APPLICATION NO:
F/2001/5317

LOCATION:
Sandoval School Lane, Wargrave Reading.

APPLICANT:
Mr N Northen C/O AEA

PROPOSAL:
Proposed two storey side extension to dwelling. Removal of existing garage.

EARLIEST DATE FOR DECISION: 26 **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

432

00

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Northen
C/O AEA
Sandoval House
School Lane
Wargrave
Reading
RG10 8AA

Application Number: F/2001/5317

Parish: **WARGRAVE**

Location: **Sandoval, School Lane, Wargrave, Reading.**

Proposal: **Proposed two storey side extension to dwelling. Removal of existing garage.**

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. The first floor window in the side elevation 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.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. 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 elevation and roof of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

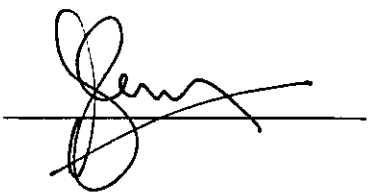
Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plan, number 5D submitted to the Local Planning Authority on 3rd December 2001, showing the ground floor side elevation door and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

	TLS
AL	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

Date: 19 December 2001

To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2001/5317

Location: Sandoval, School Lane, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling. Removal of existing garage.

Applicant: Mr N Northen C/O AEA.

Case Officer: Heidi Lynch

The new plans show the following: East elevation to show new door. Drawing no 05D.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

No comment

7/1/02

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

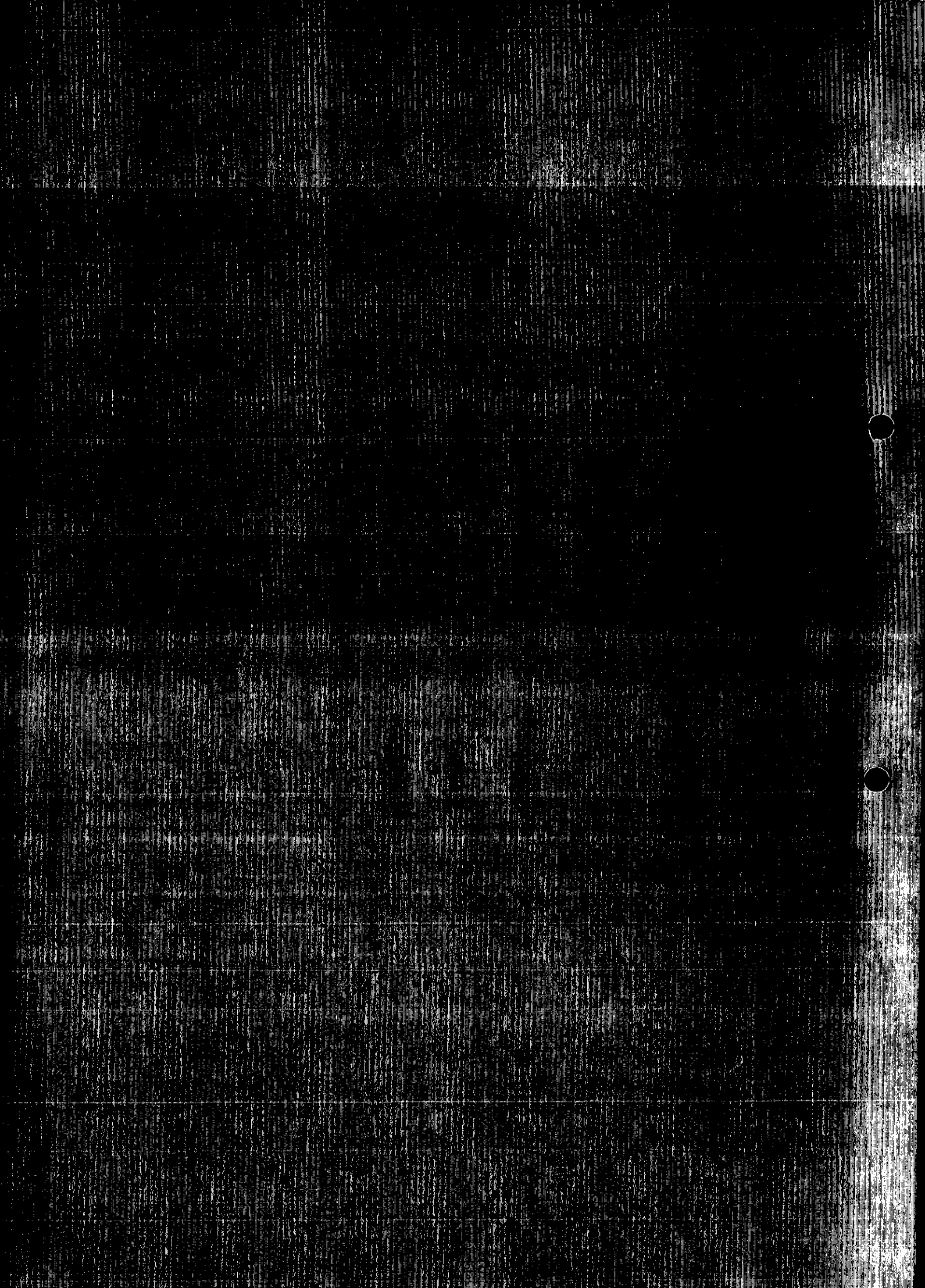
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5317 Heidi Lynch
BUILDING CONTROL NUMBER	FP 2002/2657 North
~~APPLICANT~~/AGENT	AEA Alan Ellis Architect
ADDRESS OF SITE	Sandoval House School Lane WARGRAVE
DESCRIPTION OF PROPOSED WORK	demolish existing garage erect 2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	04C	04C
ELEVATIONS	05E	05D
FLOOR PLANS	02D 03C	02C 03C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC revisions to doors/windows rear patio door ~~door~~ changed to window	
DATE	4/2/02	

