APPLICATION NO:
F/2001/3611

LOCATION:
103 High Street, Wargrave Reading.

APPLICANT:
Mr & Mrs Davies C/O Roger Pring And Sons

PROPOSAL:
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/05/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

24

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davies
C/O Roger Pring And Sons
278 Nine Mile Ride
FINCHAMPSTEAD
Berkshire
RG40 3NT

Application Number: F/2001/3611

Parish: **WARGRAVE**

Location: **103 High Street, Wargrave, Reading**

Proposal: **Proposed single storey front extension to dwelling. Demolition of garage and outhouse.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

Condition
4. The roof light in the south facing roof slope of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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. In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

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

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, LBE12, LBE14
Deposit Draft Wokingham District Local Plan Policies WHE3, WHE5, WBE1

Informative
2. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/05/2001

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.

Applicationo	Name & Address
F/2001/3611	Fiona Wellington Wargrave Lodge 105 High Street WARGRAVE Berkshire RG10 8DD

App approved
Letters sent 18-05-01

Received by Wokingham District Council

Application No: F/2001/3611

Proposal:
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

Location:
103, High Street, 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 27/04/2001. 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

03 April 2001

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

Tel: 0118 974 6442

Date: **03 April 2001**

My ref: F/2001/3611

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/2001/3611
103, High Street, Wargrave, Reading.
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

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/2001/3611**
103, High Street, Wargrave, Reading.
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3611

Proposal:
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

Location:
103 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 12/04/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

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Date: 12/04/2001

12/4 - 7.30
erected on tree to front of house

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

Tel: 0118 974 6442

Date: **03 April 2001**

My ref: F/2001/3611

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

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103, High Street, Wargrave, Reading.
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3611**
103, High Street, Wargrave, Reading.
Proposed single storey front extension to dwelling. Demolition of garage and outhouse.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Date: _____

Signed: _____
Councillor Browne

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

Finished for planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3611	SA
BUILDING CONTROL NUMBER	FP 2001/1694	Andy
~~APPLICANT~~/AGENT	Roger Ping + Sons.	
ADDRESS OF SITE	Houndsford Cottage 103 High Street, ARGRAVE	
DESCRIPTION OF PROPOSED WORK	demolition of garage + outhouse + construct s/s ext to dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/334/1	01/334/1
ELEVATIONS	01/334/6A	01/334/6B
FLOOR PLANS	01/334/5A	01/334/5A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - south elevation velux. (condition 4 - obscure glazed + fixed shut	
Note to Andy re velux + condition 4.		
DATE	23/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	23/5/01.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3611

Applicant: Mr & Mrs Davies C/O Roger Pring and Sons.

Location: 103 High Street, Wargrave, Reading.

Proposal: Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 03/04/01

Date of Site Visit : 12/04/01

Date Registered : 20/03/2001

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 15/05/2001. 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 - no objection in principle however would like to see revised plan that provides for 2 parking spaces and demonstrates that any gates provided would be clear of these spaces.

Urban Design and Conservation Officer - raises no objection commenting: removal of the flat roofed garage must be an enhancement to the area although its impact on the Conservation Area is minimal. The proposal is visible from the High Street but viewed over the new brick wall and gates.

His comments go on to suggest minor aesthetic amendments. However, Harold has verbally confirmed there is no need to insist on changes as the application is acceptable as proposed.

Wargrave Parish Council - no objection but request a condition be attached requiring matching materials.

Occupants of Wargrave Lodge (no.105 to the east) have written to object to the application: velux window would give rise to overlooking of their habitable accommodation, insertion of an air brick and question the accuracy of the application drawings.

Planning Issues : The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3611

Appraisal :

The application property is a single storey period property that is set at right angles to the road at a part of the High street which is away from the village commercial core. The dwelling is 'L' shaped in plan form enclosed on all sides by adjacent two storey houses, a pair of flat roofed garages and with its own wall and gated private courtyard. One half of the garage pair belongs to the adjacent no.105.

The application proposes demolition the half of the garage that belongs to the application property, using the space gained for courtyard parking and extending the western end of the house by replacing an ad-hoc late addition extension with a new one of an integrated design.

The extension would have little impact to the street scene as the dwelling is set back from the road, seen from a narrow corridor only from directly in front, and would continue to be secluded behind a walled enclosure. The alterations are considered acceptable in design terms and would preserve the character and appearance of the Conservation Area.

In terms of amenity: the extension would take place on the side abutting no.105. No adverse impact is considered to result from the extension, as the extension would add little enclosure given existing features: extension, trellising high level gazebo at no.105 and garage block. A roof light is proposed that would give visibility to the adjacent property where at present there is no view, this can be conditioned as obscure glass.

The parking arrangements would remain unchanged as the dwelling as existing has only one parking space and one parking space is being provided. The property is set back from the road accessed from a private drive which is shared with no.105.

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

Application Number: F/2001/3611

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C012	R012	EXTERNAL MATERIALS TO BE AGREED
3	C201	R201	CA - CONSERVATION ROOF LIGHTS
4	C045	R045	OBSCURE GLAZING
			INSERT: ....roof light... ...south facing roof slope....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE12, and LBE14: and Policy WHE3, WHE5 and WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

17/5/01.

RECORD OF SITE VISIT

SITE ADDRESS: 103 High Street, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3611

OFFICER: George Allpress

DATE OF SITE VISIT: 12/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling situated within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.105 to the south, no.101 to the north.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	One garage space
LEVELS	House level but approx. 0.5 metres above street level
BOUNDARY TREATMENT	Walled enclosure on all sides.
OTHERS	None

I have no objection to the extension other than these points

Incidentally should I want at some stage in the future to put a slight pitch on the garage roof would the proposed new window prevent me from doing this (4 paned window with obscured glass, on the West Elevation)

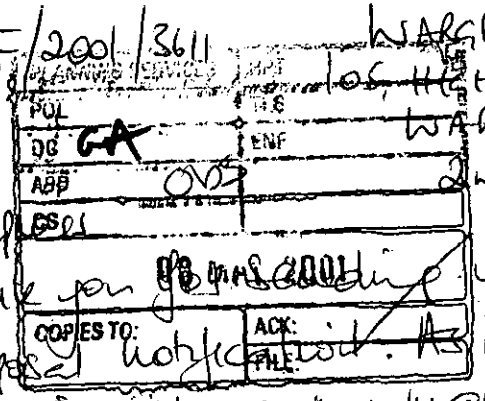
I look forward to hearing your comments. thank you very much for all your help

Yours Sincerely

Fiona Wellington.

Application No F/2001/3611

WARGRAVE LODGE
105 HIGH ST
WARGRAVE
2nd May 01



OBS

PLANNING SERVICES
POL
DC GA
ABP OVS
CS
08 MAY 2001
COPIES TO:
ACK:
FILE:

Dear Mr Allpress

Thank you for sending us the planning proposal notification. As I discussed with you over the phone my main concern is the proposed velux window in the old slate roof.

As we discussed it is missing from Drawing No 01/334/6A although shown on the floor plan of drawing No 01/334/5A

As it seemed difficult to see exactly the position of the proposed new window I phoned the architect/surveyor & he has now sent me plans of the South Elevation including the new window.

Unfortunately the plan is still not correct & I am beginning to feel a little wary. The end of our extension (Neighbours extension) is in line with the western end of the chimney stack not set back as shown.

I would be most unhappy to have

* If the window was to be put any further forward it could also look up into a bedroom and bathroom.

the proposed window so far in front of my extension & potentially overlooking the garden (which is only in the front of our house). I would be happy for the velux window to be no further forward than the end of our extension or directly below the existing Chimney (almost as shown) I hope some one can clarify its position for me and understand my concern for it being as inconspicuous as possible by being tucked behind our extension roof.

