SOUTHPORT U.K
LONDON OFFICE

X SYSTEMS LTD

APPLICATION NO:
F/2001/3543

4

LOCATION:
27 Ridgeway, Wargrave Reading.

APPLICANT:
Mr & Mrs H Cowley C/O Household Henderson Architects

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2001

CASE OFFICER: **George Allpress**

REFUSED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs H Cowley
C/O Household Henderson Architects
3 Charlecote Mews
Staple Gardens
Winchester
Hants
SO23 8SR

Application Number: F/2001/3543

Parish: **WARGRAVE**

Location: **27, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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

Reason
1. The proposed two-storey extension would because of its siting, scale, form and massing adversely affect the character of the area and result in harm to the street scene. The application proposal therefore conflicts with policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and with policies WBE1 and WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.

Reason
2. The proposal is considered to be an over development of this site, and therefore to conflict with policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and with policies WBE1 and WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.

Reason
3. The application proposal would result in a loss of privacy to occupants of the neighbouring dwellings. The application is therefore considered to conflict with policy LBE2 of the Loddon Area Local Plan and policy WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.

Reason

4. The application proposal fails to comply with the Local Planning Authority standards in respect of vehicle parking and the consequential risk that the development if carried out would result in an unacceptable increase parking stress in Ridgeway, and thereby impact adversely on the free flow of traffic thus jeopardising road safety. The proposal therefore conflicts with policy LT6 of the Loddon Area Local Plan and with policy WT6 of the Wokingham District Local Plan (Deposit Draft) as amended.

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE2 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

WORK SHEET FOR: George Allpress

Application Number: F/2001/3543

Applicant: Mr & Mrs H Cowley C/O Household Henderson Architects

Location: 27 Ridgeway, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		24/03/01

Date of Neighbour Notifications: 19/03/01

Date of Site Visit: 29/03/01

Date Registered: 12/03/2001

Earliest Date for Decision: 12/04/2001

Latest Consultation Date/Site Notice Expiry Date: 12/04/2001
16/04/01 (GA)

This application will have expired on: 07/05/2001. 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 - request additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The spaces must be marked on the plan with minimum dimensions of 4.8 x 2.4 (standard) and 5.5 x 2.4m (in front of garage), and that the extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

The occupant of no.25 Ridgeway (the adjacent dwelling to the east) writes: whilst I certainly do not object in principle to the proposals I am very concerned about the loss of privacy and the quite clear overlooking of my rear garden by both the balcony to the rearward extension and the side window to the same room, in the north east elevation.

No other comments have been received at the time of writing.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and parking.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6 and the Wokingham District Local Plan Deposit Draft 1997 Policy WBE1, WBE2 and WT6.

Application Number: F/2001/3543

Appraisal:

The application property is a modern detached two storey single family house, situated at the end of this cul-de-sac which forms part of an estate of similarly designed modern houses.

The application property is at the southern end of the cul-de-sac with no.25 to the east and no.29 to the west. The house is roughly square in plan form, gable ended with ridge roof and single storey side garage between this and no.29.

The cul-de-sac forms an enclave where the landscaping and spaces between buildings all combine as elements in the overall pleasant appearance of the location.

The application proposes a two storey side extension that would project beyond both the front and rear elevations to be built over the site of the existing garage. A part depth single storey rear extension with canopy roof and a first floor terrace at the rear of the two storey extension also form part of the application proposal.

This and the neighbouring houses are off-set on their curtilages such that the element of space between houses is provided by the gap between the dwellings at first floor, that over the existing garage.

The application proposes building over this completely infilling the plot width, albeit with the exception of a marginal token gap between this and no.25. The resultant dwelling unlike the neighbouring houses would almost completely fill its plot, and be over dominant and out of character with its neighbours.

The forward projection of the side extension would introduce a two storey gable fronted extension that is neither a common feature of these dwellings nor one which is considered to be designed in sympathy with the character and appearance of the existing dwelling. The resultant building would be more dominant on the street scene and out of character with it.

