APPLICATION NO:
F/2001/3241

LOCATION:
22 Bayliss Road, Wargrave Reading.

APPLICANT:
Mrs V Tatschner C/O Colin Dawson & Associates

PROPOSAL:
Proposed first floor front extension to dwelling and single storey front extension.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/03/2001

CASE OFFICER: **George Allpress**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WEDIDEBA

cc

FROM: George Allpress

DELEGATED

DATE: 31 January 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3241

Proposal: Proposed first floor front extension to dwelling and single storey front extension..

Site Address: 22, Bayliss Road, Wargrave, Reading.

Applicant: Mrs V Tatschner C/O Colin Dawson & Associates.

Your observations are required in respect of this application by 24/02/2001 .

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
27 [illegible] 2001	
COPIES TO:	ACK:
	FILE:

No objection.

For information: The neighbouring property has expressed concern about possible loss of light

SIGNED: [signature]

Clerk To Wargrave Parish/Town Council.

DATE: 19/02/01

FILE PLEASE

cc

FROM: George Allpress

DATE: 31 January 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS 00458
	ENF
APP	
CS	
28 FEB 2001	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3241

Proposal: Proposed first floor front extension to dwelling and single storey front extension..

Site Address: 22, Bayliss Road, Wargrave, Reading.

Applicant: Mrs V Tatschner C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 24/02/2001** .

No objection.

For information: The neighbouring property has expressed concern about possible loss of light

SIGNED: _____ DATE: 19/02/01

Clerk To Wargrave Parish/Town Council.

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs V Tatschner
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3241

Parish: **WARGRAVE**

Location: **22, Bayliss Road, Wargrave, Reading.**

Proposal: **Proposed first floor front extension to dwelling and single storey front extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with the Berkshire Structure Plan policy EN1; the Loddon Area Local Plan policies LBE1 and LBE2 and with the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Reason
2. The proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property, No. 23 Porchfield Close. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1; the Loddon Area Local Plan policies LBE1 and LBE2 and with the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Informative

1. 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, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/02/2001

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.

Received by Wokingham District Council

Application No: F/2001/3241

Proposal:
Proposed first floor front extension to dwelling and single storey front extension.

Location:
22, Bayliss 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to *the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End,* Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2001. 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

31 January 2001

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

Tel: 0118 974 6442

Date: **31 January 2001**

My ref: F/2001/3241

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/2001/3241
22, Bayliss Road, Wargrave, Reading.
Proposed first floor front extension to dwelling and single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3241**
22, Bayliss Road, Wargrave, Reading.
Proposed first floor front extension to dwelling and single storey front extension.
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 6442

Date: **31 January 2001**

My ref: F/2001/3241

CONFIDENTIAL

Councillor 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/2001/3241
22, Bayliss Road, Wargrave, Reading.
Proposed first floor front extension to dwelling and single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3241**
22, Bayliss Road, Wargrave, Reading.
Proposed first floor front extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

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

Ref: CED/BK/576
Tuesday. 23 January 2001

Dear Sir

RE; 22 BAYLISS ROAD, 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 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.

26 JAN 2001*

Yours faithfully

26 JAN 2001*

Colin Dawson

Encs:

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

Applicationo	Name & Address
F/2001/3241	A & D Yapp 3 Bayliss Road Wargrave RG10 8DR
F/2001/3241	G Sharma 21 Bayliss Road Wargrave RG10 8DR
F/2001/3241	H Cooper Chy Fyn 23 Baylis Road Wargrave RG10 8DR
F/2001/3241	Mr & Mrs Wiseman 2 Bayliss Road Wargrave RG10 8DR

App REFUSED
Letter sent 09.03.01

WORK SHEET FOR: George Allpress

Application Number: F/2001/3241

Applicant: Mrs V Tatschner C/O Colin Dawson & Associates

Location: 22 Bayliss Road, Wargrave, Reading.

Proposal: Proposed first floor front extension to dwelling and single storey front extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		09/02/01

Date of Neighbour Notifications: 31/01/01

Date of Site Visit : 15/02/01

Date Registered : 26/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001
28/02/01 (GA)

This application will have expired on: 23/03/2001. 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 - recommend approval subject to appropriate conditions.

