SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/3426

3

LOCATION:
95 Victoria Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Ball C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 18/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ball
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3426

Parish: **WARGRAVE**

Location: **95, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed two storey rear extension 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.

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 first floor level side elevations of the extension hereby approved 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. 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 LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3426

Proposal:
Proposed two storey rear extension to dwelling.

Location:
95, Victoria Road, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2001. 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

05 March 2001

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

Tel: 0118 974 6442

Date: **05 March 2001**

My ref: F/2001/3426

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/2001/3426
95, Victoria Road, Wargrave, Reading.
Proposed two storey rear extension to dwelling.

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/2001/3426**
95, Victoria Road, Wargrave, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **05 March 2001**

My ref: F/2001/3426

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3426**
95, Victoria Road, Wargrave, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3426	GA
BUILDING CONTROL NUMBER	FP 2001/1875	Andy
~~APPLICANT~~/AGENT	Colin Dawson Assoc.	
ADDRESS OF SITE	95 Victoria Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D577-01A	D577-01
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/5/01	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3426

Applicant: Mr & Mrs Ball C/O Dawson and Associates

Location: 95 Victoria Road, Wargrave, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	Yes		17/03/01

Date of Neighbour Notifications : 05/03/01

Date of Site Visit : 08/03/01

Date Registered : 21/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001
07/04/01 (GA)

This application will have expired on: 18/04/2001. 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 :

Property Department - This property is a former Council house sold under the right to buy. the properties either side have also been sold so this section has no objection to the above proposal.

Wargrave Parish Council – It is noted that the neighbouring property has some concerns as to the possibility of loss of light.

At the time of writing further comments have been received.

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

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

Application Number: F/2000/3426

Appraisal :

The application property is a semi-detached house with a two storey bay front window on one side. It has a hipped roof and is typically suburban in its appearance. The house is situated on the north side of Victoria Road, with the attached neighbour on the east and the unattached (no.93) to the west. There is a 2.5 metre wide drive between this and the unattached neighbour. The drive provides access to a detached garage and hardstanding at the rear.

There is an existing single storey ground floor extension. The application proposal is to build over this at first floor level.

Street scene is not at issue as the extension would be barely visible from the street. Therefore no harm to the street scene.

In terms of neighbour amenity: there is sufficient distance between this and the attached neighbour to ensure commonly used daylight angles are not breached. Therefore no material loss of light.

In terms of the unattached neighbour: that property has several side facing windows which face the direction of the application site. One window is the sole window to a habitable room which appears to have been annexed to form a study, (the remaining windows are to non-habitable rooms). There would be a day light infringement to this room. However, there is a gap between the two properties which is sufficient to ensure a reasonable amount of light would be maintained, and it is considered that a flank window, to a property in a location where the normal pattern of development is linear, should not prejudice the development of the adjacent site.

The number of bedrooms would not change, therefore the parking requirement remains unchanged.

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

Application Number: F/2001/3426
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the first floor level side elevations of the extensions hereby approved.....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: 95 Victoria Road, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3426

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED?

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached and semi-detached houses straddling.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.97 to the east, no.93 to the west - no other dwelling impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage at rear with side access plus front garden parking for two cars.
LEVELS	House around 0.5 metres below road level then a fall to rear (north) and a fall to the west along Victoria Road.
BOUNDARY TREATMENT	Brick wall to front timber fencing to rear.
OTHERS	None

MP

FROM: George Allpress

DELEGATED

DATE: 05 March 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3426

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 95, Victoria Road, Wargrave, Reading.

Applicant: Mr & Mrs Ball C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 29/03/2001** .

NO OBJECTION

It is noted that the neighbouring property has some concerns as to the possible loss of light.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3426 relates.

Address of site 95 VICTORIA RD, WARGRAVE, READING, BERKS. RG10 8AG

Signed Sarah Ball.

Date 17.3.01

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

FROM: U

~~To:~~

Property Dept

TO: ~~From:~~ George Allpress

Date: 05 March 2001

Application Number: F/2001/3426

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
95, Victoria Road, Wargrave, Reading.

Applicant:
Mr & Mrs Ball C/O Colin Dawson And Associates.

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

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

WOKING ... -6 MAR 2001 ... SECTION

This property is a former council house sold ~~sent~~ under the tenants right to buy scheme in 1981.

The properties on either side have also been sold so this section has no objection to the above proposal.

Sarah Hunter
Property Section

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 FEB 2001	Map No. 21 Site 0.04
Officer: GA / Application No. F/2001/3426	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 95 VICTORIA ROAD

Parish: WARGRAVE Ward: Wargrave 5.3.01 B

Applicant: MR / MRS BALL

Fee Received 95-00 Required ..... Additional ..... Refund .....

(9)

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	Scale?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property – Council House? ✓
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:

S/N + See map

Byhand
20/2/01

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

21.FEB.2001 3426

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

Ref: CED/BK/577
Tuesday, 20 February 2001

Dear Sir

RE; 95 VICTORIA ROAD, WARGRAVE, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

13, COUNCIL HOUSE.

