30/1.

APPLICATION NO:
F/2002/8236

LOCATION:
15 Newalls Rise, Wargrave .

APPLICANT:
Mr I Aldridge

PROPOSAL:
Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.

EARLIEST DATE FOR DECISION: **26/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 13/02/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Aldridge
15 Newalls Rise
WARGRAVE
Berkshire
RG10 8AY

Application Number: F/2002/8236

Parish: **WARGRAVE**

Location: **15 Newalls Rise, Wargrave**

Proposal: **Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the north-west side elevation of the first floor extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/02/2003

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8236

Applicant : Mr I Aldridge .

Location : 15, Newalls Rise, Wargrave, .
Proposal : Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.03.

Date Registered : 19/12/2002

Earliest Date for Decision : 26/01/2003

Latest Consultation Date/Site Notice Expiry Date : 26/01/2003

This application will have expired on: 13/02/2003. 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 :

Wargrave P.C. : No objection.

Planning Issues :

Application Number: F/2002/8236

Appraisal :

See attached report.

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

F/20028236 – Appraisal

Proposal
All at rear. On ground floor kitchen extension in middle part of rear elevation 2.6m. in length. On first floor extension to bedroom (on north west side) 1.46m. deep and 3.7m. wide.

Relevant Planning History
F/2001/3835 for the same proposed first floor extension but a smaller ground floor extension was allowed on 12.6.01.

Effect on street scene
No significant effect as at rear.

Effect on neighbouring properties
No. 36 Purfield Drive: There is currently about 13.4m. between the nearest bedroom windows in the rear elevations of No. 36 and No. 15 Newalls Rise. This would be reduced to about 12m. if the extension were to be approved. These windows are not directly in line as they are slightly offset. However, as same proposal already allowed, consider there are no sustainable grounds for refusal. (Previous application F/2002/7817 refused having not realised that there was already an approval for this first floor extension.) Proposed ground floor extension would not have a significant adverse effect on No. 36.
No. 38 Purfield Drive: As there would be about 20.6m. between the proposed first floor rear bedroom window and the rear of No. 38 and there are some conifers between, consider this just about acceptable.
14 Purfield Drive: A first floor side window in the extension is proposed which would look towards No. 14. This is as already allowed under application F/2001/3835.
No other properties significantly affected.

Parking
As no increase in the number of bedrooms proposed, this is not an issue.

Recommendation: conditional approval

Application Number F/2002/8236
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			north west side elevation
3	C044	R044	~~Fol side elevations~~ of the first floor extension.
			^
			Note

RECORD OF SITE VISIT

SITE ADDRESS: 15 Newalls Rise
Wargrave .

APPLICATION NUMBER: F/2002/8236

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 7.1.03

2. DESCRIPTION OF SURROUNDINGS Detached houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING Detached house with single storey flat roofed rear extension on S.W. side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 36 is diagonally to the rear of 2 storey house with its rear garden alongside No. 15 and rear elevation off-set facing rear of No. 15. 2 storey house to rear and houses on E. side.

5. SITE CONSTRAINTS

TREES none affected.

ACCESS/PARKING double width drive.

LEVELS land falls to SW + NW slightly.

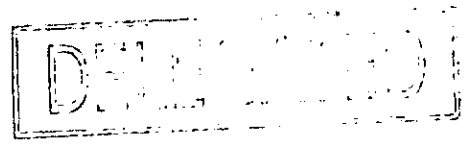
BOUNDARY TREATMENT 1.8m fence on side and rear boundaries in rear garden. Also some conifers within No. 15 on its rear boundary.

OTHERS

mp

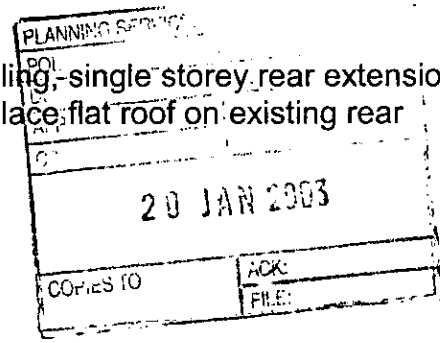
FROM: Angela Odell

DATE: 02 January 2003



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8236



Proposal: Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension..

Site Address: 15, Newalls Rise, Wargrave, .

Applicant: Mr I Aldridge .

Your observations are required in respect of this application **by 26/01/2003** .

No objection

SIGNED: Melanie Quinn DATE: 16-Jan-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
Finance and Administration Officer

19/12

Application Number: F/2002/8236

Case Officer : AO

Valid Date : 19/12/02

Map No :2[illegible]

Site Area : 0.04

Re[illegible]

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.

Location : 15, Newalls Rise, Wargrave, .

Parish : WA **Ward : WAR**

Applicant : Mr I Aldridge .

Fee Required: £0 **Fee Received: £0** Resubmission of 7817 refused (See email)

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

WOKINGHAM UNITARY
Aiming for Excellence

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 Protection Zone – planning informatives required.