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	



Applicationo	Name & Address
F/2001/5317	Iain MacQueen Sims Valerie Sims 6 Spring Walk WARGRAVE RG10 8DX
F/2001/5317	Mr & Mrs C R Turner Avalon School Lane WARGRAVE RG10 8AA
F/2001/5317	Mr Rex Osborne 7 Spring Walk WARGRAVE RG10 8DX
F/2001/5317	Mr & Mrs David Griffiths Lawn House School Lane WARGRAVE RG10 8AA
Application approved	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5317

Applicant : Mr N Northen C/O AEA.

Location : Sandoval, School Lane, Wargrave, Reading.
Proposal : Proposed two storey side extension to dwelling. Removal of existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 19/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 14/01/2002. 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 :

Highways – approval with condition [redacted] C122.

* Lawn Haze – no objection to extension but would like condition regarding contractors vehicles, parking on School Lane during construction.

6 [redacted]ng Walk – object as the elevation & angle of the planned extension would overlook their garden space & rear rooms, losing privacy.

"Avallon" – no objections to proposed extensions. Have reservations about builders vehicles during construction period. In past builders parked on half of the pavement resulting in reduced pedestrian access & reducing street to one lane. Would like restriction on this.

6 Spring Walk – object as are concerned that the elevation & angle of the planned extension would cause overlooking of their garden space & rear rooms, thereby reducing privacy.

8 Spring Walk – objects as daylight would be reduced to his rear garden & overlooking & loss of privacy would occur.

Planning Issues :

identified settlement
Thames River Valley Policy Area (Local Plan + Wokplan) } ENI, LBEI, LBE2
Impact on street } WOS3, WBEI
Impact on neighbours } WT6, LT6
Parking issues } WT6, LT6

Groundwater Protection Zone
Loddon Area Local Plan

Application Number F/2001/5317
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	inset - first floor, rand
			inset - side
4	C122	R122	
5	C044	R044	inset - first floor elevation & roof of the extension
			Informatives
	N02		inset - plan numbered 5D
			inset - 3/12/01
			inset - grand floor side elevation door

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	LO53, LBE1, LT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASON AGREED: [signature]
(Development Control Manager)

Date: 8.1.02

RECORD OF SITE VISIT

SITE ADDRESS: Sandoval School Lane Wargrave Reading.

APPLICATION NUMBER: F/2001/5317

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Narrow road 2 storey detached buildings

4 houses on other side of road are screened by vegetation.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house but linked to neighbour with single storey garages real brick gable end roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Garages in between x 2 single storey.

Neighbour has one window 1st floor level looking towards proposed ext which is habitable. Ground floor window is opaque glass.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING garage & room at front for 2/3 parks.

