APPLICATION NO:

F/2002/7067

LOCATION:

4 Ridgeway, Wargrave Reading.

APPLICANT:

Mr/Mrs P Davies C/O Colin Dawson & Associates

PROPOSAL:

Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **12/08/2002**

28 day expiry 16/8/02

APPLICATION WILL HAVE EXPIRED ON: 02/09/2002

CASE OFFICER: **Mr F Leo**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/7067

Parish: **WARGRAVE**

Location: **4, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed single storey front and rear extensions to dwelling.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/08/2002

Notice checked by: _____

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

Rathard

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7067	PL
BUILDING CONTROL NUMBER	FP 2002/3782	Andy Lee
APPLICANT/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	4 Ridgeway GARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	
phase II	- garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 665-05	D 665-01
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/1/03	

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	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7067	FL
BUILDING CONTROL NUMBER.	BP 2002/3539	
~~APPLICANT~~/AGENT	Colin Dawson	
ADDRESS OF SITE	4 Ridgeway MARGATE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext. (BC only - Phase 1) O S/S front ext - on DC.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D665-01A	D665-01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/10/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FEB

7067

Rcd 23.7.
MG.

FROM: Mr F Leo

DATE: 19 July 2002

PLANNING SERVICES	HPT
FOL	
DC	
ABP	
CS	

14 AUG 2002

ACK

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/7067

Proposal: Proposed single storey front and rear extensions to dwelling.

Site Address: 4, Ridgeway, Wargrave, Reading.

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

Your observations are required in respect of this application **by 12/08/2002** .

NO OBJECTION

SIGNED: _____ DATE: 12/8/02

Clerk To Wargrave Parish/Town Council.

To:
Trees

From: Mr F Leo

Date: 19 July 2002 22 JUL 2002

Application Number: F/2002/7067

Proposal: Proposed single storey front and rear extensions to dwelling..

Site Address:
4, Ridgeway, Wargrave, Reading.

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

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7067
CASE OFFICER: Mr F Leo

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

To: Francis Leo

Date: 24 July 2002

Application number: F/2002/7067

Site address: 4 Ridgeway, Wargrave

Both Catherine Brimble and I we are heavily committed on other work until the end of July.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

WORK SHEET FOR : Mr F Leo

Application Number : F/2002/7067

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

Location : 4, Ridgeway, Wargrave, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....27/8/02.....

Date Registered : 08/07/2002

Earliest Date for Decision : 12/08/2002

Latest Consultation Date/Site Notice Expiry Date : 12/08/2002

This application will have expired on: 02/09/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

bel 16 Aug and 1 Sept.

Planning Issues : I'd Sett.

LBE1. LBE2
WOS3. WBE1
EN1

Application Number: F/2002/7067 **Officer : Francis Leo**
4 Ridgeway, Wargrave, Reading

Appraisal :

Development
Proposed single storey front and rear extensions to dwelling.

The site is a detached property in the identified settlement of Wargrave located within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The eastern flank wall of the existing garage adjoins the rear garden boundary of no1 The Copse which is located 19m away. The proposal being single storey would have no adverse impact upon the adjoining property. No6 adjoining property to the west protrudes some 2.5m in front of application site. The proposed single storey front extension would align with the front wall of no6, hence there would be no adverse impact upon the adjoining property.

The single storey extension at the rear is set in 1m from the boundary and there is a 1.8m high fence. Immediately next to the fence is a garage and the main building is 3m away from the boundary. In addition nos6 and application site are staggered, hence the proposal would have no adverse impact on the neighbouring property.

Impact upon the character of the area
The proposal would have a pitched roof following the profile of the main roof and would be in keeping with the character of the main house and would have no adverse impact upon the character of the area.

Parking: No additional bedrooms are proposed hence there would be no parking implication.

Trees: There are trees and bushes along the eastern and western boundaries but they are unlikely to the affected because the limited depth of the proposed extension.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/7067
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	G001	R001	
2	G014	R014	
			① Groundwater protection Zone Conrad Moore guidelines to be included
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1, LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WJS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			EN1
~~MINERALS LOCAL PLAN POLICIES:~~			

② ✓

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrewartha
(Development Control Manager)

Date: 30/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 4 Ridgeway Wargrave Reading. APPLICATION NUMBER: F/2002/7067	OFFICER: Mr F Leo DATE OF SITE VISIT: 27/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 Storey ~~dw~~ detached dwelling. in large grounds

3. DESCRIPTION OF SITE/BUILDING 2 Storey detached in large grounds.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No effect to No 6 because it protrudes forward of applicants site. No effect on No 1 The Copse because it the site backs on to the rear garden of No 1 The Copse.