I also presume that the window would come under 'Permitted Development' in the existing building as obviously it is rated a modern style window in an attractive slate roof.

Finally I wonder why the architect a) is so large 215x215cm and b) has to be on that wall & not the rear elevation, especially as they are already proposing a window (refer to DRG N° 01/334/6B.)



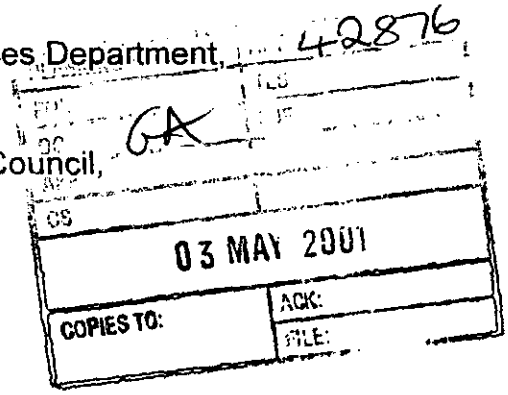
WARGRAVE LODGE

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

G Allpress
Environmental Services Department, 42876
Planning Section,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.



Your ref; F/2001/3611
My ref.RP/334

1 May 2001

Dear Sirs,

Re; Planning Application no. F/2001/3611,
Internal alterations and single storey front extension.
Houndsford Cottage, 103, High Street, Wargrave, Berkshire, RG10 8DD.

Mrs Wellington of 105, High Street, telephoned me to discuss the proposed Velux roof window which I had indicated on the ground floor plan but omitted to show on the South Elevation.

I have now rectified this omission and am pleased to enclose 4 copies of amended drawing no. 01/334/6B for appendage to the application.

Mrs Wellington did not appear to be concerned by the location of the Velux but wished it to be as inconspicuous as possible. I have, therefore, also included a note on the revised drawing to the effect that the Velux is to be finished with dark finished aluminium cladding and have matching aluminium flashing. This is a standard finish for Velux roof windows and, as you probably already aware, is a dark khaki colour which should blend in well with the slate roof into which it is to be inserted.

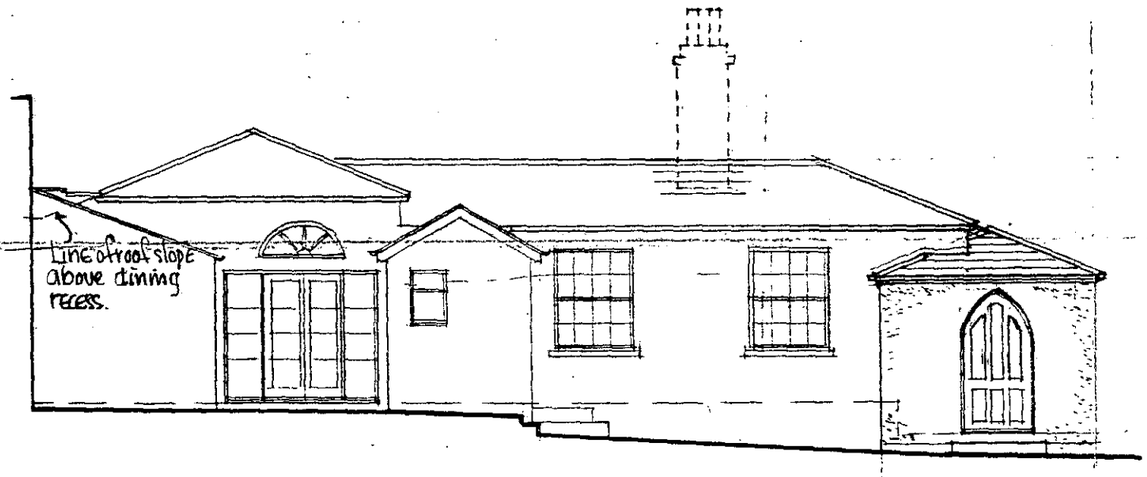
We hope you will be able to process our application to a satisfactory conclusion and look forward to hearing shortly, to this effect.

Yours faithfully

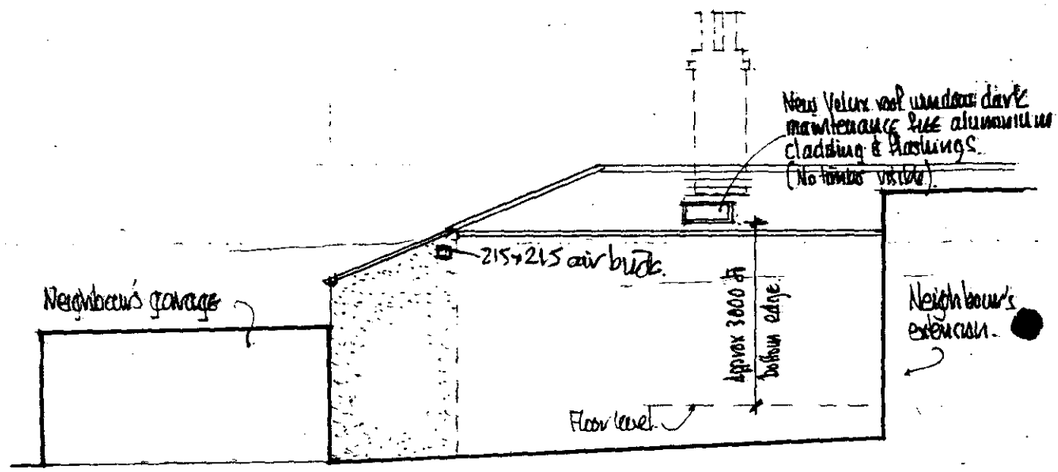
Roger Pring

C/C Mr. & Mrs. J Davies.
Mrs. Wellington, 105, High Street, Wargrave.