In addition, the existing parking provision is with one space in front of the garage and two linear spaces within the garage.

The application proposes two spaces to the front and one garage space in the extended property. Plan standards require four spaces in total, the application being one space short.

The proposed forecourt parking already necessitates removal of three trees and the loss of landscaping. Plan compliant parking provision would require the loss of even more front garden landscaping with the resultant harm to the visual setting of the property. The proposal is therefore considered to be an

over development of this site indicated by the cumulative adverse impact on its surroundings.

For these reasons, the application proposal would, it is considered, harm the street scene.

In terms of amenity, the site of the two storey extension is north east of the nearest neighbour no.29, and the rearward projection is not considered such that would result in a material daylight infringement.

However, two elements of the proposal are considered to result in harm to neighbour amenity.

A side window to the north east elevation, faces directly over the rear garden of no.25 and is in a sufficiently close proximity to cause overlooking (this could however be conditioned as obscure glazed). In addition the application proposes a first floor terrace which is in a location and at a proximity to neighbouring dwellings that would give rise to a material loss of privacy.

The application as currently submitted is therefore considered to conflict with the Loddon Area Local Plan, Policy LBE1, in so far as the proposed extension is considered not to be of a design which is appropriate to the character of the area. Likewise, the application proposal is considered inappropriate in terms of its relationship with the adjoining sites and buildings, and would therefore adversely affect the character of the area, by virtue of its scale, form and massing and neighbour amenity. The proposal therefore also conflicts with Policy LBE2.

In addition the Wokingham District Local Plan: Deposit Draft 1997: emphasises in its justification to Policy WBE1, that development should be designed sympathetically to the context of the surrounding area. At part e), the local townscape, and at part f) the layout, form, scale, massing, and materials of development are considered relevant. That proposed is considered to fail in these respects.

Policy WBE2 continues, in areas where the existing environment does not exhibit especially pronounced or historic architectural styles, any infill development should be used as an opportunity to create added visual interest and raise the area's architectural quality.

The application proposal is considered to erode, and not raise the architectural quality of this area, and therefor fails to meet the aims of Policy WBE2.

Highway safety is also considered at issue.

The location is not a town centre one where it could be considered appropriate to relax off street parking requirements. The application property may be able to meet the Council's parking standards.

However, plans demonstrating compliance and due regard for the visual environment have not been submitted.

The application is therefore also considered to conflict with Policy LT6 and WT6, which seek the provision of appropriately located car parking in accordance with the Council's adopted standards.

The single storey element is considered not to detract form neighbour amenity or the street scene.

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

Application Number: F/2001/3543

~~Conditions~~/Reasons for Refusal

No	~~Std Con~~	~~Std Reas~~	~~Non-Std Conditions~~ / Reasons for Refusal
1			The proposed two-storey extension would because of its siting, scale, from, and massing adversely affect the character of the area, result in harm to the street scene. The application proposal therefore conflicts with: Berkshire Structure Plan policy EN1: Policy LBE1 and LBE2 of the Loddon Area Local Plan: and, Policy WBE1 and WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.
2			The proposal is considered to be an over development of this site, and therefore to conflict with: Berkshire Structure Plan policy EN1: Policy LBE1 and LBE2 of the Loddon Area Local Plan: and, Policy WBE1 and WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.
3			The application proposal would result in a loss of privacy to occupants of the neighbouring dwellings. The application is therefore considered to conflict with Policy LBE2 of the Loddon Area Local Plan: and, Policy WBE2 of the Wokingham District Local Plan (Deposit Draft) as amended.
4			The application proposal fails to comply with the Local Planning Authority standards in respect of vehicle parking and the consequential risk that the development if carried out would result in an unacceptable increase parking stress in Ridgeway, and thereby impact adversely on the free flow of traffic thus jeopardising road safety. The proposal therefore the Loddon Area Local Plan, Policy LT6 and the Wokingham District Local Plan Deposit Draft 1976 Policy WT6.
1	N16		INFORMATIVE

INSERT: : Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6 and the Wokingham District Local Plan Deposit Draft 1997 Policy WBE1, WBE2 and WT6.