LEVELS level

BOUNDARY TREATMENT 2.0m high brick fence between Sandoval & Manorlea

OTHERS

Application Number: F/2001/5317

Appraisal:

The proposed development is a two-storey side extension and the removal of an existing garage. Planning permission has already been granted for a similar proposal under application no. 99/70742/F in Feb 2000. The current application reduces the floor area but increases the height of the previously approved application. The property is located on a narrow residential street in an identified settlement. At the current time there is a single storey garage attached to the side of the house. This will be removed to make-way for the planned extension.

The proposed side extension will extend 4.2m from the side of the house. It will be 0.8m from the side boundary wall with Honor Lea and will be set back 2.4m from the front flank wall of the existing house. The first floor will be flush with the rear flank wall of the house and the ground floor will extend slightly (0.5m) beyond it. The ground floor will be used as a kitchen, utility room and store room, and the first floor will be utilised as a bedroom. The roof above the two-storey extension will be pitched and gable-end. It will be recessed below the existing roof by over 1.0m.

1. Impact upon neighbouring properties

The proposed two-storey extension has one door at ground floor level facing towards Honor Lea however this will not affect the adjoining property as there is a 2.0m high brick fence between the properties. There is also a first floor round window facing Honor Lea however this is of a small size and can be conditioned to be opaque glass so as not to affect the privacy of the adjoining neighbour.

Both neighbouring properties backing onto Sandoval have objected to the proposals due to potential over-looking and loss of privacy (6 & 8 Spring Walk). The proposed side extension will have a large window on the rear elevation at first floor level that matches the windows on the rest of the house. This window will be at least 19m away from the rear flank walls of nos. 6 & 8. It is considered that this window will have no more effect on nos.6 & 8 than the existing windows on the first floor of the house. The previously approved application also had a window at first floor level at the same height, although it was slightly narrower in size. This window was also further forward that the proposed window and would have had more effect on the Spring Walk properties than the current proposed window. It is therefore considered that the proposed side extension will have minimal effect on the surrounding properties in terms of over-looking.

The proposed extension is of a large size however it is subservient to the main house and will not affect the surrounding properties in terms of being over-bearing due to distance and location. It will have less effect on the adjoining property Honor Lea compared to the approved extension, as it is further away from the side boundary and has a reduced size (except for an increase in height). There should be no further daylight effect as compared to the approved application.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

