APPLICATION NO:
**F/2002/5614**

LOCATION:
**44 Ridgeway, Wargrave Reading.**

APPLICANT:
**Mr Kennedy-Cooke C/O Thames Valley Windows**

PROPOSAL:
**Proposed single storey rear extension to dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **07/02/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**04/03/2002**

CASE OFFICER: **Richard Kelly**

APPROVED

727

DO

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Kennedy-Cooke**
**C/O Thames Valley Windows**
**Unit 44**
**Longshot Lane**
**Bracknell**
**Berks**
**RG42 1RL**

**Application Number: F/2002/5614**

**Parish:** **WARGRAVE**

**Location:** **44, Ridgeway, Wargrave, Reading.**

**Proposal:** **Proposed single storey rear extension to dwelling to form conservatory.**

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

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

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

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

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

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

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

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

**Informative**
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

**Informative**
5. 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:

Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

Notice checked by: _____

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

**WORK SHEET FOR :** Richard Kelly

**Application Number :** F/2002/5614

**Applicant :** Mr Kennedy-Cooke C/O Thames Valley Windows.

**Location :** 44, Ridgeway, Wargrave, Reading.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 24/1/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 07/01/2002**

**Earliest Date for Decision : 07/02/2002**

**Latest Consultation Date/Site Notice Expiry Date : 07/02/2002**

**This application will have expired on: 04/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

No obs.

**Planning Issues :**

**Application Number: F/2002/5614**

**Appraisal :**

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

## Application Number F/2002/5614
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
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INFORMATIVES: (Groundwater protection zone)

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

No soakaways shall be constructed to a depth exceeding 3m below existing ground level and under no circumstances shall the water table be intersected.

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

| | |
|---|---|
| **Informative for approvals** | |
| **N16** | N04 |
| **LODDON AREA LOCAL PLAN POLICIES:** | LBE 1 |
| **SOUTH-EAST AREA LOCAL PLAN POLICIES:** | |
| **WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** | WBE 1, WOS 3 |
| **GREEN BELT LOCAL PLAN POLICIES:** | |
| **BERKSHIRE STRUCTURE PLAN POLICIES:** | |
| **MINERALS LOCAL PLAN POLICIES:** | |

**RECOMMENDATION AND CONDITIONS/REASONS AGREED:** R D Thomson
**(Development Control Manager)**

**Date:** 19/2/02

# RECORD OF SITE VISIT

SITE ADDRESS: 44 Ridgeway
Wargrave Reading.

APPLICATION NUMBER: F/2002/5614

OFFICER: Richard Kelly

DATE OF SITE VISIT: 29/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Large mock - georgian houses. 1980s

3. DESCRIPTION OF SITE/BUILDING Large detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES
1' to 40 and 46.

5. SITE CONSTRAINTS

TREES Some small bushes.

ACCESS/PARKING Unaffected

LEVELS Flat.

BOUNDARY TREATMENT 1.5m wall with shrubs to east, 2m wall to west

OTHERS

**Application Number: F/2001/5614: 44 The Ridgeway, Wargrave, Reading**

**Appraisal:**

This proposal is for a single storey rear extension to form a conservatory. It raises the following issues:

Impact on adjoining properties: LBE 1, WBE 1, WOS 3

The property is sited perpendicular to the adjoining properties of 40 and 46 Ridgeway. The proposed conservatory would project 3.1m from the existing rear of the property, reducing to 3.1m for the 2.5m nearest Nos. 40 and 46. At the eaves level, the conservatory would be 2.075m in height, rising to 2.975m at the ridge. Given the existence of a 2m wall between the properties, it is not considered that this will have an undue impact.

Impact on streetscene: LBE 1, WBE 1, WOS 3

It may be possible to see the new conservatory from the spur road of The Ridgeway to the rear. However, any views will be minimal, as it is screened by established shrubs and a 2m wall, such that there is no undue impact.

