APPLICATION NO:
**F/2000/0566**

LOCATION:
**Green Acres Blakes Road, Wargrave Reading.**

APPLICANT:
**Mrs E Took**

PROPOSAL:
**Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F).**

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Heather Morgan**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs E Took**
**Green Acres**
**Blakes Road**
**Wargrave**
**READING**
**Berkshire RG108LA**

**Application Number: F/2000/0566**

**Parish:** **WARGRAVE**

**Location:** **Green Acres, Blakes Road, Wargrave, Reading**

**Proposal:** **Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F)**

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. The conditions attached to Planning Permission 99/69987/F shall fully and equally relate to this permission.

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

**Reason**
2. For the avoidance of doubt.

Head of Planning and Transportation
Date: 28 March 2000

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/0566

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 & Mrs M Took
Green Acres
Blakes Road
Wargrave
Reading
Berks
RG10 8LA

Dear Sirs

**PLANNING PERMISSION F/2000/0566**
**SITE: GREEN ACRES, BLAKES ROAD, WARGRAVE**

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/0566 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 you 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

H. P. Morgan

Heather Morgan
Senior Planning Officer

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

69987. Approved S/s rear ext converted garage to family room pitched roof to 2 storey

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | ~~6/9987~~.0526 HM. |
| BUILDING CONTROL NUMBER | BN 2000/0973 Andy |
| APPLICANT/~~AGENT~~ | Mr Malcolm + Mrs Tooke |
| ADDRESS OF SITE | Greenacres Blakes Road WALGRAVE. |
| DESCRIPTION OF PROPOSED WORK | increased roof height (Amendment to approval 99/69987/F) |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | rec'd 26/1/00 | rec'd 14/2/00. |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 28/3/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None except chimney deleted | |
| IF YES, WHAT ARE THE DIFFERENCES? note to Andy re 69987. This BC application is only for roof alteration | BC application does not include S/S rear etc. | |
| DATE | 26/2/00 | |

| 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 | |

Please file

| PLANNING SERVICES | HPT |
|---|---|
| PQL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 10 MAR 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

**WARGRAVE PARISH COUNCIL**

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel FAX 0118 940 4983

**DELEGATED**

## WARGRAVE PARISH CONSULTATION SHEET

| | |
|---|---|
| CASE OFFICER: | Heather Morgan |
| APPLICATION NUMBER: | F/2000/0566 |
| SITE: | Green Acres, Blakes Road, Wargrave, Reading. |
| PROPOSAL: | Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F). |
| COMMENTS: | No comment |

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 9 March, 2000

| | |
|---|---|
| Comments required by | 12/03/2000 |
| Fax no | 974 6484 |

**Application Number F/2000/0566**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions ~~/Reasons for Refusal~~ |
|---|---|---|---|
| (1) | SC01 | SR02 | |
| (2) | | SR04 | The [redacted] conditions attached to planning permission 99/[redacted]/F shall fully and equally relate to this permission. |

# RECORD OF SITE VISIT

SITE ADDRESS: Green Acres Blakes Road Wargrave Reading.

APPLICATION NUMBER: F/2000/0566

OFFICER: Heather Morgan

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED? YES on front on lamp post

2. DESCRIPTION OF SURROUNDINGS

Residential. Countryside to the north Mix of house styles bungalows and roof heights. Adjacent house has a higher ridge.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached dwelling. Town & country

4. RELATIONSHIP TO ADJOINING PROPERTIES

S/S rear extension to the side of existing garage Mature hedge to both sides

no overlooking.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 ops in drive (2 beds)

LEVELS N/A

BOUNDARY TREATMENT 6' 6" fence

OTHERS N/A

**WORK SHEET FOR :** Heather Morgan

**Application Number :** F/2000/0566

**Applicant :** Mrs E Took .

**Location :** Green Acres, Blakes Road, Wargrave, Reading.
**Proposal :** Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F).

**Site Notice Displayed ? :** YES ✓ NO DATE 22/2/00

**Date of Neighbour Notifications :** 17/2/00

**Date of Site Visit :** 7/3/00

**Date Registered : 14/02/2000**

**Earliest Date for Decision : 12/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 12/03/2000**

**Application Expiry Date: 10/04/2000**

**Consultation Responses :** NIL.

Planning History

99/69987/F – Proposed single storey rear extension to dwelling, conversion of part of garage to laundry room and addition of pitched roof to existing two storey extension.
Granted 01/04/99.

Revised application required due to increase in height of the main roof of the house. No other changes proposed

**Planning Issues :**

1/ Impact on the streetscene.