Environmental Design: Landscape Architect - The two cherry trees in the front garden are not included in the adjacent TPO. One tree may need to be removed as a result of the construction, to which I have no objection provided that a replacement tree is planted. The nature of the extension, although not excessively large, changes the form and design of the existing property quite significantly and the character of the house where by it removes the long sloping roof over the garage. This is a feature of the properties in this road.

The occupiers/owners of the adjacent property to the east no.23 Bayliss Road have written to object. In summery their grounds of objection are: loss of outlook and view - obstruction or light and overshadowing our lounge and obstruct afternoon sunshine - crime prevention: the structure would act as a physical obstruction that would restrict visibility and hence policing of the street - the new wall and roof would have an overbearing and over dominant affect to our frontage and the pleasant aesthetics of Bayliss Road would be adversely affected.

The occupant of no.21 Bayliss Road object because of street scene issues considering the houses to be of very similar design. If the proposal is carried out it would be the only house with a different layout. Also cited as reasons for objection are loss of light to their kitchen and loss of outlook.

The occupants/owners of nos.2 and 3 have written objecting because of a perceived harm to the street scene.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3241

Appraisal :

The application property is a modern detached single family dwelling which is situated on the north side of this cul-de-sac, at a point approximately 50 metres from the junction with Braybrooke Road. The dwelling has a street elevation frontage which faces south and is parallel with the road. The street is numbered consecutively: no.23 is to the east and no.21 to the west. The houses are linear but do not share the same uniform building line. The front building line of each individual house on this part of the road has a marginally different frontage depth.

The 'site plan', shows the wrong relationship between the application property and no.23 Bayliss Road. No benefit is gained from the mistake, if read verbatim, the application would be disadvantaged. However, the true relationship is noted and it is considered that the applicant would not be disadvantaged by the application being determined on its merits and in the absence of revisions.

The application property lies on an estate of uniformly designed houses. Their building envelope is essentially rectangular where the floor area provides habitable accommodation, but they are 'L' shaped in plan form where the garage projects forward at right angles to the main elevation. The house is gable ended with ridge running east to west. The roof continues in a long sloping profile, to single storey level where it finishes over the garage entrance. The long roof profile is an important element in the design of the houses on this estate.

The estate is considered to be of a good design for its period and well kept. The spaces between the buildings, the landscaping and the regularity in design all combine to make an attractive street scene.

It is a pleasant estate where the layout has achieved a separation and staggered plan form that provides visual interest and relief and ensures that each dwelling does not over dominate its neighbour.

Some of the houses have been altered, two have dormer extensions over their garages, but none have been altered in the manner proposed.

The application proposes building over the garage at first floor level to provide two bedrooms with ancillary facilities. The property would become a six bedroom dwelling. The application proposal would add considerable length and height over the existing garage and add a half hipped roof to what would become the main street frontage.

The proposal would add considerable bulk, increase the massing of the building and disrupt the uniformity of the street scene.

The Loddon Area Local Plan Policy LBE1, requires new development to be of a high standard of design which is appropriate to the character of the area.

Policy LBE2 of the Loddon Area Local Plan, states that proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, material, colour or texture will not normally be permitted.

These aims are reflect in Policy WBE1 of the Wokingham District Local Plan. The WDLP Policy WBE2 sets out the Council's aims to improve the local context.

The form and layout of this estate is such that the individual dwellings are compact in their layout with respect to each other. The principle elevation is the front elevation and these have been designed with regard to the both the amenity of each neighbour and the rhythm and character of the street scene. The relationship between this and no.23 to the east is such that the garage belonging to the application property projects forward of its neighbour, albeit not by as much as the distance shown on the application site plan.

An additional storey over the garage would considerably increase the mass over a considerable length, in close proximity to the neighbour and in an orientation where adverse affect would result.

The proposal is therefore considered to conflict with Local Plan Policy which aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.

Local Plan policies require new development to be of a high standard of design which is appropriate to the character of the area; and aim to resist proposals for development which are inappropriate by virtue of siting, scale, form and massing.

