SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0634

LOCATION:
21 Ridgeway, Wargrave Reading.

APPLICANT:
Mr Mrs Butler C/O Colin Dawson & Associates

PROPOSAL:
Proposed two storey side extension to dwellin and pitched roof to front porch

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/0634

Parish: **WARGRAVE**

Location: **21, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling and pitched roof to front porch**

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.

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking 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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor of side facing extension

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number D500-04A submitted to the Local Planning Authority on 26/04/00 showing a revised eaves plan so that the proposed development is wholly within the properties boundary.

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.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 02/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0634	NL
BUILDING CONTROL NUMBER	FP 2000/0788	Andy
APPLICANT/AGENT	Cole Dawson + Assoc	
ADDRESS OF SITE	21 Ridgeway UMBERGATE	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + pitched roof to front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 500-04B	D500-04A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	No	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/6/00	

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	

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0634

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 Butler
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/0634
SITE: 21 RIDGEWAY, WARGRAVE, READING

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 2000/0634 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



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000 Scale: 1 : 1250

N W E S

ADDRESS 21 RIDGEWAY PARISH WARGRAVE

PLOT No. 68 (GREENWINGS) ORD. SHEET No. SU. 7978 G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV.	22.2.62	N/A REF
0/84/66	" "	" "	17.3.66	N/A REF
0/151/66	MESSRS. BRIDGE WALKER HOMES	" "	19.5.66	N/A REF
0/242/66	" "	" "	30.8.66	N/A REF
0/16/69	NEW IDEAL HOMESTEADS LTD.	" "	2.1.69	N/A REF
0/66/70	" "	LAYOUT - 83 HOUSES & GARAGES ROADS	22.7.70	N/A C/A
82/70	" "	CONSTRUCTION - ROADS & SEWERS 80 HOUSES & GARAGES	3.9.70	APP. 10/
101/70	McLEAN HOMES SOUTHERN LTD.	DETACHED HOUSE - DOUBLE GARAGE	29.10.70	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION 0/16/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

DRAINAGE

091074

21 FEB 2000 0634

Received by Wokingham District Council

Application No: F/2000/0634

Proposal:
Proposed two storey side extension to dwelling and pitched roof to front porch

Location:
21, Ridgeway, 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 23/03/2000. 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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0634

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

Location : 21, Ridgeway, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling and pitched roof to front porch

Site Notice Displayed ? :

YES	NO	DATE
✓		9.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9.3.2000

Date Registered : 21/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :

Highways - No objection subject to condition

Wargrave P.C. - Concerned about encroachment
1 letter of objection
1 letter of no objection

Planning Issues :
Site Description - within the identified settlement
1.) Impact upon the neighbouring dwellings
2.) Impact upon the street scene

Application Number: F/2000/0634

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a 2/S side extension with a single storey rear wall. The proposed front extension will project 1.2m forward of the the main dwelling. The property is currently within with No 19. There is a 1m walkway to the side of No 19, between that property and the proposed extension. There are no side facing windows.

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

2.) Impact upon the character of the Street Scene.

The proposed 2/S ~~ext~~ projects 1.2m forward of the front building line, with a front Brick wall which extends across the front of the whole house.

The forward projection of the extension will help to break the front of the dwelling from the adjacent dwellings. The ~~will~~ proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the Street Scene.

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

Application Number F/2000/0634
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12	Works ·
3	SC23	SR06	Garaging and parking
4	SC08	SR05	No additional windows or similar openings shall be constructed in the first floor of side facing extension
5	SC04	SR04	Permission Revised Drawing Number D500-04A · Submitted 26 April 2000 Showing a revised house plan so that the proposed development is wholly within the property's boundary ·

RECORD OF SITE VISIT

SITE ADDRESS: 21 Ridgeway Wargrave Reading. APPLICATION NUMBER: F/2000/0634	OFFICER: Nicola Lake DATE OF SITE VISIT: 9.3.2000

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

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Dwelling with detached garage connected by a walkway (covered).

4. RELATIONSHIP TO ADJOINING PROPERTIES

proposal would be in line at the back and project forward at the front - encroachment but notice has been served. There is a 6ft wooden fence and conifer hedge to the front/side. No 37 looks like it has been largely extended. Dead has a large sash window on their front no side windows. Conifers to the rear side, up to about 4m. will project back past No 19 by about 1m. No ~~[illegible]~~ Side facing windows on No 19

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 18/5/00

My ref: F/2000/0634

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/0634
21, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and pitched roof to front porch.