2/ Impact on neighbouring residents

1: The increase in the ridge of the dwelling amounts to an additional 0.4m in height. The adjacent dwelling has a higher ridge than this and the area is characterised by a mix of ages and styles. It is not considered the extra height would impact upon the streetscene

**Application Number: F/2000/0566**

**Appraisal :**

The marginal increase in the height would not make the proposal appear overdominant in relation to Burnett Cottage to the north, nor would it have any impact in terms of loss of light.

The proposal will not impact upon the streetscene or the adjoining residents.

**Recomendation : Approval:** ☑ [redacted] ☐

(tick appropriate box)

Tel: (0118) 974 6446

Date: 14/03/00

My ref: F/2000/0566

**CONFIDENTIAL**

Councillor F 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/2000/0566**
**Green Acres , Blakes Road, Wargrave, Reading.**
**Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F).**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 24/03/00

Yours faithfully

Chris Wood

Head of Planning and Transportation

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**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/0566**
**Green Acres , Blakes Road, Wargrave, Reading.**
**Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F).**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6446

Date: 14/03/00

My ref: F/2000/0566

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

**CONFIDENTIAL**

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

**Application Number: F/2000/0566**
**Green Acres, Blakes Road, Wargrave, Reading.**
**Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F)..**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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

Head of Planning and Transportation

**Received by Wokingham District Council**

# Application No: F/2000/0566

**Proposal:**
Proposed increase in height of roof of dwelling (Amendment to approval 99/69987/F).

**Location:**
Green Acres , Blakes Road, Wargrave, Reading.

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

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 14 FEB 2000 | |
| Officer: HM | Application No. F\2000\0566 |

Map No. 21 Site 0.02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED INCREASE IN ~~HEIGHT~~ HEIGHT OF ROOF OF DWELLING
(AMENDMENT TO APPROVAL 99\69987\F)

Location: GREEN ACRES BLAKES ROAD

Parish: WARGRAVE Ward: .....

Applicant: MRS TOOK
fee paid on 99\69987\

Fee Received 00-00 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 | None copied from file | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | " " | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

URGENT
See letter.

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

### OTHERS:

.....

.....

..... No pre-apps. .....

### NEIGHBOURS:

..... 189, 191, 193 Victoria Road ✓ .....

..... Burnett Cottage, Blakes Road .....

14.FEB.2000* 0566

**Green Acres**
**Blakes Road**
**Wargrave**
**Berks**
**RG10 8LA**

10th February 2000

Your ref : HPM/SB/99/69987/F

For the attention of Heather Morgan
Senior Planning Officer

Dear Ms Morgan

**AMENDMENT TO PLANNING PERMISSION**
**GREEN ACRES, BLAKES ROAD, WARGRAVE**

Thank you for your letter dated 19th January 2000. I really do wish that somebody could have responded sooner to let me know that this matter necessitated a futher application and then we would not still be in the same position 2 months after my enquiry. Surely your Duty Planning Officers should be well aware of 'procedure' as they deal with members of the public calling into your office non a daily basis?

I have to tell you that in my occupation if I gave misleading information to a client I can be prosecuted and struck off my professional register. However, this is a separate matter which I will take up with the office of your Chief Executive as part of the many 'initiatives' to build a better service within the services provided by Wokingham District Council.

I am enclosing 6 copies of the planning application form plus 6 copies of the amended plans for the roof. In view of the huge amout of time that has elapse since our initial application, together with the delays and inaccuracies on the part of your department, **please** would you give this **priority** status and then I will go away and get out of everybody's hair.

To update you -

- The ceiling that was threatening to collapse last August actually collapsed the day after the initial planning permission was granted. We have had no ceiling or insulation in our bathroom for 6 months.
- Rainwater is pouring in our bathroom.
- The ceiling in our second bedroom is bulging and about to collapse.

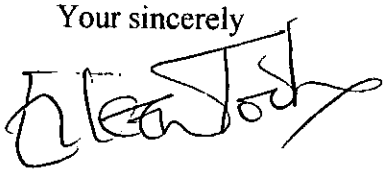
- The brickwork in the kitchen below is now being effected and the whole structure of the back of the house is being damaged by the elements. It will cost a lot of money to repair.

- We cannot get a builder who is even willing to provide a quote until these amendments are approved since the current plans are impractical and flawed.

Please acknowledge receipt of this application by return, and at the same time provide me with the absolute maximum timescales involved. I am **completely serious** when I say that this is becoming an **environmental issue** and I will pursue this matter as far as I must in order to obtain a satisfactory result.

I look forward to your early response.