The application property is considered to have been designed with one prominent and one subordinate elevation. The dwelling relates to its neighbours in a visually sympathetic way. The application proposal does not follow the same roof form of the existing dwelling. The extension would project forward of the principle elevation, visually dominate, unacceptably increase the building's mass, and introduce a large blank flank expanse of elevation to the street scene and to its detriment.

The proposal would it is considered result in a prominent and overbearing structure to the detriment of the street scene. The proposal is therefore considered to conflict with Policies LBE1 and LBE2.

There is sufficient separation between the application site and no.20, the neighbour to the west to ensure no adverse impact in terms of amenity.

Highways consider the parking standards can be met. Policies LT6 of The Loddon Area Local Plan, and WT6, of the Wokingham District Local Plan Deposit Draft 1997 are therefore considered to be complied with.

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

Application Number: F/2000/3241
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The application proposal is considered, by virtue of its size, siting, scale and massing, to detract from the character of the existing dwelling and result in harm to the street scene. The proposal therefore conflicts with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
2			The proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants of the adjoining property, no.23 Porchfield Close. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

28/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 22 Bayliss Road, Wargrave, Reading.

APPLICATION NUMBER: F/2000/3241

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses.

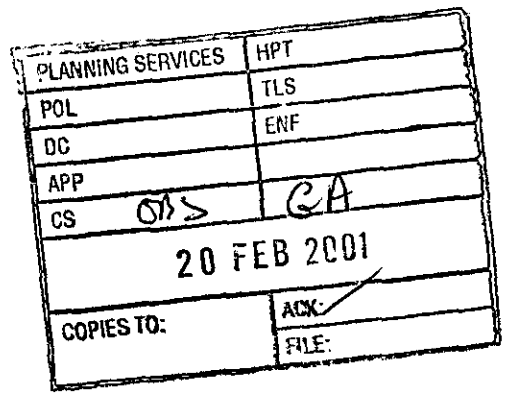
3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.23 to the east, no.20 to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	See Landscape Architects comments
ACCESS/PARKING	Double garage with front parking for two.
LEVELS	Slight fall to east to west
BOUNDARY TREATMENT	Open plan to front timber fencing to rear
OTHERS	None

3 BAYLISS ROAD
WARGRAVE
BERKSHIRE RG10 8DR
0118 940 2965



17 February 2001

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

FAO Mr George Allpress - F/2001/3241

Dear Sir

RE: APPLICATION NO F/2001/3241

We write in reply to your letter of 31 January 2001 outlining a proposal for a first floor front extension to dwelling and single storey to front extension at 22 Bayliss Road.

We wish to object on the grounds that this will be over developement of the property and will spoil the visual impact of the cul de sac.

Yours faithfully

ANDREW & DEBORAH YAPP

G.A

BMS

PLANNING SERVICES	HPT
POL	TLS
	ENF
23 FEB 2001	
COPIES	ACK:
	FILE: 21/2/2001

2, Bayliss Road
Wargrave,
Reading,
Berks.,
RG10 8DR

Environmental Services Department
Planning Department
Wokingham District Council

Telephone 0118 940 4671

Dear Sir,

Planning Application F/2001/3241

We are writing to lodge our objection to the proposed extension to the house at No. 22 Bayliss Road Wargrave.

Bayliss Road is a quiet residential street with houses of similar size and design, all set back a similar distance from a relatively narrow road. The design is such that the garages extend forward of the houses towards the road, but between each garage is a frontage of a house set further back. This creates sufficient space for front gardens and avoids the impression of crowding.

The proposed extension would make the size of No.22 out of all proportion to the neighbouring properties, thereby considerably affecting the impression received on entering Bayliss Road.

Furthermore, the fact that the front of the house is to be extended well into the front garden, will bring it much nearer the street. With the house frontage brought so far forward, it will be closer to the line of the garages of No. 22 itself and that of No. 21, creating the impression of a continuous line of building. This will have the effect of narrowing the road considerably.

We believe that this extension would alter the character of Bayliss Road irrevocably and would spoil the quality of life enjoyed by its residents. We urge you to reject the application.