5. SITE CONSTRAINTS

TREES	along the side.
ACCESS/PARKING	at front
LEVELS	
BOUNDARY TREATMENT	1.8m high fence and bushes and hedges
OTHERS	

Application Number : F/2002/7067	Map No : 17 | 21
Case Officer : FL	Site Area : 0.04
Valid Date :	Received Date: 08/07/2002

Level : Delegated Application

Description : Proposed single storey front and rear extensions to dwelling.

Location : 4, Ridgeway, Wargrave, Reading.

Parish : WA Ward : WAR

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

Fee Required: £110 Fee Received: £110 (13)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

(Trees)

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Groundwater Zone - re-informatives, planning policy.....

No pre-apps.....

.....

.....

.....

NEIGHBOURS

I.S.I.N.T See map.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		10RIDGEWAYREADING	RG108AS
		19RIDGEWAYREADING	RG108AS
		39RIDGEWAYREADING	RG108AS
		4RIDGEWAYREADING	RG108AS
		6RIDGEWAYREADING	RG108AS
		1THE COPSEREADING	RG108AU
		2THE COPSEREADING	RG108AU
		3THE COPSEREADING	RG108AU
		8RIDGEWAYREADING	RG108AS
ONSHORE MARINE BUSHNELLS LTD			RG108WA
		17RIDGEWAYREADING	RG108AS

Received by Wokingham District Council

Application No: F/2002/7067

Proposal:
Proposed single storey front and rear extensions to dwelling.

Location:
4, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7067 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/08/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

19 July 2002

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

08 JUL 2002

7067

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

7067

Our Ref; CED/BK
Thursday, 04 July 2002

Dear Sir or Madam

RE: 4 RIDGEWAY, 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 £110.00 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:

ADDRESS 4 RIDGEWAY

PARISH WARGRADE

PLOT No. 12 (GREENWINGS)

ORD. SHEET No. S.U. 7978

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 REFU
0/84/66	"	" "	17.3.66	N/A REF
0/151/66	MESSRS BRIDGE WALKER HOMES	" "	19.5.66	N/A REFU
0/242/66	" "	" "	30.8.66	N/A REFU
0/16/69	NEW IDEAL HOMESTEADS LTD	" "	2.1.69	N/A REFU
0/66/70	" "	LAYOUT - 83 HOUSES & GARAGES ROADS	22.7.70	N/A C/
82/70	" "	CONSTRUCTION - ROADS & SEWERS 80 HOUSES & GARAGES	3.9.70	APP. N/
104/70	MCLEAN HOMES SOUTHERN LTD	DETACHED HOUSE & DOUBLE GARAGE	29.10.70	APP. C/
BR 443	MR. J. WALSHE	EXTENSION TO GARAGE	10.4.74	APP. N/
FP93/2034	MR. P. DAVIES	ALTS.	17.11.93	APP
97/65521/F	"	1ST FLOOR EXT.	17.7.97	C/A
FP97/7069	"	"	18.12.97	APP
F/2002/7067	"	S/St/F & R Roads		

DATE OF COMPLETION

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

SPECIAL ORDERS PD Enq - Velux roof light - P Davies 3.7.01 (N)

DRAINAGE

091074

08 JUL 2002

Environmental Services

For office use only.
Application number: 08.JUL.2002 7067

Householder planning application form

DELEGATED WOKINGHAM DISTRICT COUNCIL

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

1	Your name Address and postcode Phone number	Mr & Mrs P Davies 4 Ridgeway, Wargrave, Reading, Berks
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.	4 Ridgeway, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey front and rear extensions
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red facing bricks to match existing walls. Red/brown interlocking concrete tiles to match existing roof. White windows to match existing.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	◦ 1:2500 scale location plan with the site outlined in red.		
	◦ 1:500 scale site layout plan.		
	◦ 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs P Davies

Date 04/07/02

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