.....

.....

.....

.....

NEIGHBOURS

.....

SN + see map.

.....

.....

No new pre-apps

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

Tel: (0118) 974 6445

Date: 02 January 2003

My ref: F/2002/8236

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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/2002/8236
15, Newalls Rise, Wargrave, .
Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8236**
15, Newalls Rise, Wargrave, .
Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

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

Tel: (0118) 974 6445

Date: 02 January 2003

My ref: F/2002/8236

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Angela Odell** Application Number: **F/2002/8236**
15, Newalls Rise, Wargrave, .
Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

Received by Wokingham District Council

Application No: F/2002/8236

Proposal:
Proposed first floor rear extension to dwelling, single storey rear extension to form conservatory plus pitched roof to replace flat roof on existing rear extension.

Location:
15, Newalls Rise, Wargrave, .

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/2002/8236 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2003. 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

02 January 2003

Organisation_Name	Building_Name	address1	Postcode
		10NEWALLS RISEREADING	RG10 8AY
		16NEWALLS RISEREADING	RG10 8AY
		5NEWALLS RISEREADING	RG10 8AY
		7NEWALLS RISEREADING	RG10 8AY
		36PURFIELD DRIVEREADING	RG10 8AR
		38PURFIELD DRIVEREADING	RG10 8AR
		40PURFIELD DRIVEREADING	RG10 8AR
		14NEWALLS RISEREADING	RG10 8AY
		15NEWALLS RISEREADING	RG10 8AY

Neighbour list F/2002/8236

19 DEC 2002 8236 Please pass to case Officer

Tanya Davies

From: Tanya Davies
Sent: Thursday, December 19, 2002 5:59 PM
To: Tanya Davies; Ian Jordan; Carol Hurst; Jan Cooper
Cc: Trevor Watson
Subject: RE: 15 Newalls Rise, Wargrave.

The re-application at Newalls Rise has come back in, so please can we try to process it in the minimum time. This was the appication that was refused and probably should have been approved. Trevor has agreed to give the applicant a free go, and we have copied all the plans etc to keep the agent sweet. The details are below.

Cheers Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

-----Original Message-----
From: Tanya Davies
Sent: Wednesday, December 04, 2002 3:08 PM
To: 'david@symmons100.freeserve.co.uk'
Cc: Trevor Watson
Subject: 15 Newalls Rise, Wargrave.

Mr Symmons

Further to our recent telephone conversation I write to confirm that although guidelines have changed between F/2001/3835 and F/2002/7817 being approved, I think the existence of the earlier permission should have carried more weight in the consideration of F/2002/7817

If you can re-submit the application (all details submitted in F/2002/7817) we will try to 'fast track' the application, please note that no fee will be required for this application but it will take a minimum of 28 days to determine.

I am sorry for the delay and inconvenience this has caused. Please contact me with any queries.

Best wishes

Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Environmental Services

For office use only.
Application number: 19 DEC 2002 8236

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.

WOKINGHAM UNITARY
Aiming for Excellence

19/12/02

1	Your name	IAN ALDRIDGE
	Address and postcode	15 NEWALLS RISE WARGRAVE BERKSHIRE RG10 8AY
	Phone number	0118 9404932
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	15 NEWALLS RISE WARGRAVE BERKSHIRE RG10 8AY
4	Give brief details of the proposal for example, two storey side extension. About the application	2ND FLOOR REAR EXTENSION ABOVE EXISTING, FLAT ROOF TO REAR EXTENSION REPLACED WITH PITCHED ROOF, CONSERVATORY STYLE EXTENSION TO KITCHEN.
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 BRICK TO MATCH EXISTING, PLAIN VERTICAL TILES TO MATCH EXISTING, ROOF TILES TO MATCH EXISTING UPVC CONSERVATORY
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: 0
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~~ IAN ALDRIDGE

Date 16 December 2012

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

ADDRESS 15, NEWALLS RISE. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978. (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/188/63	J. Mc Lean & Son Ltd	Outline 32 houses	8 8 63	N/A C/A
209/64	" "	Details 88 "	8 2 64	App C/A
28/66	" "	Det house & garage	25 3 66	N/A C/A
14895	MR G CLARK	S/STOREY & 2/STOREY ALTS.	12.2.81	N/A C/A
BR16361	"	" "	5.3.81	App Nh
44424	MR & MRS ALDRIDGE	2x S/ST. ALTS.	2.6.95	C/A
95/60513/F				
KP95/3717	"	"	17.7.95	App
BN97/0516	"	INT. ALTS.		
F/2001/3835	"	2/St Rear ext	12/06/01	C/A
F/2002/7817	"	1st Floor R ext. S/st R ext conservatory, pitched roof to repl. flat roof.	26.11.02	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr D J Symmonds - Det Garage 2.3.01 (Y)

DRAINAGE