**Approval** ~~**Refusal**~~

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

Tel: (0118) 974 6229

Date: **14 January 2002**

My ref: F/2002/5614

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX


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/2002/5614**
**44, Ridgeway, Wargrave, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

***Richard Kelly***

*Development Control Officer*

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**LISTING FORM**
Case officer: **Richard Kelly** Application Number: **F/2002/5614**
**44, Ridgeway, Wargrave, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
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 6229

Date: **14 January 2002**

My ref: F/2002/5614

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
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


Dear Councillor

**Application Number: F/2002/5614**
**44, Ridgeway, Wargrave, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

***Richard Kelly***

Development Control Officer

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**LISTING FORM**
Case officer: **Richard Kelly** Application Number: **F/2002/5614**
**44, Ridgeway, Wargrave, Reading.**
**Proposed single storey rear extension to dwelling to form conservatory.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

**Received by Wokingham District Council**

# Application No: F/2002/5614

**Proposal:**
Proposed single storey rear extension to dwelling to form conservatory.

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

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5614 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**14 January 2002**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2002/5614**
**CASE OFFICER: Richard Kelly**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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| Application Number : F/2002/5614 | Map No : 21 |
|---|---|
| Case Officer : RK | Site Area : 0.04 |
| Valid Date : 7.01.02 | Received Date: 07/01/2002 |

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 44, Ridgeway, Wargrave, Reading.

Parish : WA Ward : WAR 14.1.02. TB

Applicant : Mr Kennedy-Cooke C/O Thames Valley Windows.

Fee Required: £95 Fee Received: ~~£0~~ 95.00 (3)

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 | NO SCALE | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS 14.1.02 TB.

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

## NEIGHBOURS

S/N + see map

## OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives)

No pre-apps

ADDRESS 44 RIDGEWAY PARISH WARGRAVE

PLOT No. 33 (GREENWINGS) ORD. SHEET No. SU 7878 (

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| O/42/62 | TRUSTEES OF SIR WILLIAM CAIN | O/APP RESIDENTIAL DEVELOPMENT | 22.2.62 | O/A |
| O/54/66 | MESSRS. BRIDGE MANOR HOMES | " " | 19.5.66 | N/A |
| O/157/66 | " " | " " | 30.8.66 | O/A |
| O/242/66 | " " | " " | 2.1.69 | O/A |
| O/16/69 | NEW FOREST HOMESTEADS LTD. | LAYOUT - 83 HOUSES & GARAGES ROADS | 22.7.70 | N/A |
| O/66/70 | " " | CONSTRUCTION ROADS & SEWERS 83 HOUSES & GARAGES | 3.9.70 | APP |
| 82/70 | " " | | | |
| 104/70 | ST LEGER HOMES SOUTHERN LTD | ALTERED HOUSE - DOUBLE GARAGE | 29.10.70 | APP |
| PD/457/71 | " " | EXTENSION TO APPROVED SITE OF UTILITY ROOM | 2.9.71 | APP |
| FP98/7706 | Mr & Mrs. Kennedy-Cooke | Part Garage Con. | 2.7.98 | APP |
| F/2002/5614 | " | S/St/R - Conserv. | | |

DATE OF COMPLETION

MINISTRY DECISION O/10/69 - GRANTED ON APPEAL (DISMISSED)

SPECIAL ORDERS PD Enq - Part Garage to Living Accom. - Mr. J. Kennedy-Cooke - 5/5/9

DRAINAGE

091074

# Environmental Services

For office use only.
Application number:

07 JAN 2002* 5614

## 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 | KENNEDY-COOKE |
| | Address and postcode | 44 RIDGEWAY<br>WARGRAVE<br>BERKS<br>RG10 8AS |
| | Phone number | 01189 402739 |
| 2 | Agent's Name | THAMES VALLEY WINDOW |
| | Address and postcode | UNIT 44<br>LONGSHOT LANE<br>BRACKNELL<br>BERKS RG42 1RL |
| | Phone number | 01344 869400. |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | AS ABOVE. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | WHITE UPVC LEAN-TO CONSERVATORY. |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | WHITE UPVC LEAN-TO WITH<br>BRONZE POLYCARBONATE ROOF<br>& BRICKWORK TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain-English-Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: ✓ | Proposed: |
| **10** | Does a public right of way touch the site?<br>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).<br>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.