A Crowe
18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 27 Ridgeway, Wagrave, Reading.

APPLICATION NUMBER: F/2001/3543

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential cul-de-sac of modern two storey detached houses.

3. DESCRIPTION OF SITE/BUILDING Two detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.25 to the east, no.29 to the west - no other dwellings within immediate vicinity.

5. SITE CONSTRAINTS

TREES	Small trees to front.
ACCESS/PARKING	Single garage and one space to front.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 March 2001

Application Number: F/2001/3543

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WARGRAVE PARISH

Site Address:
27, Ridgeway, Wargrave, Reading.

Applicant:
Mr & Mrs H Cowley C/O Household Henderson Architects.

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

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 22/03/01

Received by Wokingham District Council

Application No: F/2001/3543

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
27, 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. 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 12/04/2001. 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

19 March 2001

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

Tel: 0118 974 6442

Date: **19 March 2001**

My ref: F/2001/3543

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/2001/3543
27, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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/2001/3543**
27, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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: **19 March 2001**

My ref: F/2001/3543

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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27, Ridgeway, Wargrave, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3543**
27, Ridgeway, Wargrave, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

25 Ridgeway
Wargrave
Berkshire
RG10 8AS

Tel:0118 9403196

April 3rd 2001

Dear Sir

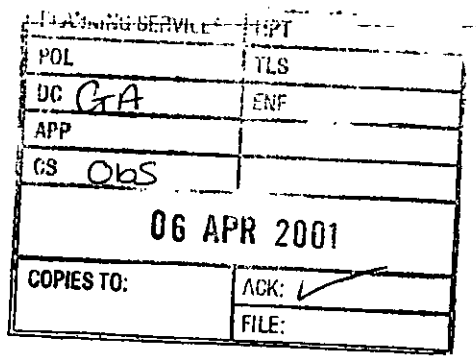
Re:App.Ref.No.F/2001/3543
Proposed Alterations and Extensions to 27 Ridgeway ,Wargrave.

Further to your recent letter regarding the above I have inspected the submission and whilst I certainly do not object in principle to the proposals I am very concerned about the loss of privacy and the quite clear overlooking of my rear garden by both the balcony to the rearward extension(off Bedroom 4) and the side window ,to the same room, in the North East elevation.

These are both intrusive and therefore unacceptable,I trust that you will take the matter up with the applicants architect to ensure that the drawings are amended to overcome this problem.

Yours faithfully

S.M.Worsfold



FAO:Mr G.Allpress
Wokingham District Council
Planning Services
P.O.Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 10th April 2001

Location:	27 Ridgeway, Wargrave, Reading
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension
Application Number:	F/2001/3543

In response to your consultation dated 19th March 2001 for the above application, the tree and landscape comments are as follows:

The above proposal will require the removal of 3No trees (2 No Conifers and 1No Sorbus) which lie within the front garden to accommodate the new driveway which has a hammer head configuration.

Although none of these trees are exceptional specimens they are all visible from surrounding properties and the road which terminates adjacent to the application site. Consequently these trees provide a valuable visual amenity and are locally important.

The loss of these trees is unacceptable I recommend that the application is **refused**. I also recommend that as a matter of urgency these trees are protected by a Tree Preservation Order. If note the applicant may be tempted to removal them in order to overcome the objection.

Should the applicant resubmit a scheme which retains these trees and is in accordance with the requirements of BS 5837 : 1991 then I shall be able to withdraw my objection.