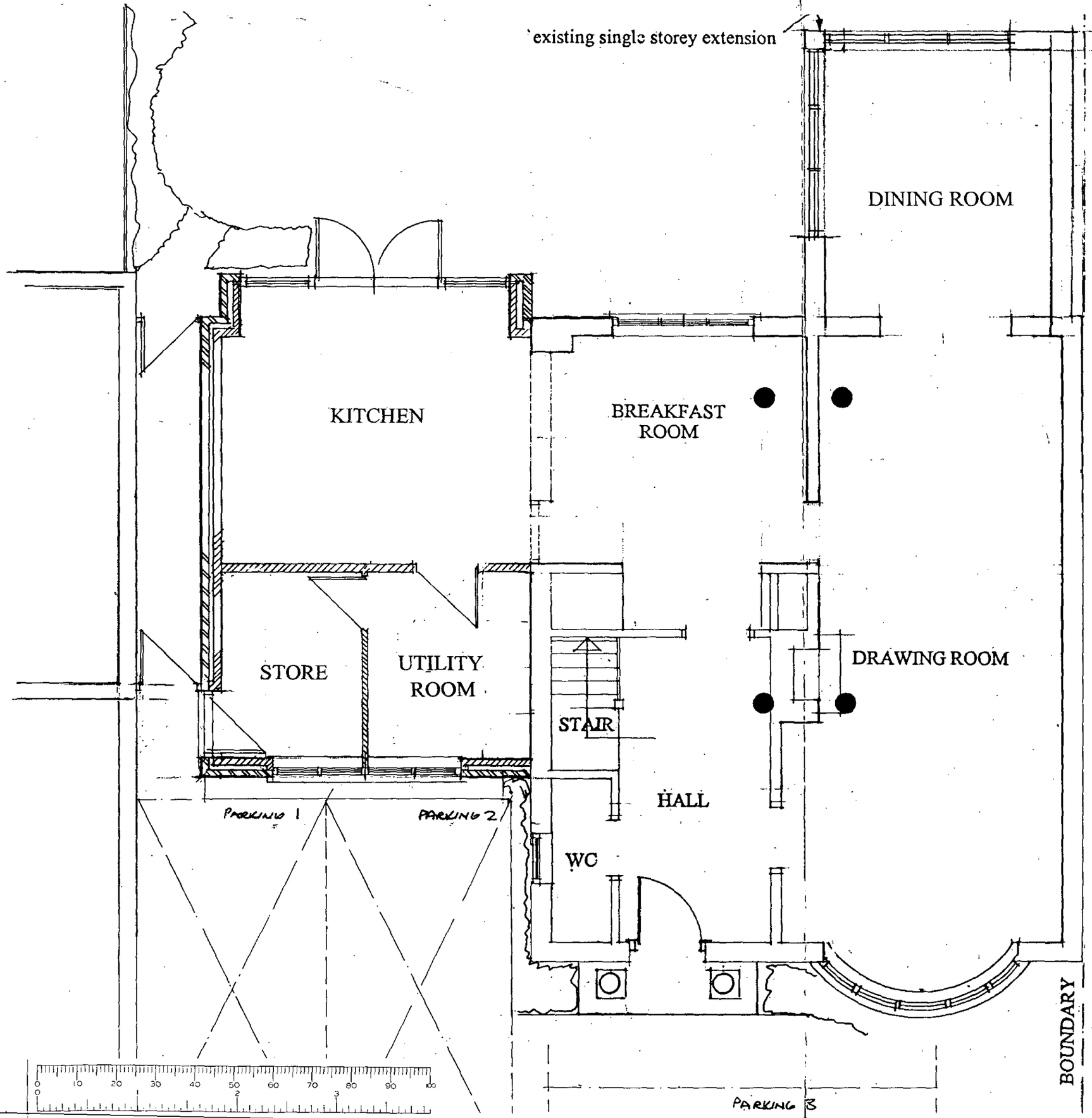
The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing and fenestration matching the existing. The extension is subservient to the main dwelling being set back from the front flank wall and below the existing roof height. There is sufficient gap between the side boundary and the extension to ensure no terracing effect will occur should the adjoining property undertake a similar extension. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The proposal removes the existing garage on the site. The extended house would have three bedrooms resulting in a need for two vehicle parking spaces. There is sufficient room at the front of the house for three parking spaces and the highways department is satisfied the parking standard has been meet.

Several neighbours on the other side of the road have concerns regarding the parking of building contractors vehicles during the construction period. The road is narrow and should parking occur on it, the road would be reduced to one lane, which will have traffic implications. A condition can be placed on any planning permission granted, requiring all vehicles to be parked on the property during the construction period.

