US	

24

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/2000/0524
SITE	106 , Victoria Road, Wargrave, Reading
PROPOSAL:	Proposed two storey side extension to dwelling plus pitched roof on existing rear extension
COMMENTS:	No objection

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 23 February, 2000

Comments required by	09/03/2000
Fax to	974 6484

0002 ... comming comments doc

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1/2/00	
Officer: NLV	Application No. F/2000/0524

Map No. 21 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS PITCHED ROOF ON EXISTING REAR EXTENSION

Location: 106 VICTORIA ROAD

Parish: WARGRAVE Ward: Remenham & Wargrave
14.2.2000

Applicant: MR BURDFIELD

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

Enforcement Section (9) 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	Side & rear elevation also show new pitched roof on existing side extension — not included in application.	phoned 10/2 ✓ added to description	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 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.....

NEIGHBOURS:

.....2 x S/N — Victoria Road & Recreation Road ✓

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 106, VICTORIA ROAD. PARISH WARGRAVE.

PLOT No.

ORD. SHEET No. SU. 7978 (2L

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 564	Mr M B Marcus	2/storey extension	8 4 74	App N/A
00600	Mr M B Marcus	3/storey extension	8 5 74	N/A C/A
08479	"	REPLACEMENT GARAGE, EX. TO LIVING ACC. INFILL PORCH	8.6.78	N/A C/A
BR 8606.	Mr. & Mrs. M. Marcus.	room & Sunday porch & garage 6.11.78		Rec.
BRA 10357	H. DE CARLES	Loan of garage into utility	4.7.78	APP N/A
		LOFT CONV	13.5.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 04.FEB.2000* 0524

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 R. BURDFIELD 106, VICTORIA ROAD WARGRAVE BERKSHIRE RG10 8AE 9402985
2	Agent's Name Address and postcode Phone number	
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.	106, VICTORIA ROAD WARGRAVE BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION + pitched roof on existing rear extn.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING HOUSE BRICKWORK. SLATE ROOF 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: 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.	✓ £95	
	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

Date 31 JAN 2000

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