Your sincerely



EILEEN TOOK (MRS)

19030 001

ADDRESS Green Acres, Blakes Road PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7978 (2

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR 9015 | M. K. Hutton | 2/storey ext. | 13.7.78 | AAP N/ |
| 08848 | " | " | 31.8.78 | N/A C/A |
| BR 11421 | Jun R Peacock | 2/s ext. | 31. 7. 79 | Ref N/A |
| 11261 | " " | 2/s ext | withdrawn | |
| BR 15728 | MR. R. BULL | GARAGE | 23.10 80 | APP. N/A |
| 11381 | " | Garage & access | 20. 11. 80 | N/A C/A |
| BR 20634 | " | PORCH | 27.4.83 | APP N/A |
| 99/69987/F | Mrs E. Took | S/st/l extn, conv. part garage → family rm + add. pitch. roof. | 1/9/99 | C/ |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

# Environmental Services

For office use only.
Application number: 14.FEB.2000* 0566

## 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 | MRS EILEEN TOOK |
| | Address and postcode | GREEN ACRES<br>BLAKES ROAD<br>WARGRAVE, BERKS<br>RG10 8LA |
| | Phone number | 0118 940 4612 (evenings) 0171 612 8628 (day) |
| | Agent's Name | |
| | Address and postcode | N/A |
| | Phone number | |
| 3 | Site<br>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. | AS ABOVE<br>SEE PLANS FOR<br>PLANNING PERMISSION<br>99/69987/F |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | AMENDMENT TO 99/69987/F<br>INCREASE IN HEIGHT TO EXISTING<br>AND PROPOSED PITCHED ROOF |

| | | | |
|---|---|---|---|
| 5 | Are there any trees on the site?<br>*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. | SLATE TILES | |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>*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?<br>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: 2 | Proposed: 2 |
| 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. | | |
| | AMENDMENT TO PLANNING PERMISSION 99/69987/F WITHIN 12 MONTHS | | |
| | 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: Eileen Tooh