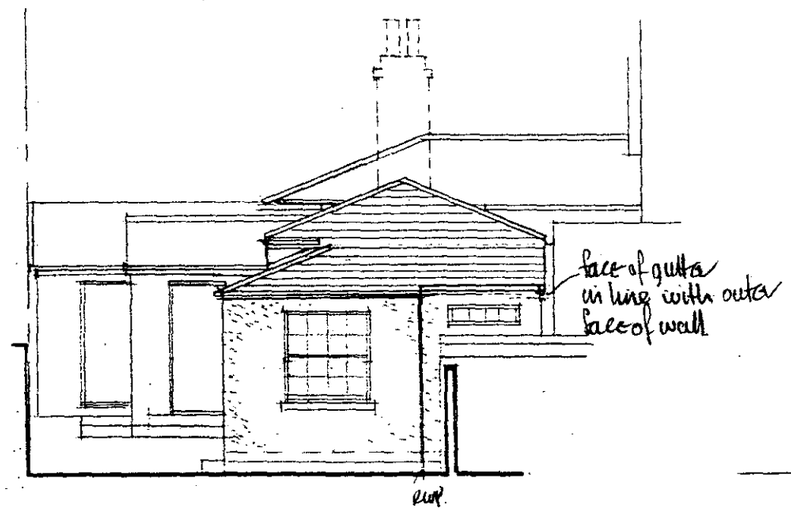
REGISTERED NO. 2284491



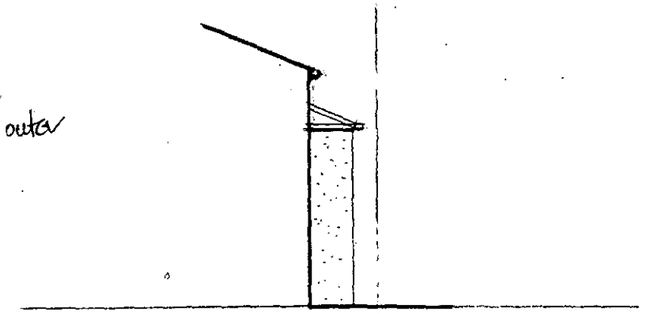
NORTH ELEVATION



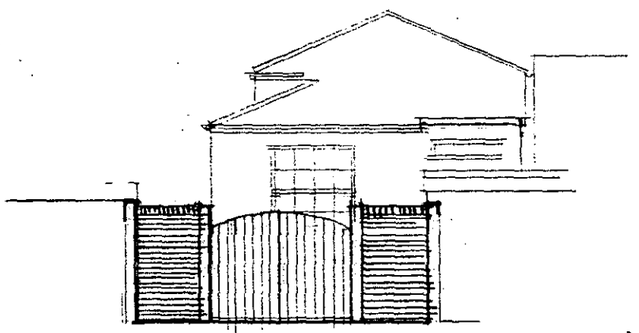
SOUTH ELEVATION



WEST ELEVATION



EAST ELEV



ELEV. OF ENTRANCE GATES & WALLS

ELEVATIONS : AS PROPOSED.

HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502 Facsimile no.: 0118 973 6290.

DRG. NO.: 01/334/6B SCALE.: 1:100 DATE: 03/03/01

Revisions: A VARIOUS ELEVS ADDED 12/03/01
B VELUX SHOWN TO SOUTH ELEV. 01/05/01

11 APR 2001

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 03 April 2001

Application Number: F/2001/3611

Proposal: Proposed single storey front extension to dwelling. Demolition of garage and outhouse..

Site Address:
103, High Street, Wargrave, ~~Reading~~.

Applicant:
Mr & Mrs Davies C/O Roger Pring And Sons.

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

NO 103 IS NOT A LISTED BUILDING, BUT WITHIN THE WARGRAVE CONSERVATION AREA.

THE REMOVAL OF THE FLAT ROOFED GARAGE MUST BE AN ENHANCEMENT TO THE AREA, ALTHOUGH ITS IMPACT ON THE CONSERVATION AREA IS MINIMAL.

THE PROPOSAL IS VISIBLE FROM THE HIGH STREET BUT VIEWED OVER THE NEW BRICK WALL + GATES.

NOTE: 1. THE NEW VELUX TO LIGHT THE NEWLY FORMED CORRIDOR IS NOT SHOWN ON THE SOUTH ELEVATION

2. IT MAY BE PREFERRABLE TO ADD A ROOFLIGHT TO THE NEW BATHROOM ON THE SOUTH ELEVATION AND OMIT THE HIGH LEVEL WINDOW.

3. THE WINDOW TO THE STUDY APPEARS VERY LARGE — A '6X6 OVER 5X' PANED WINDOW WOULD BE THE PREFERRED SCALE.

Harold Sanders
19.04.01.

To:
Harold Sanders
Urban Design And Conservation Officer

11 APR 2001

From: George Allpress

Date: 03 April 2001

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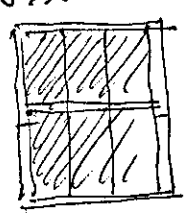

6 OVER 6 !

Harold Sanders
19.04.01.

Nicola Lake

From: Clerk - Wargrave Parish Council [clerk@wargrave.org.uk]
Sent: 19 April 2001 15:45
To: John R Mitchell
Cc: Nicola Lake
Subject: Planning Applications

John

Please find attached the Parish Council's representations regarding several planning applications, hard copies of the consultation sheets will be forwarded to you on Monday.

F/2001/3636 - The Old Boathouse, Wargrave Road.
Object.
Documentation from the previous owner indicates that this application is not a like for like replacement. It would appear that the proposal is larger than the original by approximately 100%. It is also still not clear as to whether the proposal includes a second floor.
It is also understood that the mooring rights are in question.

F/2001/3611 - 103 High Street, Wargrave. GA
No objection.
The Parish Council requests a condition of "materials to match".

F/2001/3607 - Thames Reach, Loddon Drive.
Object to a substaintial increase in the height and footprint in the floodplain.
The Parish Council requests that any planning gain to include a condition of "ancillary to the main dwelling".

F/2001/3582 - Barn Acre, Loddon Drive
No objection

Please Note: The office will be closed until Monday 23rd April, therefore if you have any enquiries relating to the above please contact Councillor Mrs Hodgson (Chair of Planning & Highways Committee) on 0118 9406048.

Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ clerk@wargrave.org.uk
Tel/Fax ~ 01628 788354

The information transmitted in this E-mail is intended only for the person or
entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of, any action in reliance upon, this information by persons
or entities other than the intended recipient is prohibited.

Wargrave Parish Council cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer, and, as such, is not liable for any damage that may be caused as a result.

If you received this in error, please contact the sender and delete the material from any computer.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 03 April 2001

Application Number: F/2001/3611

Proposal: Proposed single storey front extension to dwelling. Demolition of garage and outhouse.

Parish: WARGRAVE PARISH

Site Address:
103, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Davies C/O Roger Pring And Sons.

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).

Comment.

The highway authority have no objections in principle however would like to see a revised plan that provides for 2no. vehicle parking spaces (4.8m x 2.4m min) and demonstrates that any gates provided would be clear of these spaces.

Signed: _____ **Print name:** Adam Cogswell 20/4/01

George Allpress

From: Ian Jordan
Sent: Thursday, April 19, 2001 12:16 PM
To: Natalie Brown; Joss Miller; Nicola Lake; George Allpress
Subject: APPLICATIONS TO BE ADVERTISED IN THE READING CHRONICLE AND HENLEY STANDARD

Importance: High

The following applications were supposed to be advertised in the Reading Chronicle;

2001/3562 - Nicola Lake
2001/3534 - Joss Miller
2001/3490 - Natalie Brown

2001/3611 - George Allpress - was supposed to be advertised in the Henley Standard.

Due to a cock-up (that's the technical word for it !) the company responsible for placing the adverts missed the editions on the 12.4.2001 and didn't notify us until today. This means that we have also missed the editions for this week as well so the adverts will not be published until 26.4.2001, the 21 days for comments will have to be started from the 26th and the earliest date that a decision can now be made will be the 17th May.

I'm not going to arse about with new site notices but this may mean that some applications go over the 8 weeks so sorry about that.

Ian

2001/3611 → ~~24~~ 16/05 ?

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~06 MAR 2001~~ 20 MAR 2001	Map No. 21 Site 005
Officer: GA Application No. F/2001/3611	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING, DEMOLITION OF GARAGE AND OUTHOUSE

Location: 103 HIGH STREET

Parish: WARGRAVE Ward: Wargrave 3.4.01 B

Applicant: MR/MRS DAVIES

Fee Received 95-00 (7) 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	Access?	✓ 15/3	✓ 20 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not clear where extn is.	✓ 15/3	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~supply South elevation~~ need to show parking	✓ 15/3	✓
6	Floor plans			20 MAR 2001
7	Metric scale disclaimer			
8	Encroachment letter	? Poss. encroachment	✓ 15/3	✓
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Wargrave...

Listed Building 1 2 2*

Advertisement Required ...Development in a conservation area.

Date Site Notice Sent : 3.4.01 TB

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.