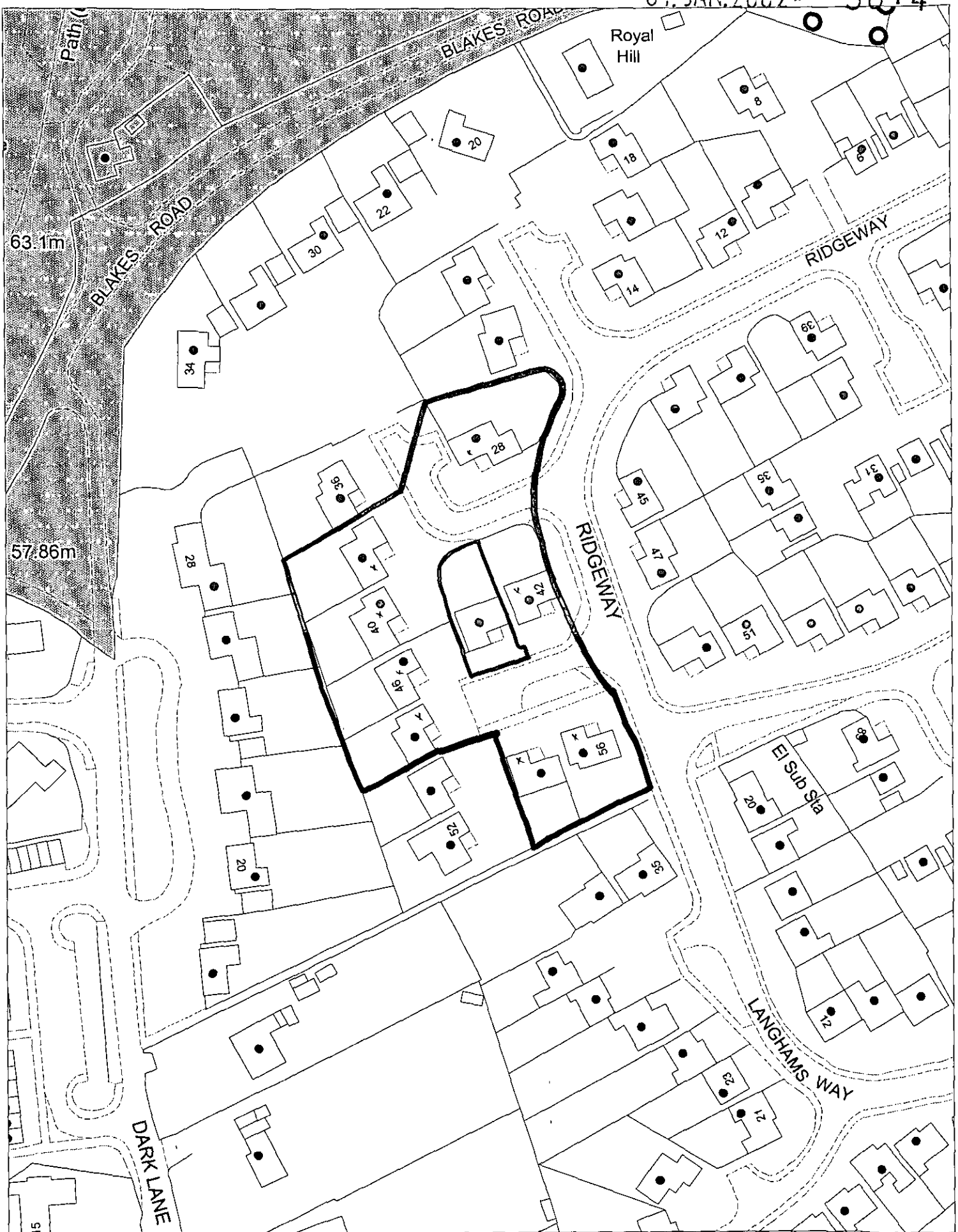
Your signature: Judy Stopher

on behalf of MR & MRS KENNEDY - GOOKE

Date 4-1-02

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

07 JAN 2002* 5614

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Development Control Section, Environmental Services, Wokingham District Council.
10 January 2002