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

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 18/5/00

My ref: F/2000/0634

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/2000/0634
21, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and pitched roof to front porch

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 29/5/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0634**
21, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and pitched roof to front porch

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.

Applicationo	Name & Address
F/2000/0634	Mr & Mrs Clifton 19 Ridgeway Wargrave RG10 8AS
F/2000/0634	Mr & Mrs A Davis 17 Ridgeway Wargrave Reading Berks

App approved, letter sent 05/06/00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

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

PL	28697
PCL	
EA	NL
APP	
CS	
26 APR 2000	
COPIES TO:	ACK:
	FILE:

The Director of Environmental Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of MS N Lake, Planning Dept

Our Ref; CED/BK/500
18th April 2000

Dear Madam

RE; PROPOSED TWO STOREY EXTENSION
21 RIDGEWAY, WARGRAVE, BERKS
PLANNING APPLICATION F/2000/0634

Further to our telephone conversation, please find 6 copies of my revised drawing D500-04 Revision B indicating a modified eaves detail such that there is no overhanging of the boundary to No.19 Ridgeway. Likewise, the foundations will not transgress the boundary.

I would appreciate of you could accept these drawings as an amendment to the previously submitted application and determine the proposals to include these revisions.

If you would like to discuss the proposals further or require any further information, please do not hesitate to contact me.

Yours faithfully

Colin Dawson

Encs;

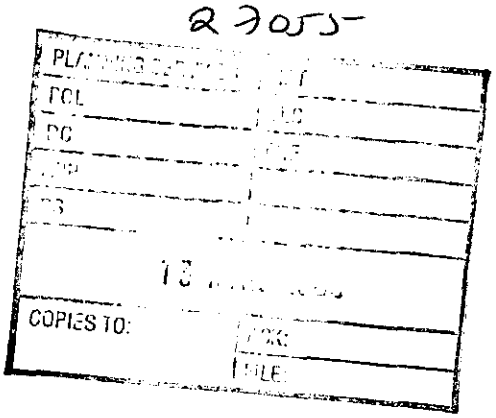
Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

2 7055-



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Ms N Lake

Our Ref; CED/BK/D500
08 March 2000

Dear Sir

RE; 21 RIDGEWAY WARGRAVE BERKSHIRE. APP No F/2000/0634

Please find enclosed 6 revised copies of my drawing D500-04 Revision A indicating additional information as requested in your letter of the 28th February2000.

I would be pleased if you could place these drawings with the deposited particulars in preference to the drawings previously submitted.

I hope the enclosed will allow this application to go forward for a positive recommendation, however, should you still have any concerns, please do not hesitate to contact me.

Yours faithfully

Colin Dawson

Encs;

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

21 Ridgeway.

18 April 2000.

Spoke to Mr. Dawson about No 19's objection to the application. He said he would submit plans overcoming the encroachment.

PLANNING SERVICES	HPT
POL	TLS
DC 006	ENF NL.
APP	
CS	

24 MAR 2000

COPIES Planner | CK: ✓ | FILE:

17 Ridgeway
Wargrave
Reading RG10 8AS
23rd March 2000

Head of Planning
Environmental Services
P.O. Box 154
Wokingham

Dear Mr. Wood.

Re. application no F/2000/0634
for proposed side extension at 21 Ridgeway, Wargrave.

We have no objection to the above proposal.

Yours sincerely,
Mr. + Mrs. Alan Davis.

27533

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0634
SITE:	21 Ridgeway, Wargrave, Reading.
PROPOSAL:	Proposed two storey side extension to dwelling and pitched roof to front porch.
COMMENTS:	The extension is along the boundary and the eaves will extend over the neighbour's property.

Norman Raybone.

Name: Raybone
Clerk to Wargrave Parish Council

Date: 23 March, 2000

Comments required by	23/03/2000
Fax	974 6484

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 28 February 2000

Application Number: F/2000/0634

Proposal: Proposed two storey side extension to dwelling and pitched roof to front porch

Site Address:
21, Ridgeway, Wargrave, Reading.

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

Your observations are required in respect of this application within **7 days** of the above date.

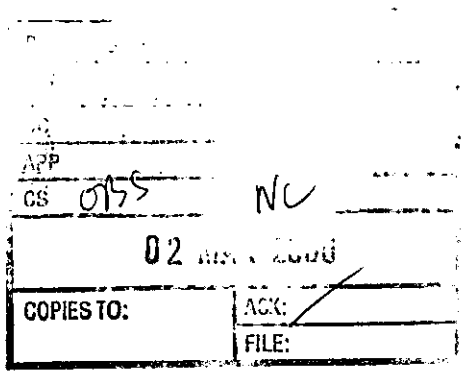
✓ below as applicable;

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).