NEIGHBOURS: site notice & cell map for neighbour notification

20.MAR2001* 3611

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

06 MAR 2001

3 March 2001

Dear Sirs,

Re; Proposed demolition of garage and outhouse and construction of single storey front extension
Houndsford Cottage, 103, High Street, Wargrave, Berkshire, RG10 8DD.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/334/1 to 6 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

I confirm that the proposed extension will be totally within the curtilage of the site.

If the application raises any issues which you would like to discuss please give me a call.

Yours faithfully,

RWP

Roger Pring.

C/C Mr. & Mrs. J. Davies.

REGISTERED NO. 2284491

P.S. also enclosed is completed & signed Certificate B.

Environmental Services

For office use only
Application number
20.MAR2001* 3611

Householder planning application form

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

1	Your name	MR & MRS. J DAVIES,
	Address and postcode	HOUNDSFORD COTTAGE,
		103 HIGH STREET,
		WARGRAVE, BERKSHIRE,
		RG10 8DD
	Phone number	0118 940 4655
●	Agent's Name	ROGER PRING & SONS,
	Address and postcode	278 NINE MILE RIDE,
		FINCHAMPSTEAD,
		WOKINGHAM,
		BERKSHIRE, RG40 3NT
	Phone number	0118 973 3502
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.	HOUNDSFORD COTTAGE,
		103, HIGH STREET,
		WARGRAVE,
		BERKSHIRE,
		RG10 8DD
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF GARAGE & OUTHOUSE.
		SINGLE STOREY FRONT EXTENSION
●		PARKING FOR 2 VEHICLES

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.	RENDERED WALLS TO MATCH EXISTING SLATED ROOF 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: -	Proposed: -
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
	See attached Certificate B	

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS J. DAVIES.

Date 04/03/01.

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

1789/a

SECTION 66 CERTIFICATE

20.MAR20[illegible]11

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MESSRS M WELLINGTON,	WARGRAVE LODGE, HIGH STREET WARGRAVE BERKSHIRE RG10 8DD	19-03-01

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . Messrs J. DAVIES . . . . . .

Date . . . . 19/03/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

HOUNDSFORD COTTAGE

ADDRESS 103 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. 54.7878 (E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/178/65	MR. J.B. POPE	BLOCK OF 4 GARAGES	13.5.65	APP. D/A
BR 7117	MRS. P.L. KING	S/STOREY EXT. & ALTERATIONS	26.9.77	APP. N/A
08762	"	APPLIANCE FLUE	28.9.78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SEC. 53 DETERMINATION - EXTS. & ALTS. - 22.8.77

DRAINAGE

Environmental Services

For office use only
Application number: 20 MAR 2001 ★ 3611

Householder planning application form

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	Phone number	0118 940 4655
2	Agent's Name	ROGER PRING & SONS,
	Address and postcode	278, NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM, BERKSHIRE, RG40 3NT
	Phone number	0118 973 3502
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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.	RENDERED WALLS TO MATCH EXISTING SLATED ROOF 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

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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

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- None of the land forms part of an agricultural holding.

Certificate B

I certify that

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

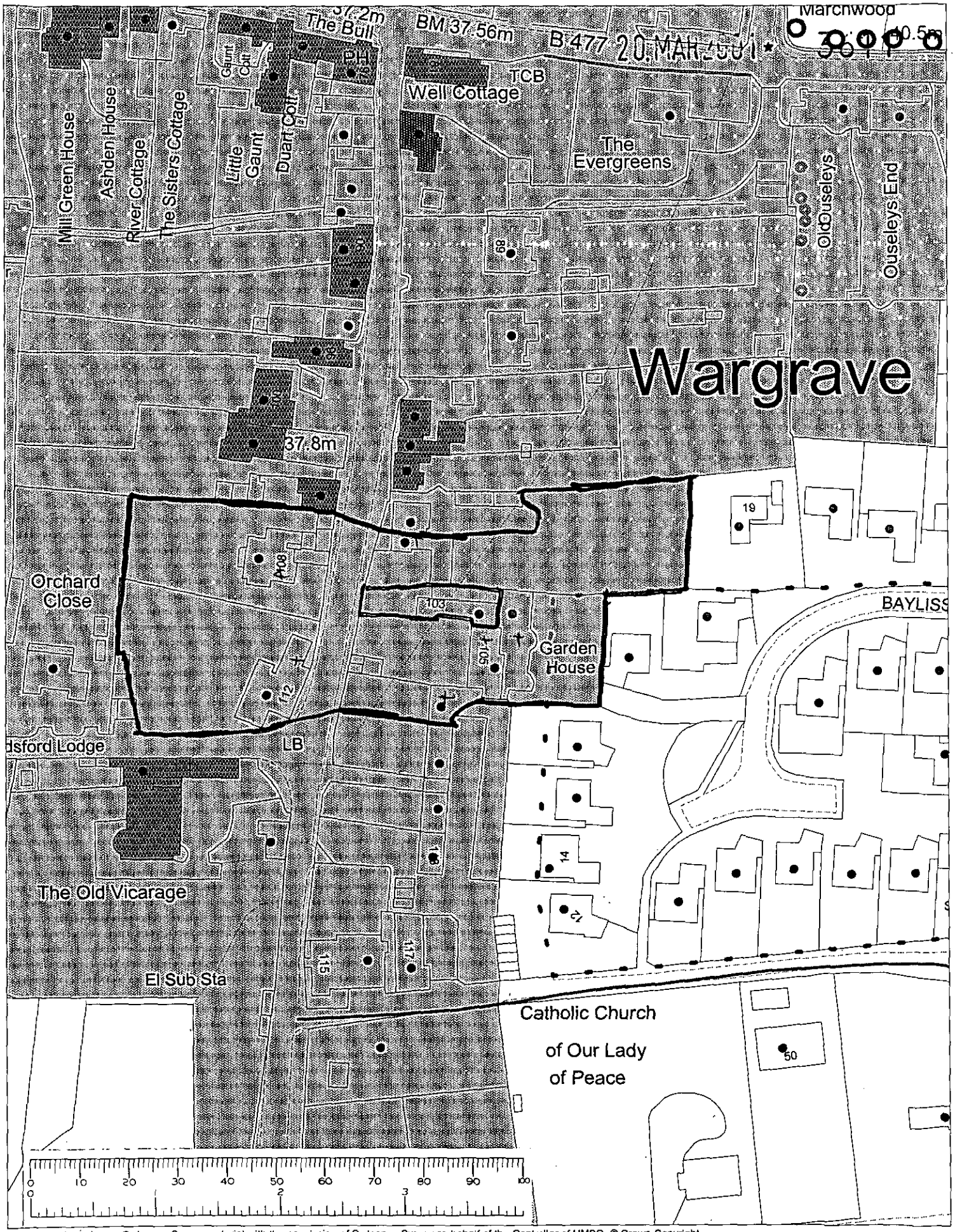
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS J. DAVIES