Scale: 1 : 1250

N W E S

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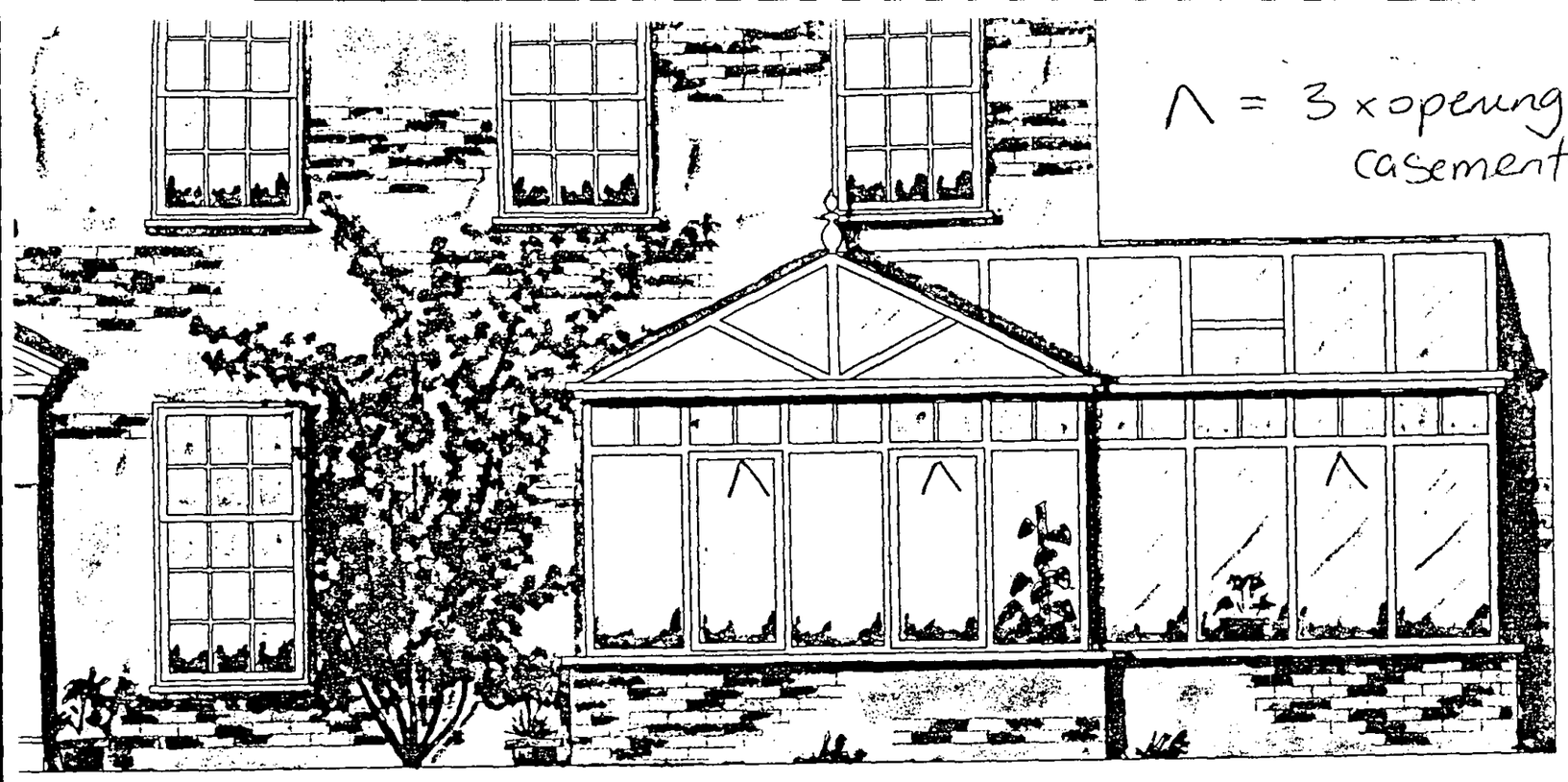