ROBERT PETROW
Consultant Landscape Architect

These obs were given in the Recvd 23/4.
The application has already been determined

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~20 FEB 2001~~ 12 MAR 2001	
Officer: GA	Application No. F/2001/3543

Map No. 21 ... **Site** 0.03 .....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 27 RIDGEWAY B

Parish: WARGRAVE Ward: Remenham & Wargrave ✓

Applicant: MR/MRS COWLEY

Fee Received 95-00 (4) 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			12 MAR 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show 4 spaces for parking.	phoned 1/3	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	NE elevation does not show new side door to garage (concealed by living room window)	1/3	
6	Floor plans		to follow	12 MAR
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment? – letter required	1/3	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20/03/01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

12.MAR2001 3343

householdhenderson
architects

MP/1797/3.4

12.MAR2001 3343

The District Planning Officer
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

16 February 2001

Dear Sir,

PROPOSED RESIDENTIAL EXTENSION AND ALTERATION TO 27 RIDGEWAY, WARGRAVE, BERKSHIRE

Please find enclosed the following documentation for planning approval:

1. Six copies of the completed planning application form.
2. Certificate A.
3. Six copies of drawing numbers 1797 M900P1, M901P0, 001P1 and 002P1.
4. A cheque for £95.00 to cover the planning fees.

I trust the enclosed meets with your approval but please contact the undersigned if you require any additional information.

Yours sincerely

Matthew Pike
Household Henderson Architects

copy: Mr. & Mrs. H Cowley
encl: Planning Application Forms
Planning Fee
Drawings

3 Charlecote Mews Staple Gardens Winchester Hampshire SO23 8SR
T 01962 835500 F 01962 835501 winchester@hharchitects.co.uk www.hharchitects.co.uk
Berlin Düsseldorf London Madrid Paris Winchester

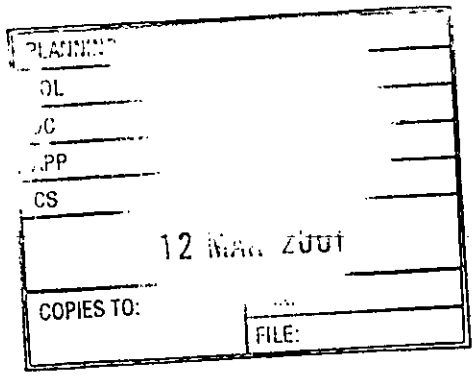
Household Henderson Ltd. trading as Household Henderson. Incorporated in England and Wales. No.2783353. Registered Office: Walcote Chambers High Street Winchester

householdhenderson
architects

12 MAR 2001 3543

MP/1797/3.4

Mrs. Hurst
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR



9th March 2001

Dear Mrs. Hurst,

PROPOSED RESIDENTIAL EXTENSION AND ALTERATION TO 27 RIDGEWAY, WARGRAVE, BERKSHIRE

Further to our recent conversation I hereby enclose six copies of our amended drawing number 1797 M900P2, 001P2 and 002P2.

The amendments, as discussed, incorporate:

1. The addition of the new side door to the garage to be indicated on the north-east elevation.
2. The reconfiguration of the first floor, moving to Den into what was previously Bedroom 3.
3. The addition of 1no. car parking space as shown on drawing number 1797 M900P2 to take account of the additional bedroom.

Whilst writing I confirm that the development does not propose to encroach onto any adjoining land either from the building itself or its related structure.

I trust this provides you with all outstanding information to enable the application to be registered. If however, you require anything further please contact me.

3 Charlecote Mews Staple Gardens Winchester Hampshire SO23 8SR
T 01962 835500 F 01962 835501 winchester@hharchitects.co.uk www.hharchitects.co.uk
Berlin Düsseldorf London Madrid Paris Winchester

Household Henderson Ltd. trading as Household Henderson. Incorporated in England and Wales. No.2763353. Registered Office: Walcote Chambers High Street Winchester

Yours sincerely,

Matthew Pike
Household Henderson Architects

copy: Mr. & Mrs. H Cowley
encl: 1797 M900P2, 001P2 & 002P2

householdhenderson
architects

register of drawings & issue

Project Extension & Alteration, 27 Ridgeway
Client Mr. & Mrs. H Cowley
Project no. 1797
Sheet no. 1

Drwg no.	Size	Scale	Drawing title	Date	01	16	09					
				Month	02	02	03					
				Year	01	01	01					
M900	A2	varies	Site Location Plans		P0	P1	P2					
M901	A1	1:100	Existing Plans & Elevations		P0	P1						