Date 04/03/01

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



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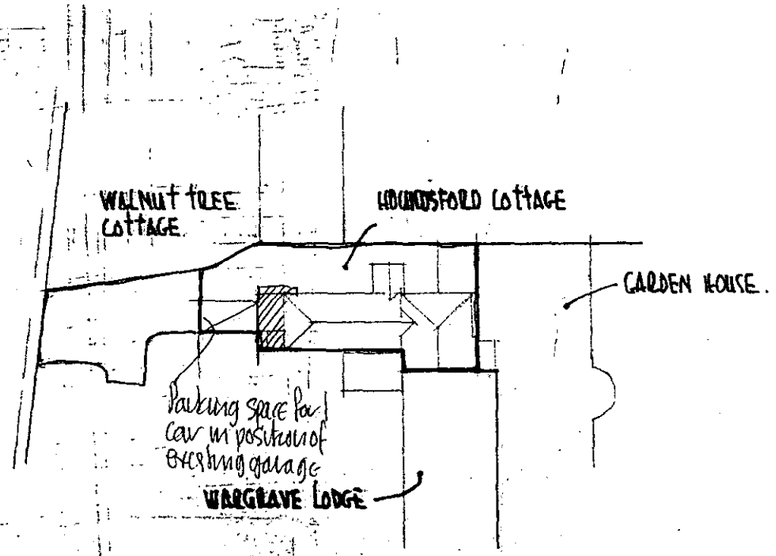
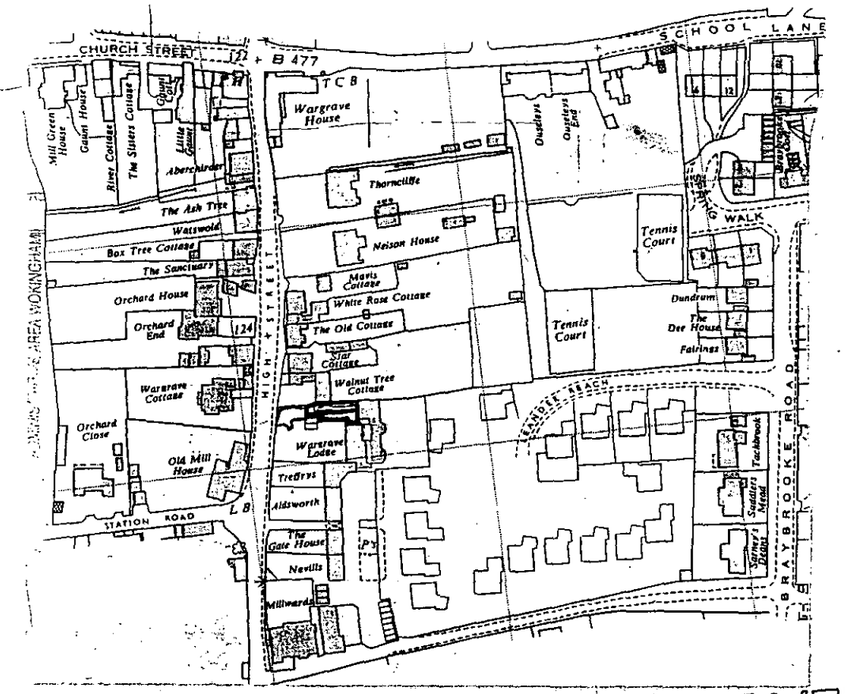
Development Control Section, Environmental Services, Wokingham District Council.
7 March 2001 Scale: 1 : 1250

20. MAR 2001 5611.



SITE PLAN 1:500



APPROVED

LOCATION PLAN 1:2500

0 10 20 30 40 50 60 70 80 90 100

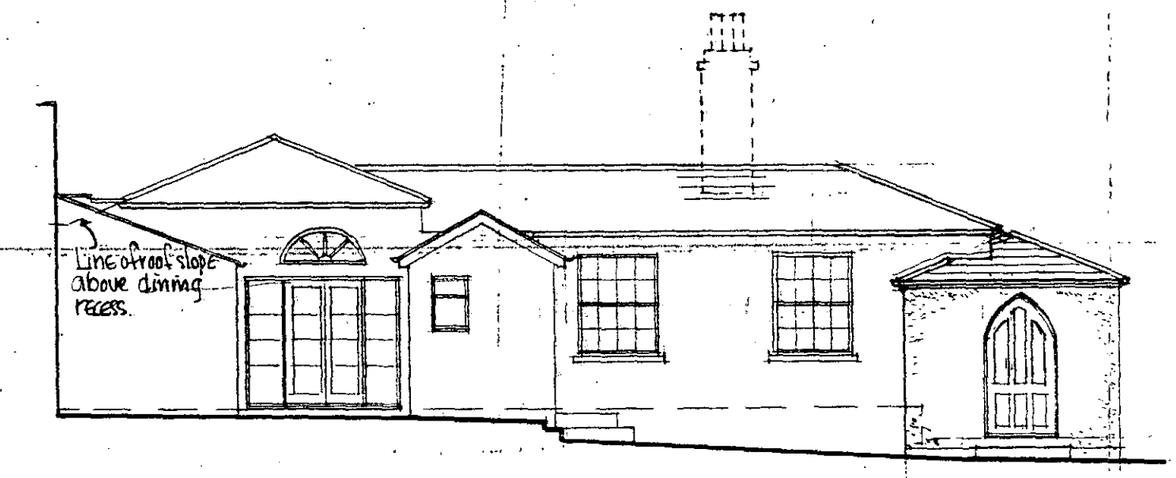
HOUNDSFORD, COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire. RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

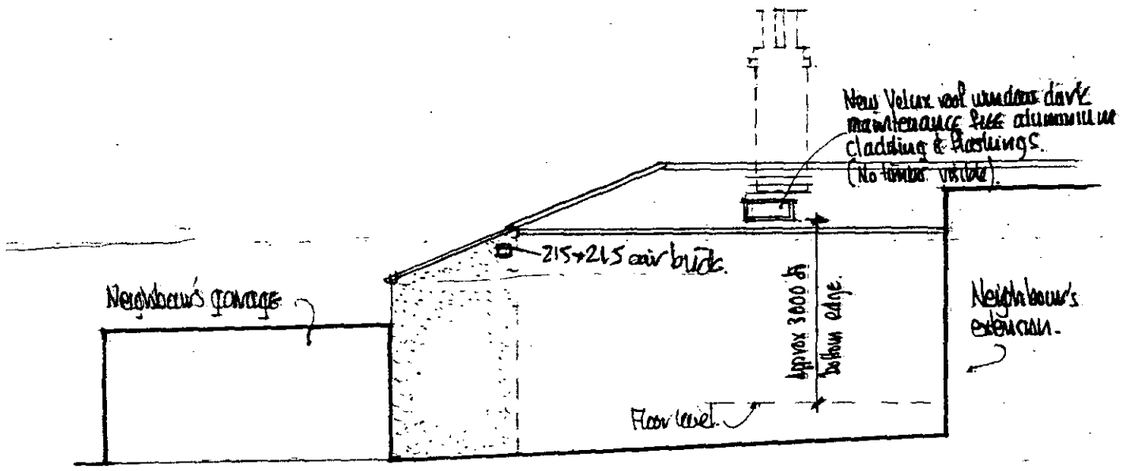
DRG. NO.: 01/534/1 SCALE.: As shown DATE: 28/02/01

Revisions:

D 23/5/01



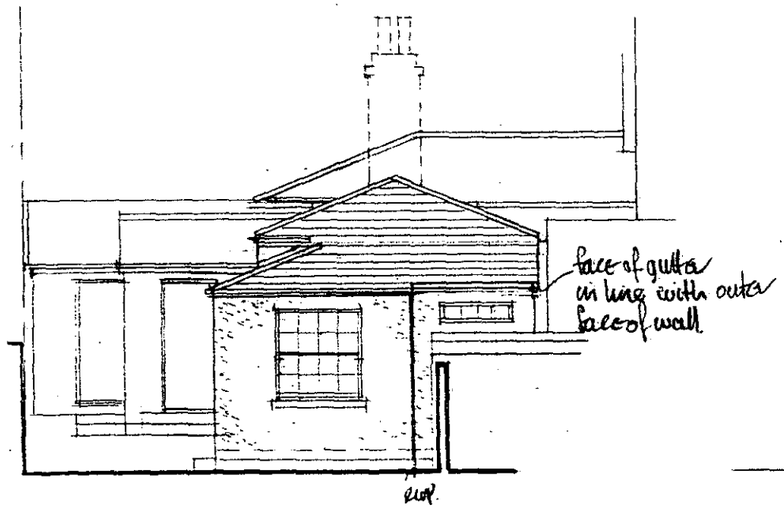
NORTH ELEVATION



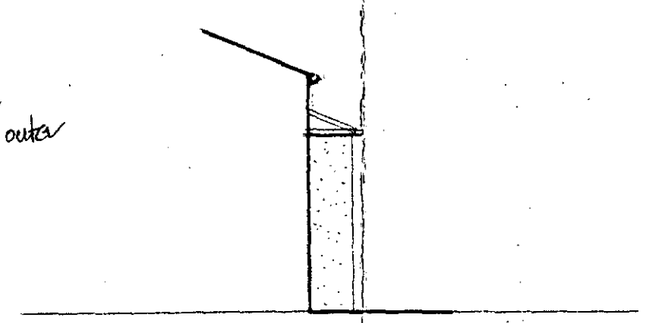
SOUTH ELEVATION

APPROVED

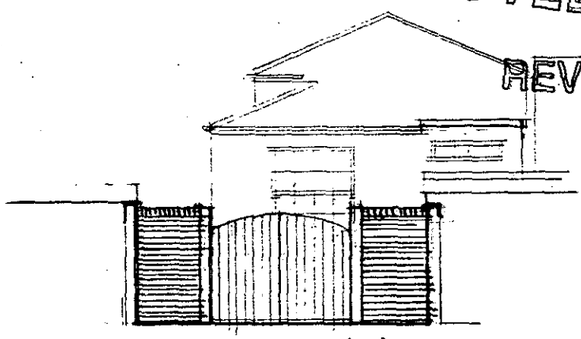
REVISED PLAN



WEST ELEVATION



EAST ELEV

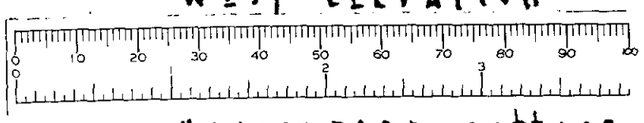


AMENDED PLANS

ELEV. OF ENTRANCE GATES & WALLS

ELEVATIONS : AS PROPOSED.

CD 23/5/01



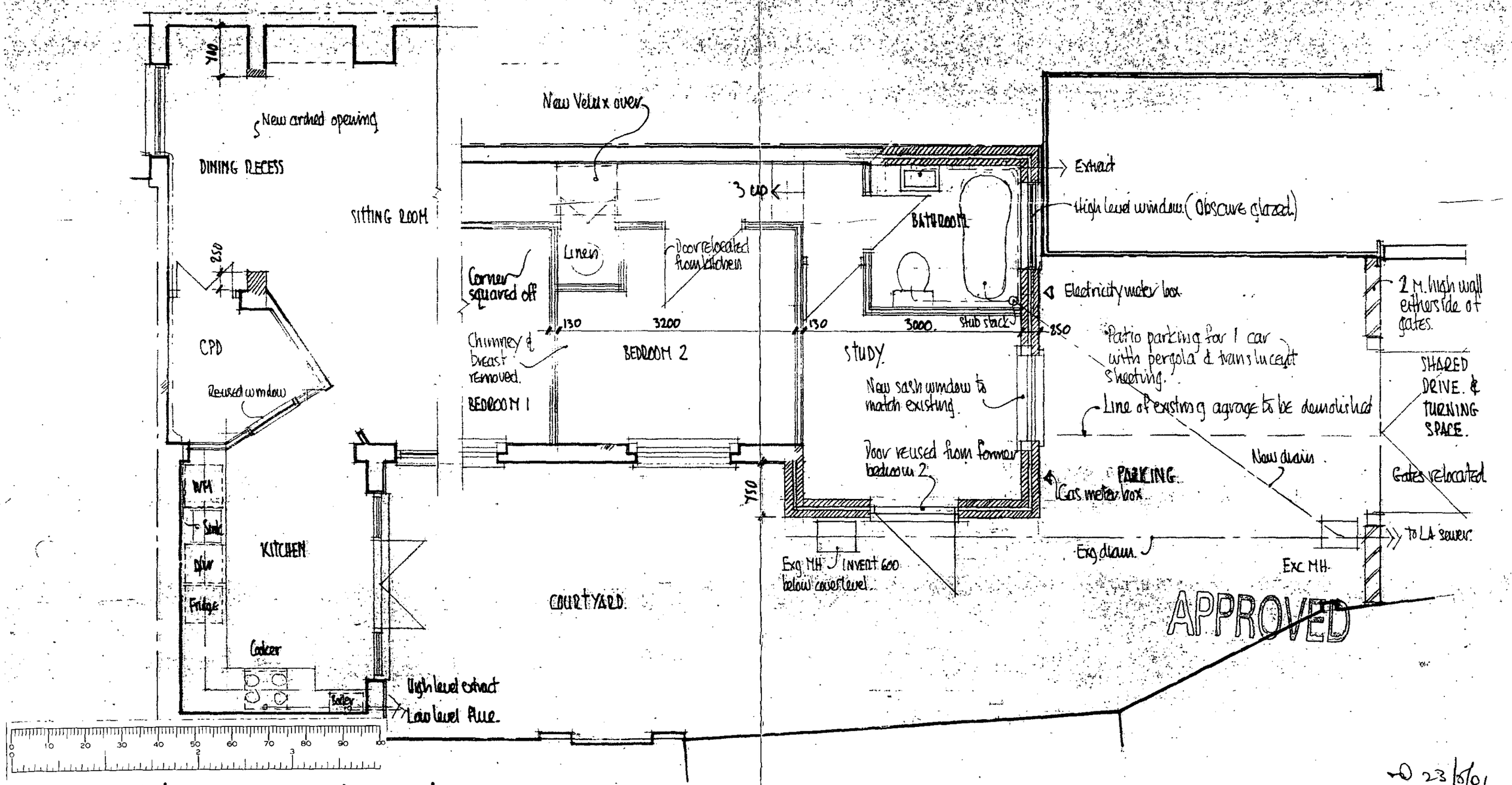
HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502 Facsimile no.: 0118 973 6290.

DRG. NO.: 01/334/6B SCALE.: 1:100 . DATE: 03/03/01

Revisions: A VARIOUS ELEVS ADDED 12/03/01
B VELUX SHOWN TO SOUTH ELEV. 01/05/01.