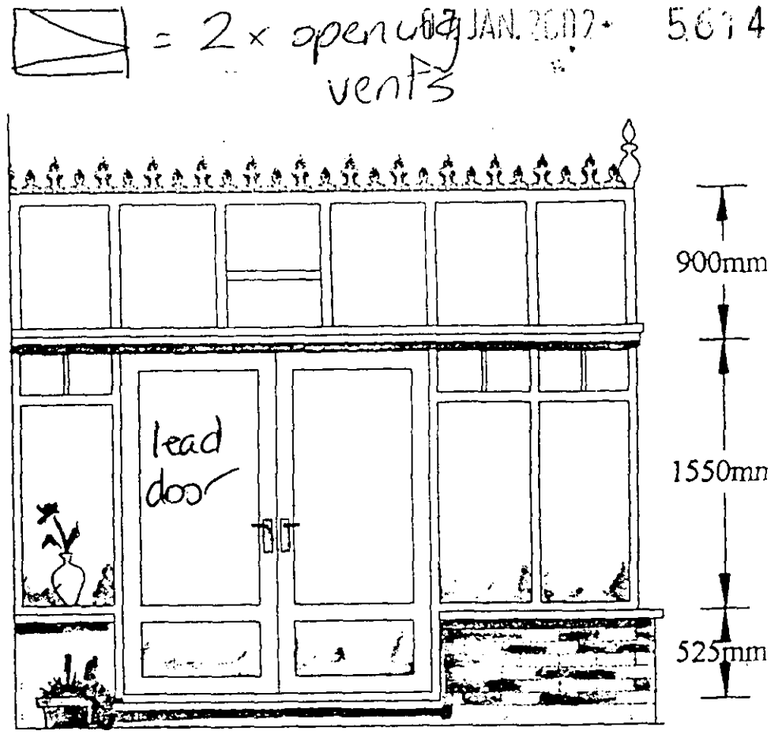
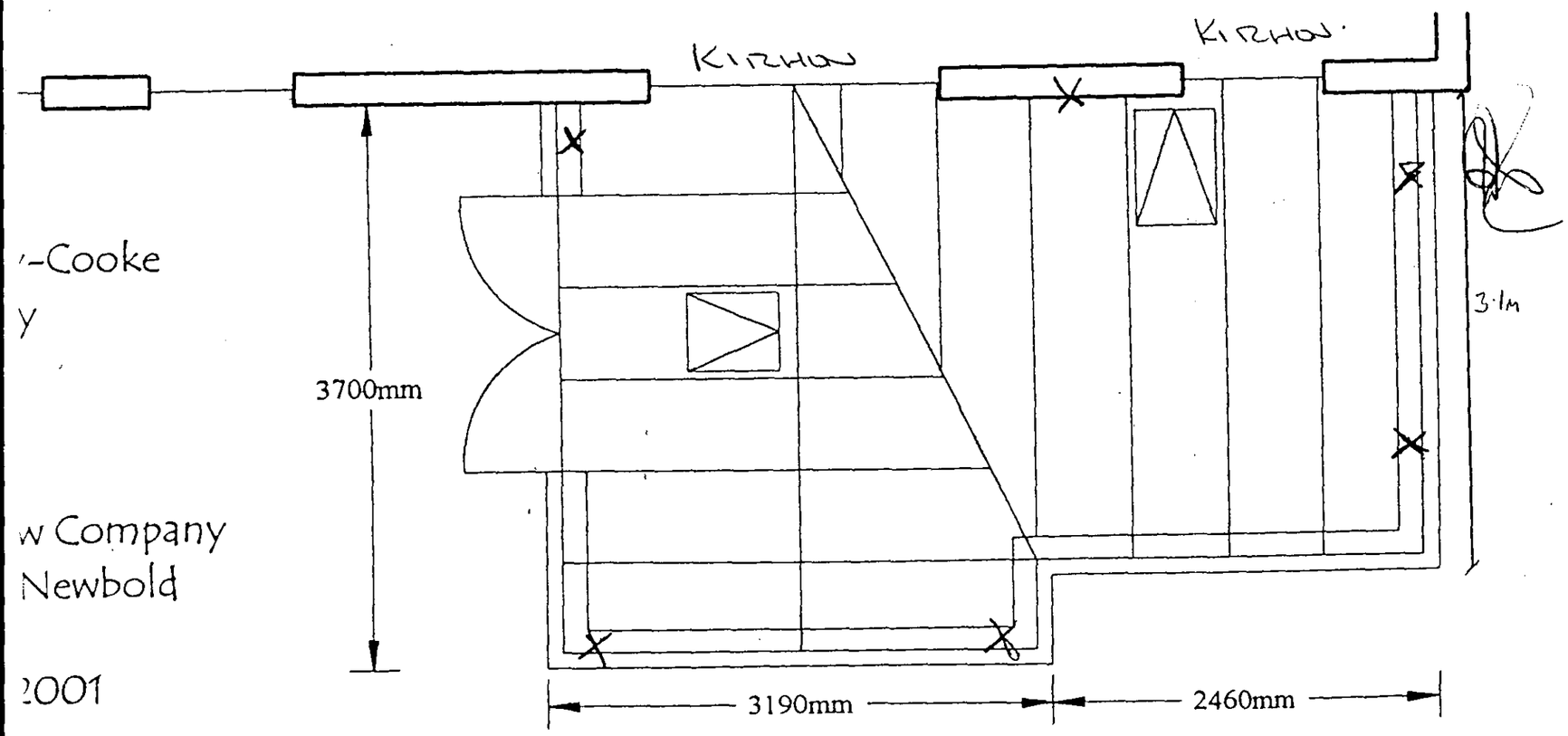