ADDRESS 95, VICTORIA ROAD PARISH WARGRAVE.

PLOT No.

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

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 90/71	Wokingham R.D.C.	Improvements & Storey addition	18 5 71	App N/A
PD/304/71	Mr J. J Pearson	Garage.	14 5 71	App N/A
BR 12545	"	RENAL DIALYSIS UNIT	13.12.79	App N/A
12479	"	" " "	17.2.80	N/A N/A
FP 99/8555	Mr. L. Ball	Dot. Dble Garage joint unit 93	23.3.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

21.FEB.2001 * 3426

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 L Ball
	Address and postcode	95 Victoria Road Wargrave, Reading, Berks
	Phone number	0118 9402786
	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way Twyford, Reading, Berks RG10 9Py
	Phone number	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.	95 Victoria Road, Wargrave, Reading Berks RG10 9
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey rear extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red facing brick plinths with white painted rough cast render to walls with red plain tile roof
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: 3	Proposed: 3
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 L Ball

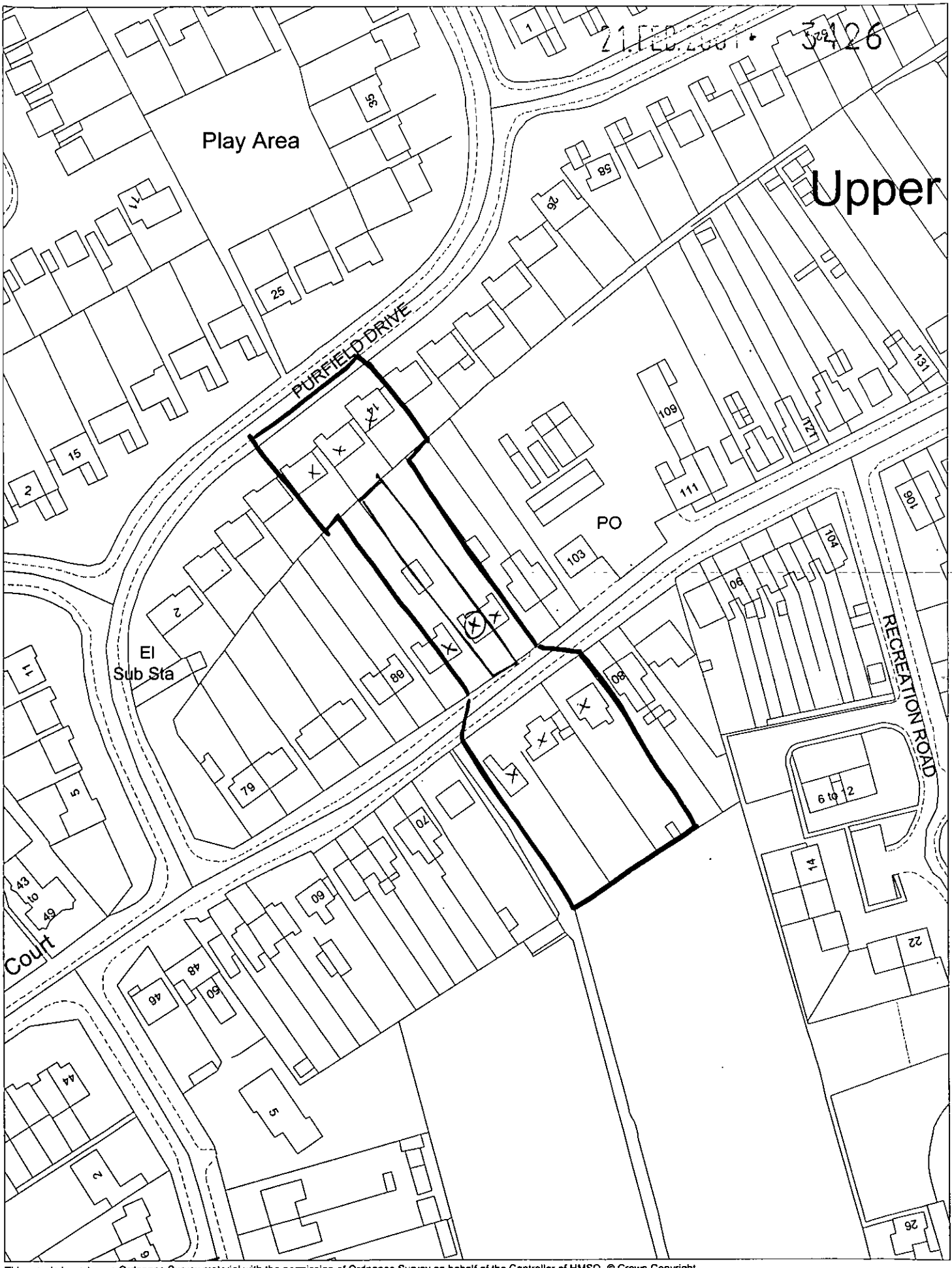
Date: 20/02/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3426**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2001

Scale: 1 : 1250