20 MAR 2001 * 3611



23/6/01

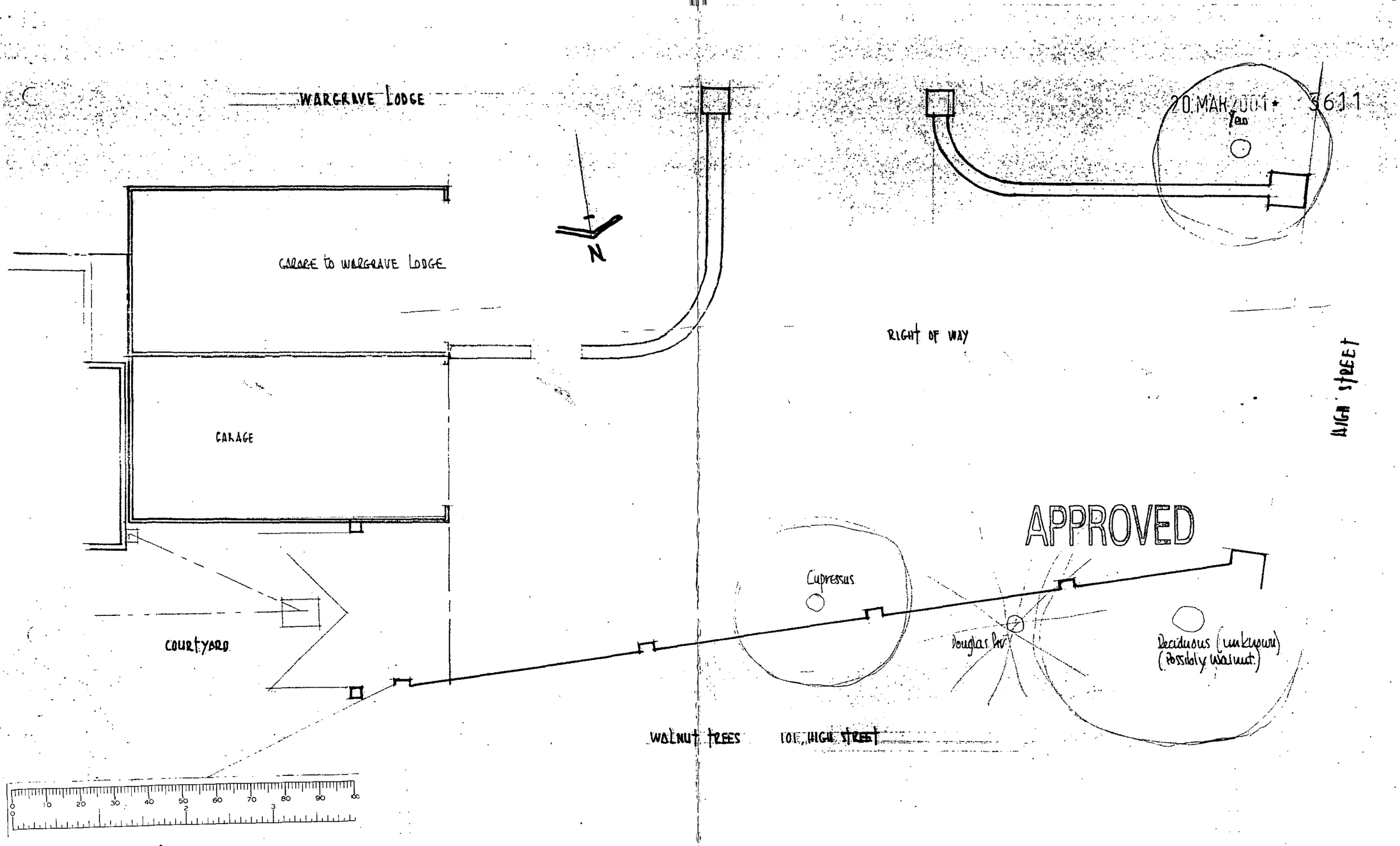
PART GROUND FLOOR PLANS - AS PROPOSED

HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/334/S SCALE: 1:50 DATE: 24/02/01

Revisions: A GATES MOVED, PARKING REDUCED. 12/03/01.



20 MAR 2001 * 3611

APPROVED

PART GROUND FLOOR PLAN : AS EXISTING

HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
DRG. NO.: 01/334/3. SCALE.: 1:50 . DATE: 27/02/01
Revisions:.

WARGRAVE LODGE

20 MAR 2001 • 3611

Line of adjoining owners' extension

High level window

SITTING ROOM

BEDROOM 1

BEDROOM 2

BALCONY

CALLEY KITCHEN

Low level waste pipe

Sink

Dishwasher enclosure

LINEN

CL

Bath

BATHROOM

WC

Storage below balcony

BOILER ROOM / STORE

Boiler (vertical flue)

Washing machine

GARAGE

High level gas meter

LOBBY

LB

W.C

WC

DINING ROOM

Assumed line of drainage

MH

MH

COURTYARD

GARDEN HOUSE

Pond

APPROVED

0 10 20 30 40 50 60 70 80 90 100

0 2 3

PART GROUND FLOOR PLAN : AS EXISTING.

HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

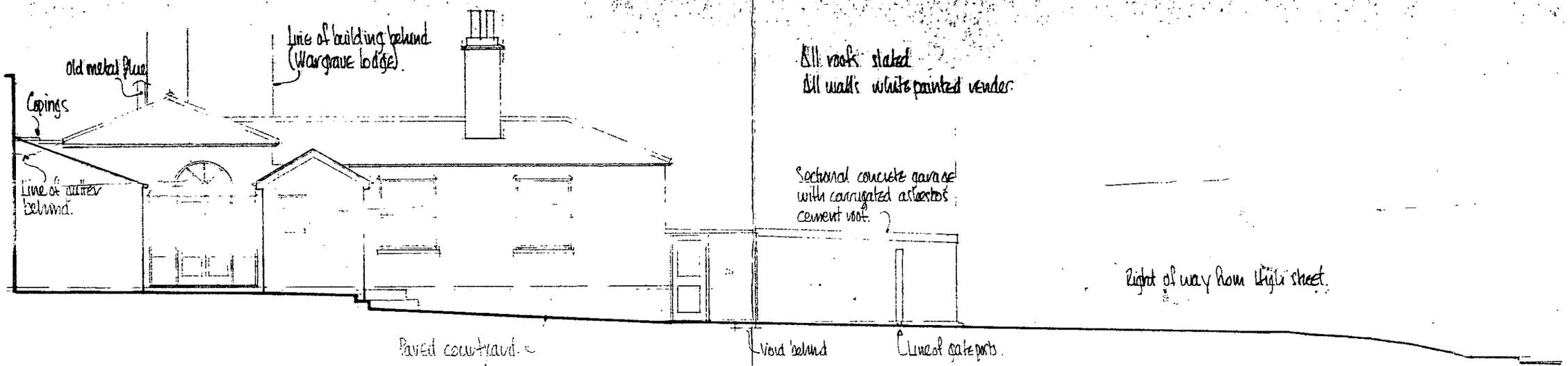
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.

Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

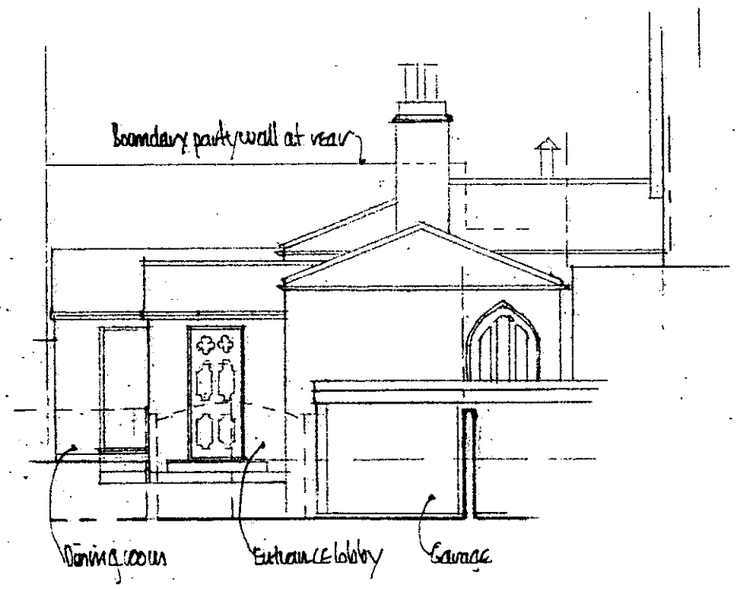
DRG. NO.: 01/554/2. SCALE.: 1:50 . DATE: 27/02/01