Yours faithfully

L C Wiseman

M.J. & L.C. Wiseman

Read by me
26/2 - p.m.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR.

Ref No: F/2001/3241
Site Address
22 Bayliss Road,
Wargrave Reading.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS DBS	GA
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

21 Bayliss Road
Wargrave
Reading
Berkshire
RG10 8DR

17th February 2000

Dear Mr Allpress,

I am writing to you in regards to the application that has been proposed by our next door neighbour. I came to see you on 13 February 2001, unfortunately you were not present however I saw the plans that are being proposed by my next door neighbours.

We as a family reject the proposition due to many reasons.

Primarily these are

1) The change in the view of the road.

This is very important, due to the openness of 22 Bayliss road, as you are probably aware all the houses on the street have been built accordingly the same. On changing the view by building the extension, 22 Bayliss road will be the *only* house with a different layout.

I must mention the area has built itself on simplicity and tradition. Keeping things the same. People have been living on this road over 10 or 20 years and have never made a change.

We know this proposition will actually spoil the road view and hence, we object.

2) The obstruction of light and freedom of view.

By building the extension this will cut out essential light to our kitchen and freedom of view. It should be notice that our kitchen window lies on the East Side were the sun rises from, the extension obstructs that one source of light and therefore we object on those bases.

Also my mother suffers from bouts of cluster-phobia and medical documentation can be provided to support this. It is feared as she outlines to the panel, that she is in the kitchen all the time and will find it uncomfortable for the extension to be build, where all she would view is high brick walls and darkness created from them.

Summary

We as a family object, this is due to the unwanted changes that will result by the extension, which will effect the whole street and us. I hope that you may understand the problems subjected with an extension like this, especially when the proposed extension is on a house that is open and subjected to influence a large area. This influence will last a very long time and we would not like this extension to hinder the street or us. Any further questions please do not hesitate to contact me.

Yours sincerely

Gagan Sharma.

Howard Cooper ◆◆ *Email: howard@hcooper.fsbusiness.co.uk*

◆◆◆

'Chy Fyn', 23, Bayliss Road, Wargrave, Berks., RG10 8DR. ◆◆◆ *Tel & Fax:- 0118 940 4310.*
Mob:- 0794 1618610.

PLANNING DEPT
DC
APP
CS 0155 GA
COPIES TO:
ACK:
FILE:

16th February 2001

Environmental Services Dept
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

For the attention of Mr John Mitchell – Development Control Manager

Dear Sir,

Re: Application Number: F/2001/3241

Site Address: 22, Bayliss Road, Wargrave, Reading

Proposal: Proposed first floor front extension to dwelling and single storey front extension.

Thank you for your letter dated 31st January 2001.

My wife and I have inspected the plans at Woodley Library for this proposal and we have some very major concerns, as immediate and adjacent neighbours (due West), about the high level of intrusion and consequent diminished enjoyment of our home we would suffer, should this proposal be allowed. Examples are as follows:-

1. We currently enjoy a delightful view to the West from our lounge and first floor bedroom windows which presents the very pleasant undulating development of properties, gardens and trees particularly the very large Canadian Spruce at the end of Bayliss Road. This view would be almost totally masked by the proposed first floor development over the garage.

2. Our lounge already suffers from a lack of natural light and would be overshadowed by the raised height of the garage wall and the extended roofline over the garage. This would not only mask light from the West but also the afternoon sunshine which creates a sun-trap in our lounge often enjoyed through our lounge bay window which we installed for this purpose. The front bedroom would also suffer from this loss of sunshine.

3. As a consequence of the blocked view down the street to the West from our front bedroom, surveillance of the street after dark will be prevented which I routinely do before retiring. This helps our own peace of mind and is a contribution to Neighbourhood Watch. Last year we summoned the Police to a prowling group of youths through such surveillance and burglaries are commonplace in our area.

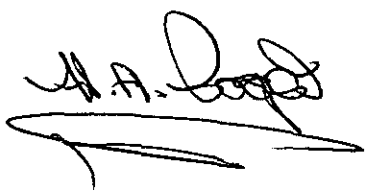
4. From (2) above, the proposed new wall and roof would overshadow and have an unpleasant and dominating effect over our drive space and front garden further diminishing our enjoyment of our property.