Recommendation: Approval: ✓ ~~**Refusal:**~~



19.NOV.2001* 5317

APPROVED

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** *10/12/99*

EXTENSION & ALTERATIONS

SANDOVAL HOUSE

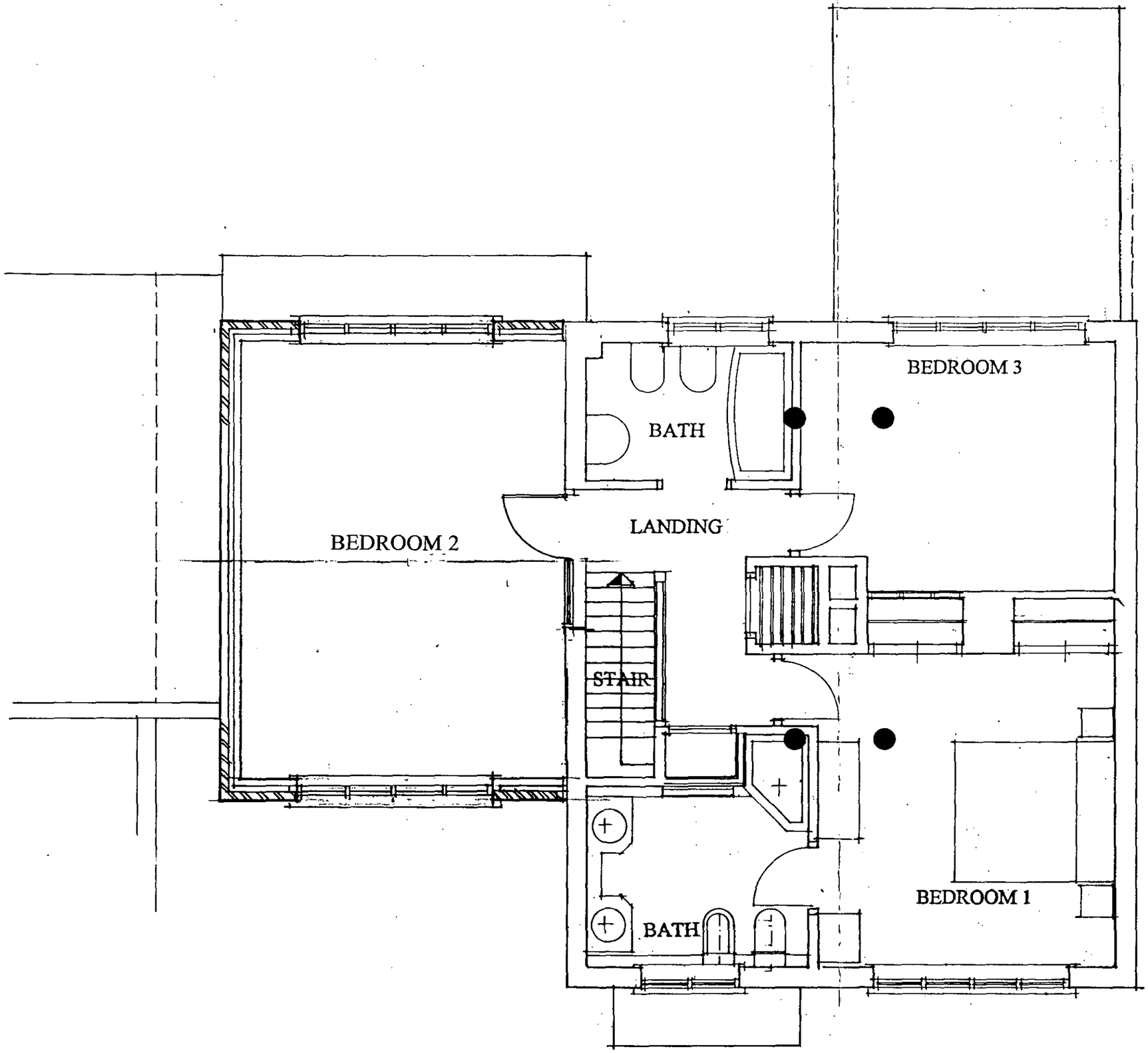
SCHOOL LANE
WARGRAVE BERKS

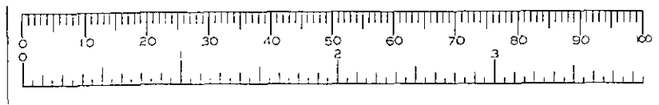
AEA Alan Ellis Architect Sandoval House
School Lane Berks RG10 8AA