Revisions:

20 MAR 2001 ★ 3611



NORTH ELEVATION



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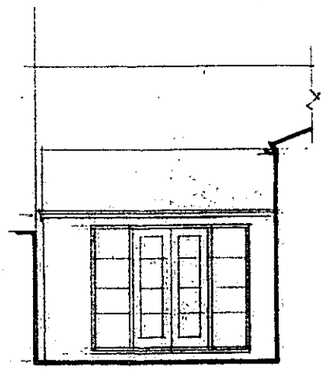
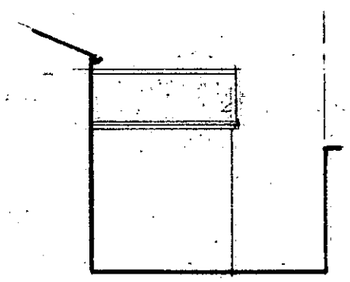


WEST ELEV.
DINING ROOM



EAST ELEV.
ENT. LOBBY

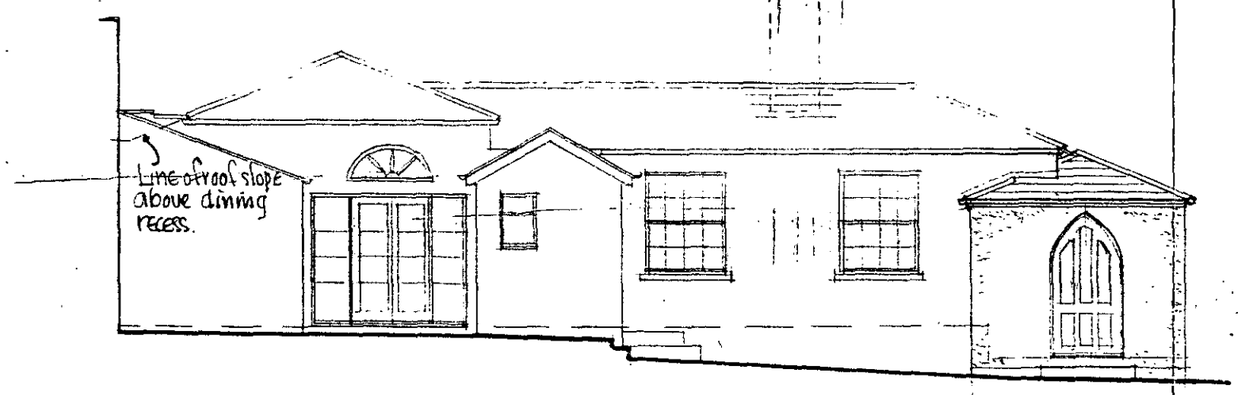
APPROVED

ELEVATIONS : AS EXISTING.

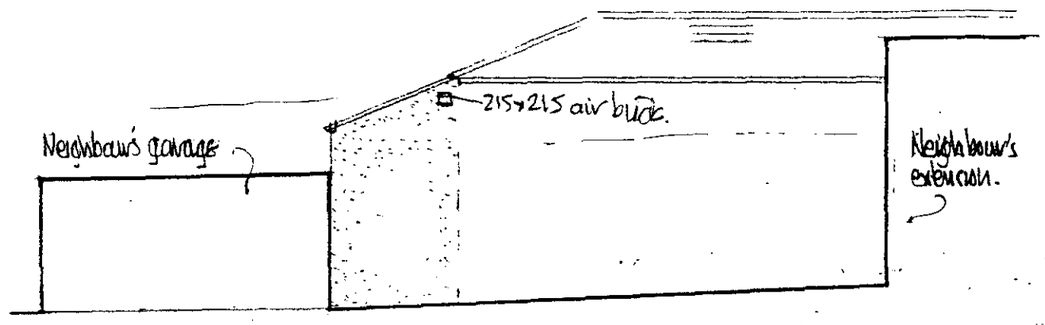
HOUNDSFORD COTTAGE, 103, HIGH STREET, WARGRAVE. RG10 8DD

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
DRG. NO.: 01/334/4. SCALE.: 1:100 . DATE: 28/02/01
Revisions:

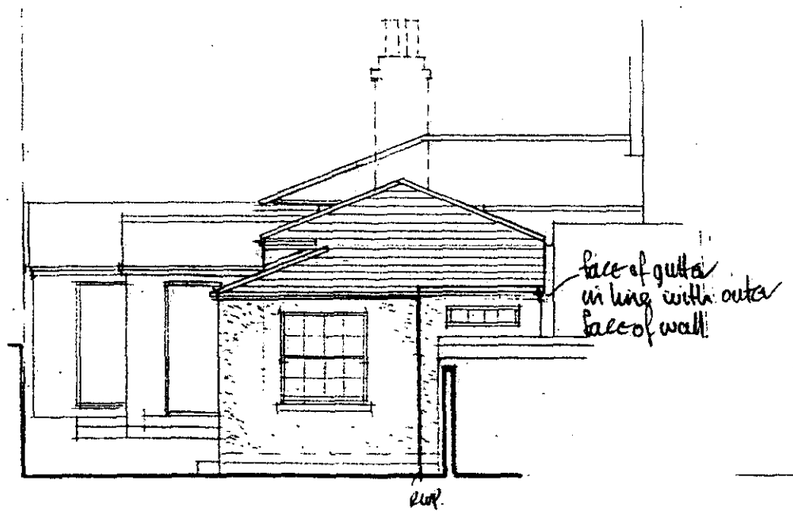
20.MAR2001* 3611



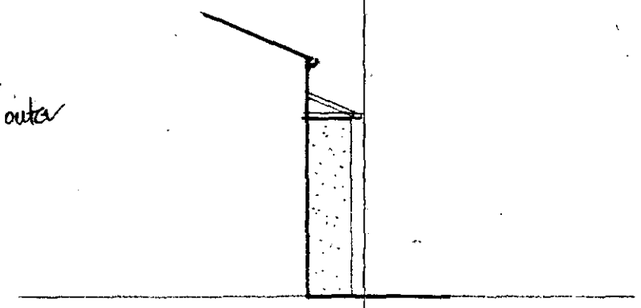
NORTH ELEVATION



SOUTH ELEVATION

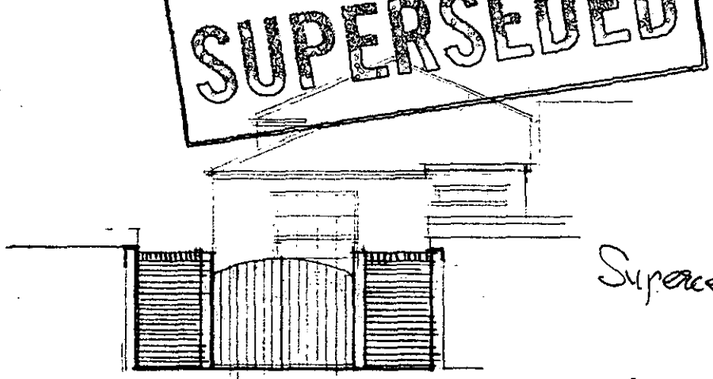


WEST ELEVATION



EAST ELEV

SUPERSEDED



Superseded

ELEV. OF ENTRANCE GATES & WALLS

ELEVATIONS : AS PROPOSED.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no.: 0118 973 3502 Facsimile no.: 0118 973 6290

DRG. NO.: 01/334/6 SCALE.: 1:100 DATE: 23/02/01

Revisions: - VARIOUS ELEVS ADDED 12/03/01

HOUNSFORD COTTAGE, 103, HIGH STREET, WARGRAVE, RG10 8DD