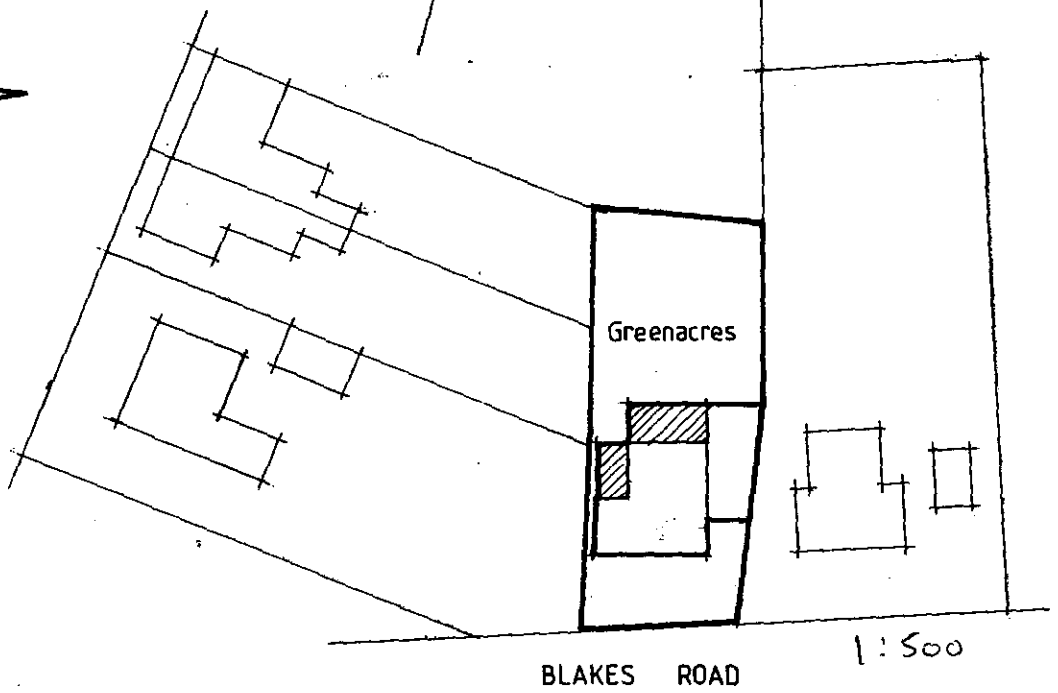
on behalf of

Date 12/2/2000

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

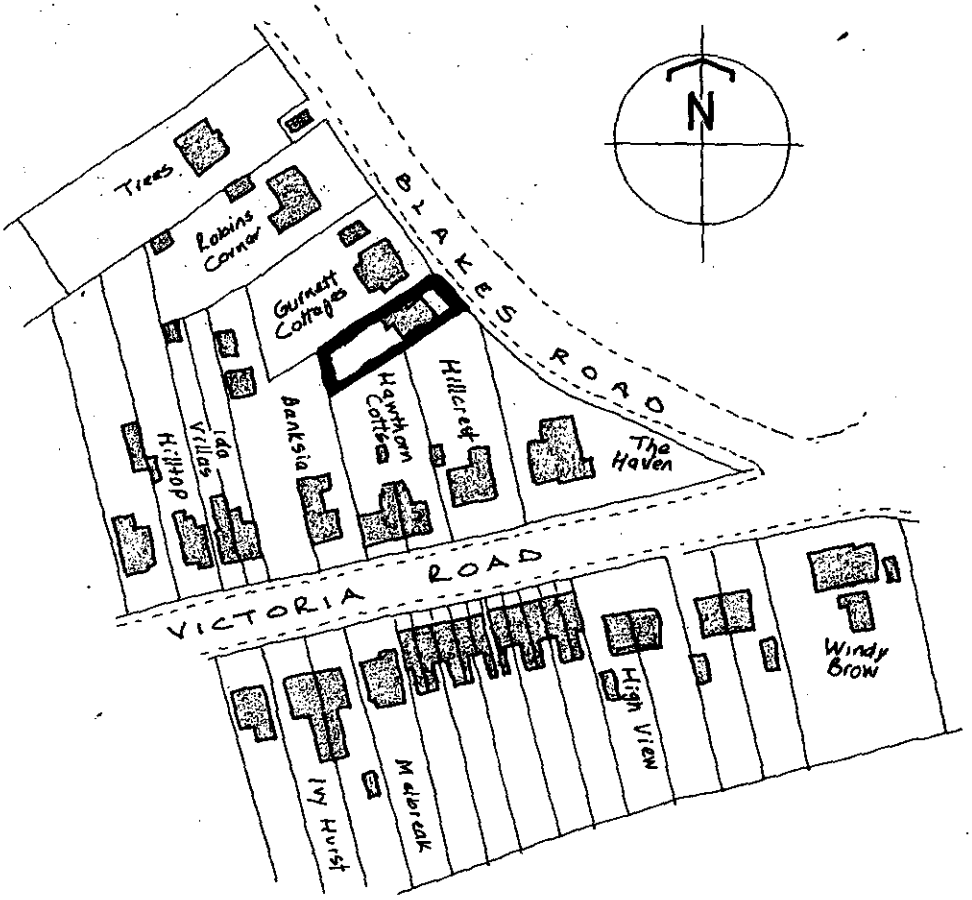
14.FEB.2000* 0566

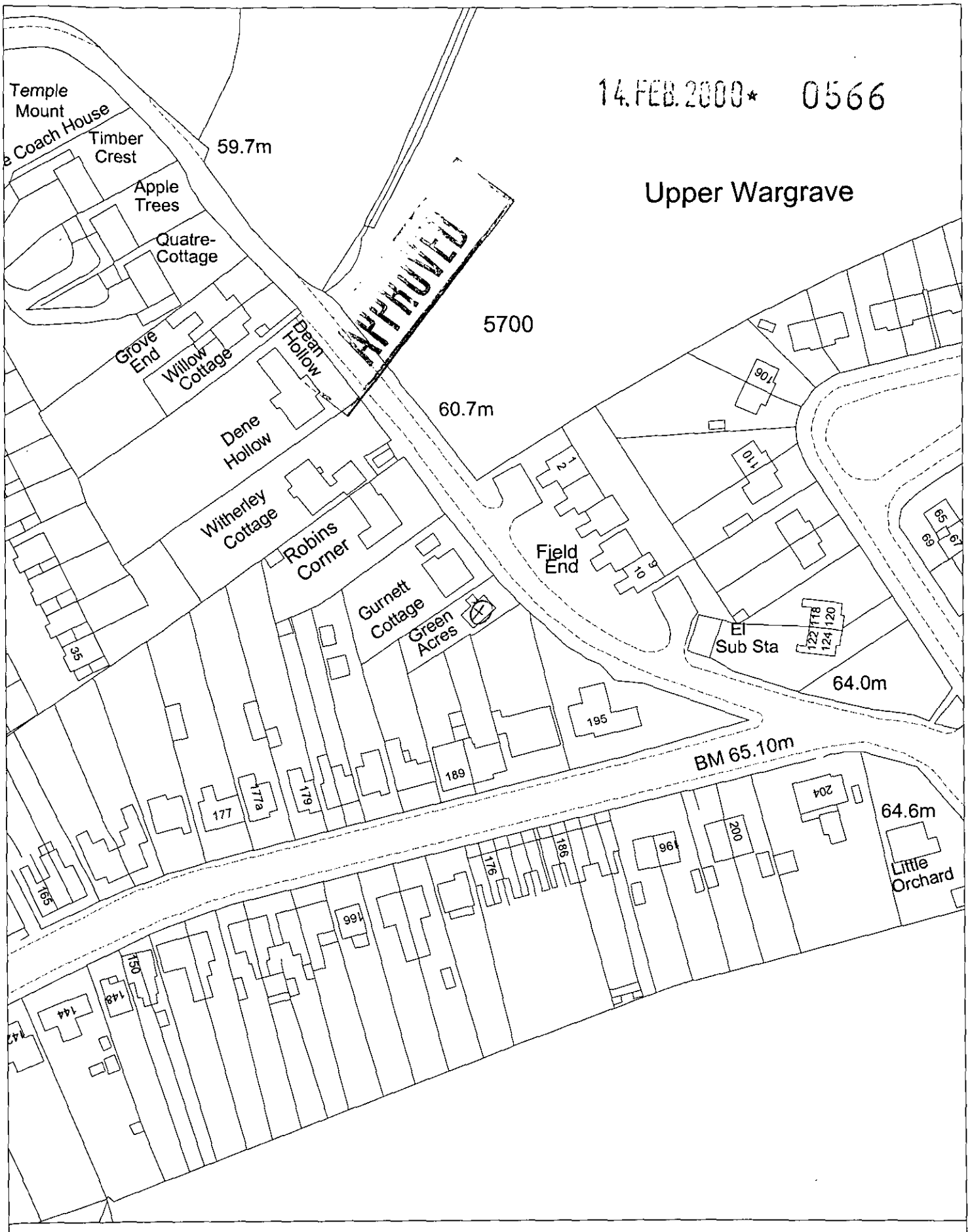
an




## location plan

1:1250.