GROUND FLOOR PLAN

scale 1:50 date 20.9.99 drawing number 02

19.NOV.2001* 5517





APPROVED

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** ***10/12/99***

EXTENSION & ALTERATIONS

SANDOVAL HOUSE

SCHOOL LANE

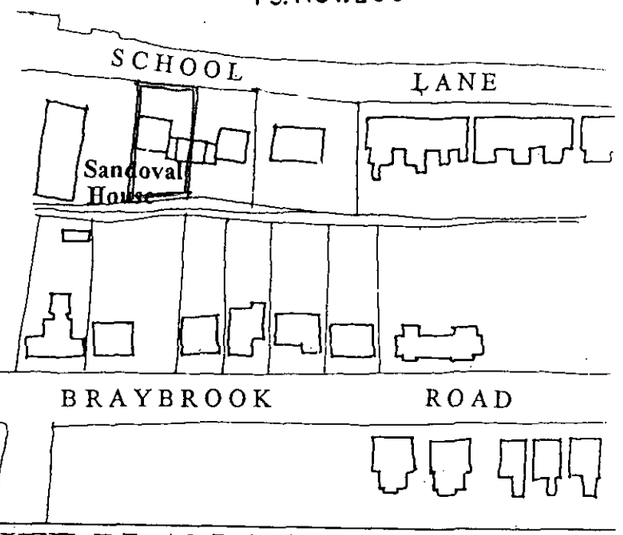
WARGRAVE BERKS

AEA Alan Ellis Architect Sandoval House
School Lane Berks RG10 8AA

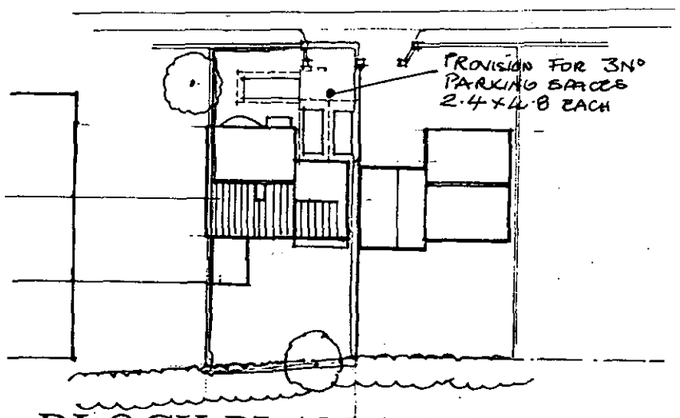
FIRST FLOOR PLAN

scale 1:50 date 20.9.99 drawing number 03 c

19.NOV.2001* 5517