5. In general we believe the present pleasing aesthetics of the Bayliss Road development will be adversely affected if this proposal is allowed.

In summary, we very strongly object to this proposal on the grounds as above and by a mutually amicable discussion with Richard the partner of Valerie Tatschner, the applicant, we made these concerns and the intention to send this letter known to him.

We will appreciate a response and progress advice on this application. My office telephone number is 01753 889911.

Yours faithfully



H. A. & I. A. Cooper

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 31 January 2001

Application Number: F/2001/3241

Proposal: Proposed first floor front extension to dwelling and single storey front extension.

Parish: WARGRAVE PARISH

Site Address:
22, Bayliss Road, Wargrave, Reading.

Applicant:
Mrs V Tatschner 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 C049, R049.

② C122, R122.

③ The 'western' driveway must have a vehicular crossover provided with a minimum width of 2.5 metres.
Reason: In the interests of highway safety & convenience.

A007

Signed: _____ **Print name:** Adam Coggins 07/02/01

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 2 February 2001

Location:	22 Bayliss Road, Wargrave, Reading
Proposal:	Proposed first floor front extension to dwelling and single storey front extension.
Application Number:	F/2001/3241

In response to your consultation dated 31 January 2001 for the above application, the landscape comments are as follows:

The two cherry trees in the front garden are not included in the adjacent TPO. One tree may need to be removed as a result of the construction, to which I have no objection provided that a replacement tree is planted.

The nature of the extension, although not excessively large, changes the form and design of the existing property quite significantly and the characteristics of the house where by it removes the long sloping roof over the garage. This is a feature of the properties in this road.

Catherine Brimble

Catherine Brimble
Landscape Architect

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number .F/2001/324 relates.

Address of site 22, BAYLISS ROAD

WARWICK WA 6024

Signed K Tait.

Date 9/2/01.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JAN 2001	Map No. 21.. Site 0.06.....
Officer: GA | Application No. F/2001/3241	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED ~~TWO STOREY~~ FIRST FLOOR FRONT EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION

Location: 22 BAYLISS ROAD

Parish: WARGRAVE Ward: WARGRAVE 31.01.01

Applicant: MRS V TATSCHNER

Fee Received 95-00 (1) 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	~~1:200~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ..✓..
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ..✓..

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre apps
River Valleys Policies Area

NEIGHBOURS:

Site notice and see map ✓

Environmental Services

For office use only.
Application number: 26.JAN.2001 * 3241

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	Mrs V Tatschner 22 Bayliss Road, Wargrave, Reading Berks RG10 8DR
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.	22 Bayliss Road, Wargrave, Reading Berks RG10 8DR
4 Give brief details of the proposal for example, two storey side extension. About the application	Two storey front 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.	Grey interlocking concrete tiles to match existing roof. Red facing bricks to match existing walls. 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 6
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 Mrs V Tatschner

Date 23/01/01

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

ADDRESS 22 BAYLISS ROAD PARISH WARGRAVE

PLOT No. 3 ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/150/61	TRUSTEES OF C. HANNEN (DEC'D)	O/APP. RES. DEV.	13.7.61	N/A C/
0/191/64	"	O/APP. 20 HOUSES & GARAGES	1.10.64	N/A C/
00782	MR. A. HANNEN	5 DETACHED HOUSES	13.6.74	N/A RE
01541	"	4 "	31.10.74	N/A RE
*BR 5385	INTEGR PROF. DEV. SERVICES LTD.	2 GARAGES.	21.9.76	APP N/
04518	L.C. HANNEN TRUST	O/APP. 7 HOUSES	21.6.76	N/A RE
07072	GREYS HILL PROPERTIES LTD.	DETACHED HOUSE & GARAGE	27.10.77	N/A C/
BR 7755	"	"	31.10.78 14.2.78	APP N REF. N
BR 22922	MR. M. STUBBS	CHIMNEY	18.6.84	APP N/
21801	"	"	26.7.84	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 5385 cancelled by WDC 18.2.80

DRAINAGE

091074

26.JAN.2001* 32..

26.JAN.2001* 3241