95/6300 4/R.
CONT.

APPLICATION NO:
F/2001/5523

LOCATION:
7 Ryecroft Close, Wargrave Reading.

APPLICANT:
Mr/Mrs P Wilding C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.
28 day exp 18 Jan 02

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER: **Francis Leo**

APPROVED

636

D.1.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5523

Parish: **WARGRAVE**

Location: **7, Ryecroft Close, Wargrave, Reading.**

Proposal: **Proposed single storey rear 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. 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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. 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 there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Informative
2. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/02/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5523 FL
BUILDING CONTROL NUMBER	FP 2002/2889
~~APPLICANT~~/AGENT	Colin Dawson
ADDRESS OF SITE	7 Ryecroft Close CHARGRAVE
DESCRIPTION OF PROPOSED WORK	S/S nursery

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 634-01A	D 634-01
ELEVATIONS	-L	-L
FLOOR PLANS	-L	-L

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/3/02	

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	

MP 5523

FROM: Francis Leo

DATE: 21 December 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5523

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 7, Ryecroft Close, Wargrave, Reading.

Applicant: Mr/Mrs P Wilding C/O Colin Dawson & Associates

Your observations are required in respect of this application **by 14/01/2002** .

No red site notice is displayed.

SIGNED: _____ DATE: 7/1/02

Clerk To Wargrave Parish/Town Council.

Completed

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5523

Applicant : Mr/Mrs P Wilding C/O Colin Dawson & Associates.

Location : 7, Ryecroft Close, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		30 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 30 Jan 02

Date Registered : 17/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 11/02/2002. 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 — approval with condition

Planning Issues :

LBE1 LBE2

WOS3 WBE1

ENV

Application Number: F/2001/5523 **Officer : Francis Leo**
7 Ryecroft Close, Wargrave, Reading

Appraisal :

Development
For a single storey rear extension to dwelling.

The site is a detached property located within the identified settlement of Wargrave. .

Impact upon neighbouring properties
The site is in a quiet Close with detached dwellings, garage to the side and front open plan. The proposed extension is towards the eastern boundary and would not affect adjoining properties fronting Langhams Way. No 8, adjoining property to the east, has a single storey rear extension hence the proposal would not have any detrimental impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is a single storey extension located at the rear and a similar extension exists at no 6. Because of its location it would not have any detrimental impact upon the character of the area.

Parking: There are 4 bedrooms at present and 3 parking spaces are shown on site plan to comply with Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5523

Appraisal :

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

Application Number F/2001/5523
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	C122	R122	

Informative for approvals (1) Ground water protection.

N16

(2)

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: BN1.

~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 8.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Ryecroft Close
Wargrave Reading.

APPLICATION NUMBER: F/2001/5523

OFFICER: Francis Leo

DATE OF SITE VISIT: 30 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 Storey dwellings with garage to the side. open plan frontage

3. DESCRIPTION OF SITE/BUILDING 2 Storey with garage to side. front porch combined with garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 8 has a rear extn. Gap bet Boat - 1.5m.

5. SITE CONSTRAINTS

TREES none.

ACCESS/PARKING no change.

LEVELS —

BOUNDARY TREATMENT part 2m brickwall continued with timber fence 1.8m high.

OTHERS

* NO 6 has a similar extn.

Received by Wokingham District Council

Application No: F/2001/5523

Proposal:
Proposed single storey rear extension to dwelling.

Location:
7, Ryecroft Close, 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/2001/5523 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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

21 December 2001

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

Tel: 0118 974 6502

Date: **21 December 2001**

My ref: F/2001/5523

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/2001/5523
7, Ryecroft Close, Wargrave, Reading.
Proposed single storey rear 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5523**
7, Ryecroft Close, Wargrave, Reading.
Proposed single storey rear 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**********

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

Tel: 0118 974 6502

Date: **21 December 2001**

My ref: F/2001/5523

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5523
7, Ryecroft Close, Wargrave, Reading.
Proposed single storey rear 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5523**
7, Ryecroft Close, Wargrave, Reading.
Proposed single storey rear 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**********

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 21 December 2001

Application Number: F/2001/5523

Proposal: Proposed single storey rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
7, Ryecroft Close, Wargrave, Reading.

Applicant:
Mr/Mrs P Wilding 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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 24/12

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

	NET 51610
POL	TLS
DC FL	ENF
APP	
CS	
09 JAN 2002	
COPIES TO:	ACK:
	FILE.

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

For the attention of Mr F Leo

Our Ref; CED/BK/634
8th January 2002

Dear Sir

RE; PLANNING APPLICATION F/2001/5523
7 RYECROFT CLOSE, WARGRAVE

I write in response to your letter of the 21st December to confirm that the proposals although abutting the boundary between No5 and No7 it is not intended that any part of the building or foundations will transgress the boundary due to offset foundations and a non projecting eaves detail along the boundary line.

Please refer to the enclosed detail drawing.

Under the above circumstances a Certificate A as originally submitted I believe to be appropriate.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Enc;

Application Number : F/2001/5523	Map No : 21
Case Officer : FL	Site Area : 0·05.
Valid Date : 17.12.01.	Received Date: 17/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 7, Ryecroft Close, Wargrave, Reading.

Parish : WA Ward : WAR 21.12.01 B.

Applicant : Mr/Mrs P Wilding C/O Colin Dawson & Associates.

Fee Required: £95 Fee Received: £95 (D)

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	CHECK FOR ENCROACHMENT	21.12.	
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 21.12.01 B.