Distribution

Client	Mr. & Mrs. H Cowley	1	1	1					
Local Authority - Planning			6	6					
Local Authority - Building Control									
		Status	P	A	A				
		Issued by	mp	mp	mp				

1. Tick first issue then use revision letter.
2. Status : P = Preliminary, I = Information, A = Approved, T = Tender, C = Construction.
3. Show differing number of drawings required in any one set in extra column(s).
4. Show completion date and revision date on all drawings.
5. d=diskette n=negative e=email r=A3 reduction

T 01962 835500 F 01962 835501 winchester@hharchitects.co.uk www.hharchitects.co.uk

householdhenderson
architects

register of drawings & issue

Project Extension & Alteration, 27 Ridgeway
Client Mr. & Mrs. H Cowley
Project no. 1797
Sheet no. 1

Drwg no.	Size	Scale	Drawing title	Date	01	16	09					
				Month	02	02	03					
				Year	01	01	01					
001	A1	1:50	Proposed Floor Plans		P0	P1	P2					
002	A1	varies	Proposed Elevations & Cross Sections		P0	P1	P2					

Distribution

Client	Mr. & Mrs. H Cowley	1	1	1				
Local Authority - Planning			6	6				
Local Authority - Building Control								
Status		P	A	A				
Issued by		mp	mp	mp				

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T 01962 835500 F 01962 835501 winchester@hharchitects.co.uk www.hharchitects.co.uk

ADDRESS 27 RIDGEWAY PARISH WARGRAVE

PLOT No. 65 (GREEN ACRES) ORD. SHEET No. SU. 7978 G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/42/62	TRUSTEES OF SIR WILLIAM CAIN	9/APP. RESIDENTIAL DEV.	22.2.62	N/A REFU
O/84/66	" "	" "	17.3.66	N/A REFU
O/157/66	MESSRS BRIDGE WALKER HOMES	" "	19.5.66	N/A REFU
O/242/66	" "	" "	30.8.66	N/A REFUS
O/16/69	NEW LOCAL HOMESTEADS LTD.	" "	2.1.69	N/A REFU
O/66/70	" "	LAYOUT - 83 HOUSES + GARAGES + ROADS	22.7.70	N/A C/A
82/70	" "	CONSTRUCTION - ROADS + SEWERS 80 HOUSES + GARAGES	3.9.70	APP. N/A
101/70	M'KEAN HOMES SOUTHERN LTD.	DETACHED HOUSE - ATTACHED GARAGE	29.10.70	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION O/16/69 - GRANTED ON APPEAL ~~RESTRICTED~~

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No. 12 MAR 2001 3543

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

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 . . . . . M. Cowley

On behalf of . . . . . MR. & MRS. H. COWLEY

Date . . . . . 16.02.01 . . . . . .

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

DELEGATED PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
12 MAR 2001 * 3543

1.	APPLICANT'S NAME	MR. & MRS. H COWLEY
	ADDRESS	27 RIDGEWAY, WARGRAVE, READING, BERKS
	POST CODE	RG10 8AS PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HOUSEHAM HENDERSON ARCHITECTS
	ADDRESS	3 CHARLECOTE MEWS, STAPLE GARDENS WINCHESTER, HANTS
	POST CODE	SO23 8SR PHONE 01962 835500
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	27 RIDGEWAY, WARGRAVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION COMPRISING GROUND FLOOR GARAGE, UTILITY & STUDY AND FIRST FLOOR BEDROOMS & SHOWER ROOM
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1797 M900 P1, M901 P0 001 P1 AND 002 A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PLEASE REFER TO DRAWING NUMBER 1797 002 P1

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING BOUNDARY TREATMENTS TO REMAIN UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING MAINS SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

—

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ 3 *	/ 6 *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
EXTENSION OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED M. Cowley ON BEHALF OF Mr & Mrs M. COWLEY DATE 16.02.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