SITE PLAN 1:250



BLOCK PLAN 1:500

APPROVED

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** *10/12/99*

EXTENSION & ALTERATIONS

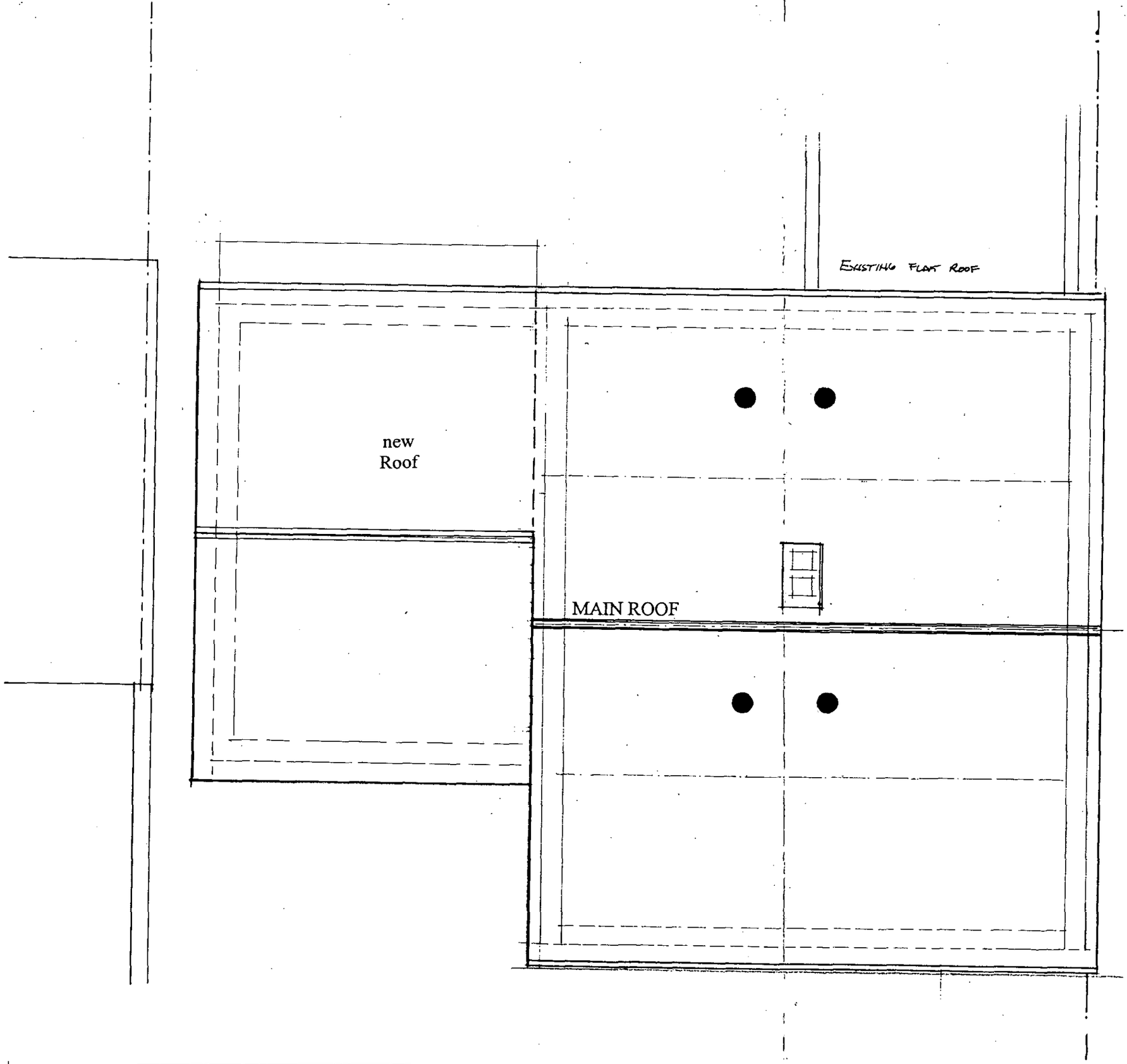
SANDOVAL HOUSE

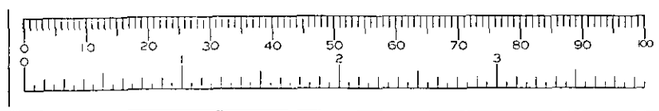
SCHOOL LANE
WARGRAVE BERKS

AEA Alan Ellis Architect Sandoval House
School Lane Berks RG10 8AA

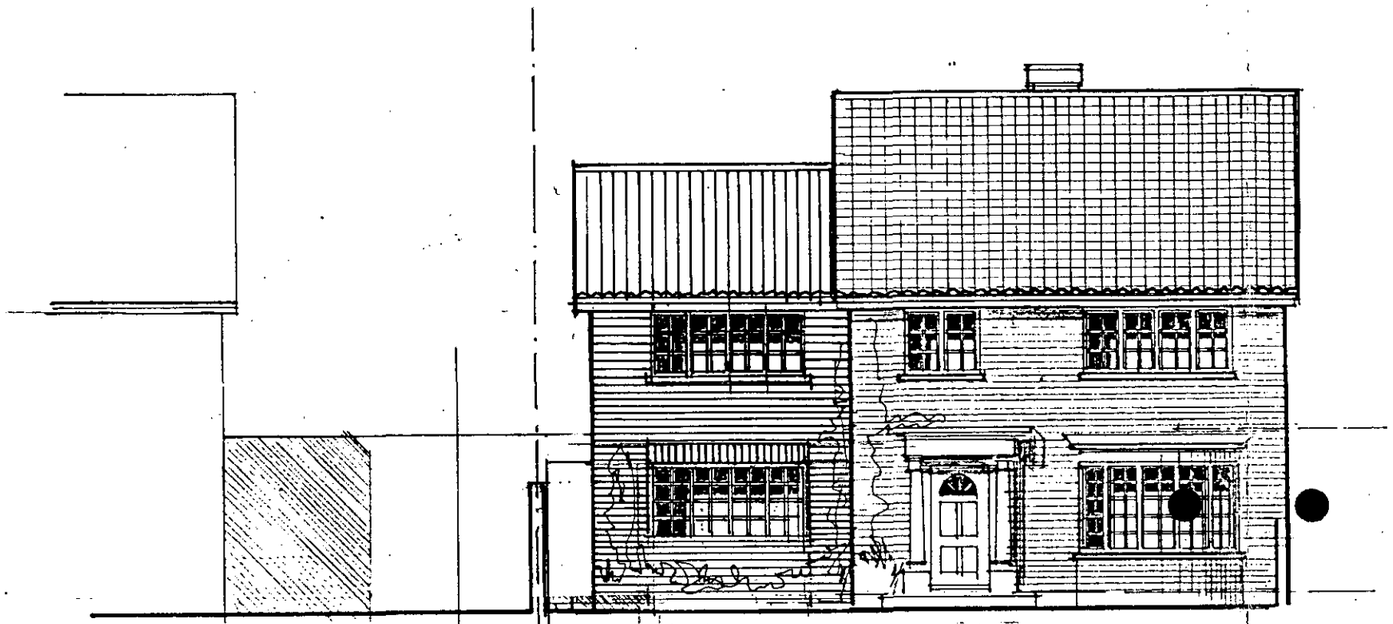
ROOF, SITE&BLOCK PLANS

scale 1:50 date 20.9.99 drawing number 04 C