Sc 23- Parking & Garaging (SR06)

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

10-3-00



Mr & Mrs H Clifton
19 Ridgeway
Wargrave
Berkshire RG10 8AS
Tel: 0118 940 1116

The Planning Dept.
Wokingham District Council
Shute End
Wokingham
RG40 1WH

F/2000/0634

26 February 2000

Dear Sir or Madam,

Re: Planning application at 21 Ridgeway, Wargrave, Berkshire

We have been advised by Colin Dawson & Associates acting on behalf of Mr & Mrs P Butler, of plans to create a two-story side extension to their property, which is adjacent to our own. We have reviewed their plans and have some concerns about the scale and proximity of the proposed extension. Our concerns are based on the proximity of the new wall abutting our property, this will have the effect of:

- Substantially reducing the light in our garden during the winter and spring months (from September through to April at a minimum)
- Meaning we will have to relocate our satellite dish to a visually intrusive location (it is currently on a side wall but would have to be moved to the back wall or roof presumably)
- Causing extreme difficulties in accessing the side wall and chimney breast and guttering for maintenance and repairs

The style of the adjacent property is different from our own and the scale of the proposed development is likely to be unsightly, especially given the difference in the roof levels. I am also concerned that the effect may also reduce the value of our property.

We do not object in principle to a two-story development but we do object to the closeness of the extension and therefore we formally object to the specific plans which have been submitted.

The notification from Colin Dawson & Associates did not specify the address to which objections should be sent and we therefore request acknowledgement of this letter.

We look forward to hearing from you.

Mr & Mrs Clifton

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2000	Map No. 21 Site 0.02
Officer: NL / Application No. F/2000/0635	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND PITCHED ROOF TO FRONT PORCH

Location: 21 RIDGEWAY

Parish: WARGRAVE Ward: Wargrave 29-02-00

Applicant: MR/MRS BUTLER

Fee Received 95-00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other elevation of rear breakfast room	28/02	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 29.02.00 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:

.....

.....

.....

NEIGHBOURS: ✓

17 + 19 Ridgeway, Woodgate .....

Environmental Services

For office use only.
Application number: 21.FEB.2000* 0634

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	Mr & Mrs P Butler
	Address and postcode	21 Ridgeway, Wargrave, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Readiing, Berls 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.	21 Ridgeway, Wargrave, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension and pitched roof to front elevation
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.	Tyrolean render to match existing walls with red facing brick plinth. White painted windows and brown interlocking roof tiles 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

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	19 Ridgeway Wargrave, Berks	28/02/00

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of: Mr & Mrs P Butler

Date: 18/02/00

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

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

21.FEB.2000* 0634

Our Ref; CED/BK
Tuesday, 15 February 2000

Dear Madam

RE: 21 RIDGEWAY, 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 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

Encs:

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

ADDRESS 21 RIDGEWAY PARISH WARGRAVE

PLOT No. 68 (GREENWINGS) ORD. SHEET No. SU. 7978 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV.	22.2.62	N/A REF
O/84/66	" "	" "	17.3.66	N/A REF
O/158/66	ROSSER BRIDGE WHEELER HOMES	" "	19.5.66	N/A REF
O/242/66	" "	" "	30.8.66	N/A REF
O/16/69	NEW IDEAL HOMES (GANDS) LTD.	" "	2.1.69	N/A REF
O/66/70	" "	LAYOUT - 53 HOUSES + GARAGES ROADS	22.7.70	N/A C/R
82/70	" "	ROADS & SEWERS CONSTRUCTION - 80 HOUSES & GARAGES	3.9.70	APP. 10/
101/70	M'LEAN HOMES SOUTHERN LTD.	DETACHED HOUSE - DOUBLE GARAGE	29.10.70	APP. C/R

DATE OF COMPLETION

MINISTRY DECISION O/16/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

DRAINAGE

091074 21.FEB.2000* C634

Environmental Services

For office use only.
Application number: 21.FEB.2000* 0634

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	Mr & Mrs P Butler
	Address and postcode	21 Ridgeway, Wargrave, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
3	Site	21 Ridgeway, Wargrave, Berks
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application.	Two storey side extension and pitched roof to front elevation
	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.	Tyrolean render to match existing walls with red facing brick plinth. White painted windows and brown interlocking roof tiles 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
Owner	19 Ridgeway Wargrave, Berks	18/02/00

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of: Mr & Mrs P Butler

Date: 18/02/00

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