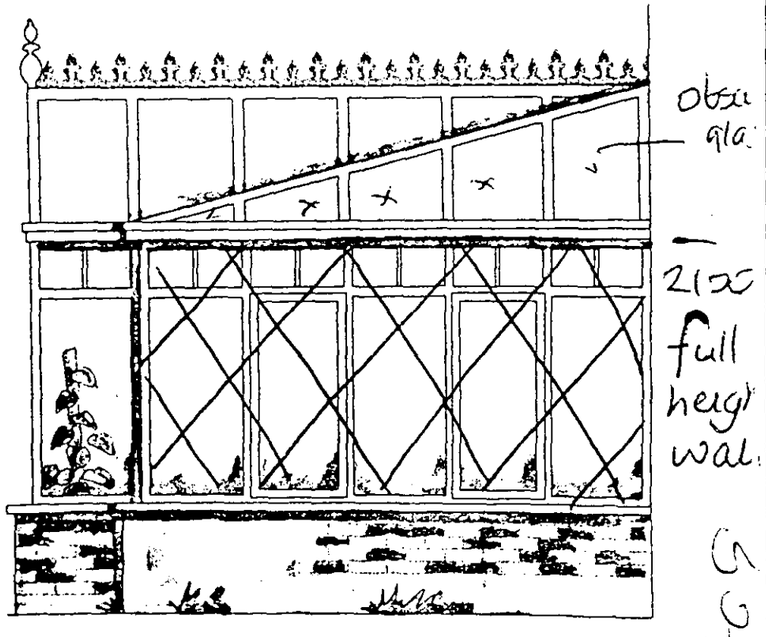



x = 6 double sockets




-Cooke
y

w Company
Newbold

2001

APPROVED