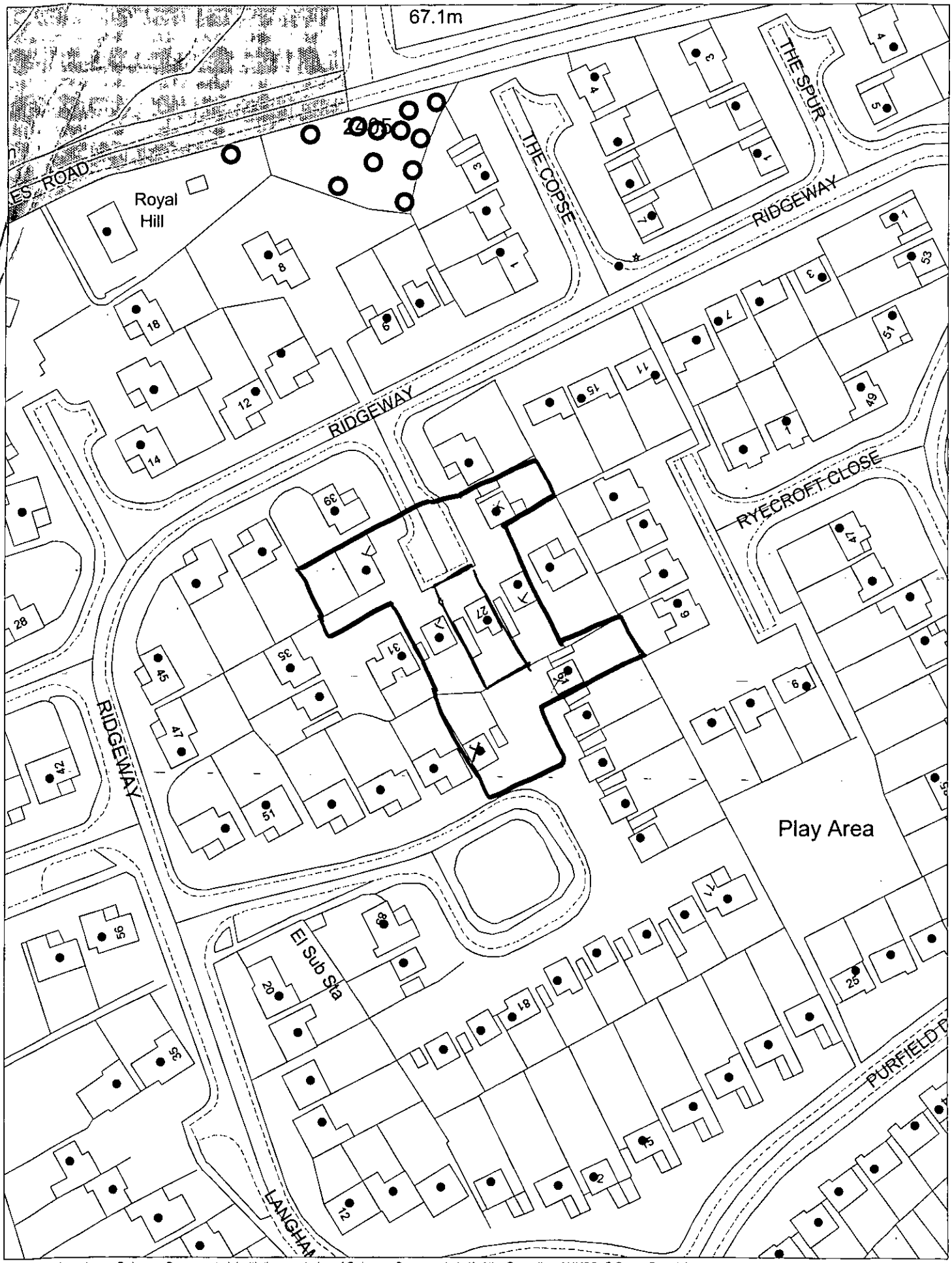
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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Development Control Section, Environmental Services, Wokingham District Council.

26 February 2001 Scale: 1 : 1250

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