## Site Plan, Scale: 1 to 1250

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

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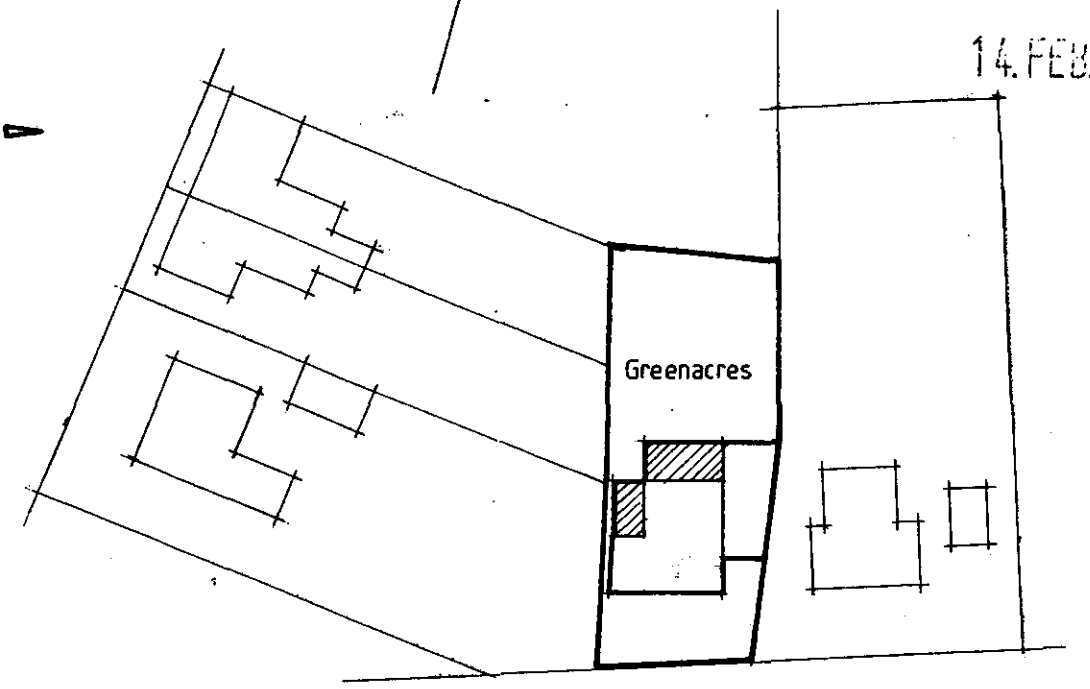
Date: 17 February 2000

N W E S

14.FEB.2000* 0566

an




1:500

APPROVED

## location plan

1:1250.