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/W + see map

OTHERS

Note to Officer: Site is in a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives)

No pre-apps

5523

17 DEC 2001 5523

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
Thursday, 13 December 2001

Dear Sir or Madam

RE; 7 RYECROFT CLOSE, WARGRAVE, READING, 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: 17 DEC 2001 5523

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 P Wilding 7 Ryecroft Close, Wargrave, Reading Berks 0118 9402622
	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.	7 Ryecroft Close, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension
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 facing bricks to match existing~~ walls. Brown interlocking concrete tiles to match existing roof. White windows 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: 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 & Mrs P Wilding

Date 13/12/01

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

ADDRESS 7, RYECROFT CLOSE PARISH HARGRAVE

PLOT No. 89 Highacres ORD. SHEET No. 50. 7978 (21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/188/63.	J. Mc. Rear + Son Ltd.	O/L 33 houses	8 8 63	N/A
209/64	"	Details 88 "	8 2 64	App
28/66.	"	Det house + garage "	25 3 66	N/A
181/67		Change House type "	28 11 67	App.
97/65319/K	MR N. WILLIAMS	S/ST FRONT EXT	27.5.97	
97/6579	"	"	23.6.97	APP
APP97/6523	MR MRS J PARTEN	1ST FLOOR EXT.	25.6.97	CLASP

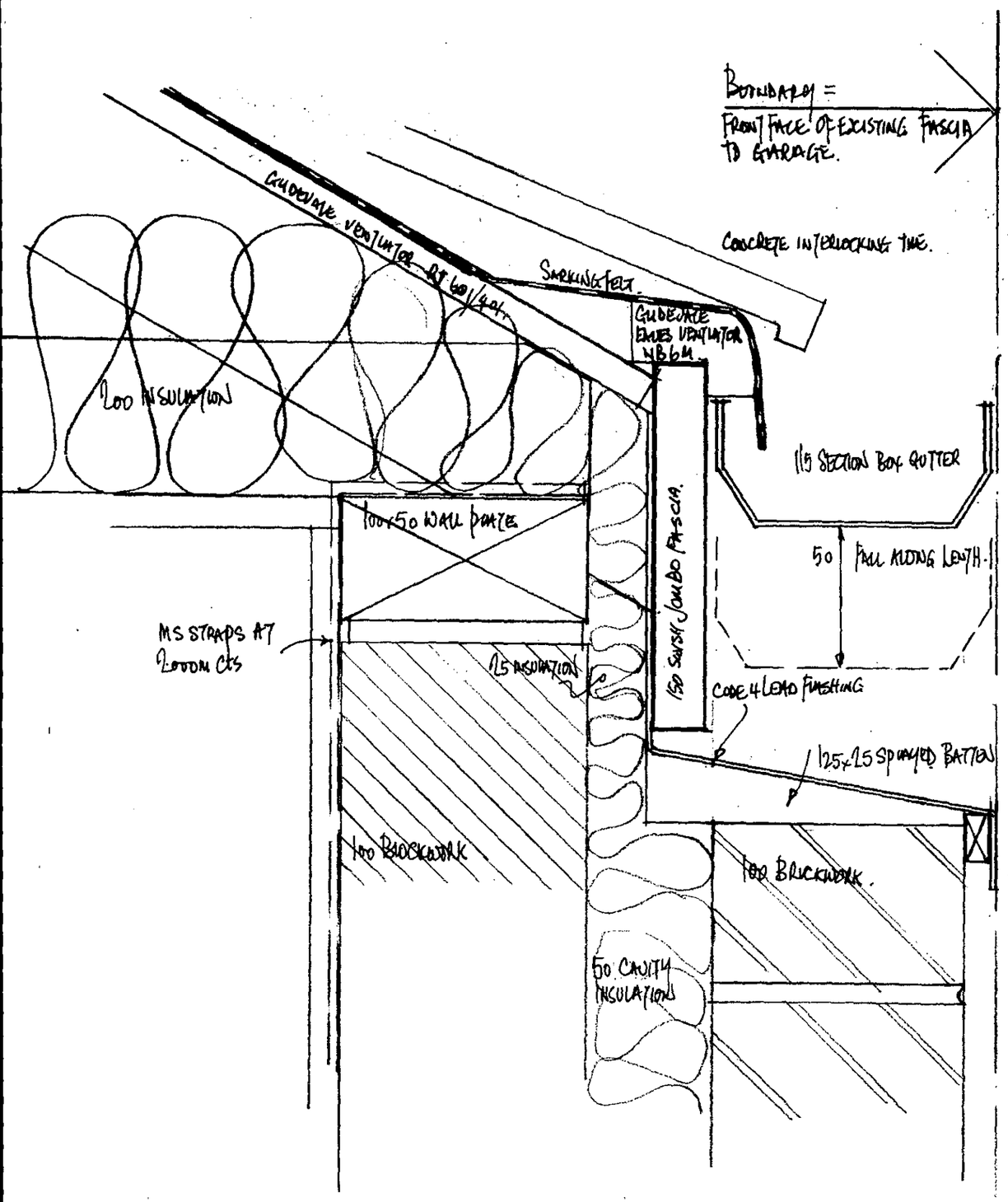
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



APPROVED

REVISED PLAN

F/2001/5523.

Received 9 Jan 02.

Proposal
PROPOSED EXTENSIONS.
Site

Drawing
BOUNDARY EAVES DETAIL

7 RYECROFT CLOSE WARGRAVE BERKSHIRE

Date ***8 January, 2002*** *Scale* ***. 1:20 .*** *Drawing No* ***D 634-03***

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 1250

N
W E
S