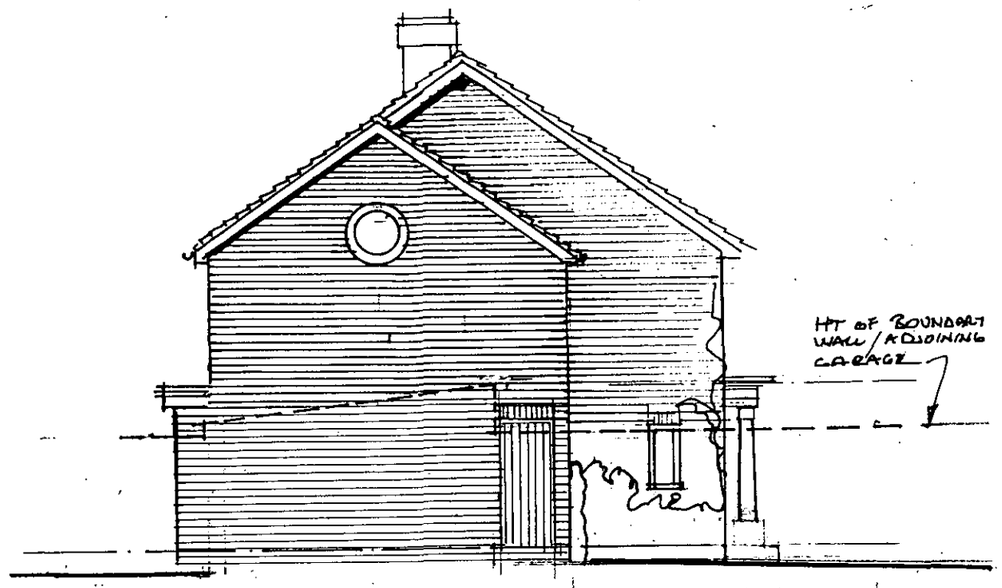




all materials to match existing



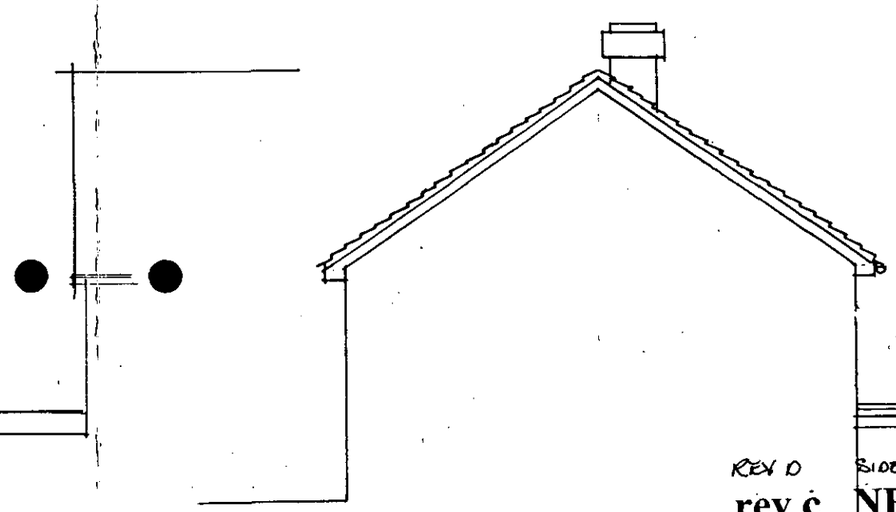
FRONT ELEVATION



EAST ELEVATION



REAR ELEVATION



WEST ELEVATION

5317

ADDITIONAL PLAN

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	

11 DEC 2001

COPIES TO:	ACK:
	FILE:

APPROVED

REV D SIDE DOOR SHOWN 3.12.01

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** *10/12/99*

EXTENSION & ALTERATIONS

SANDOVAL HOUSE

SCHOOL LANE

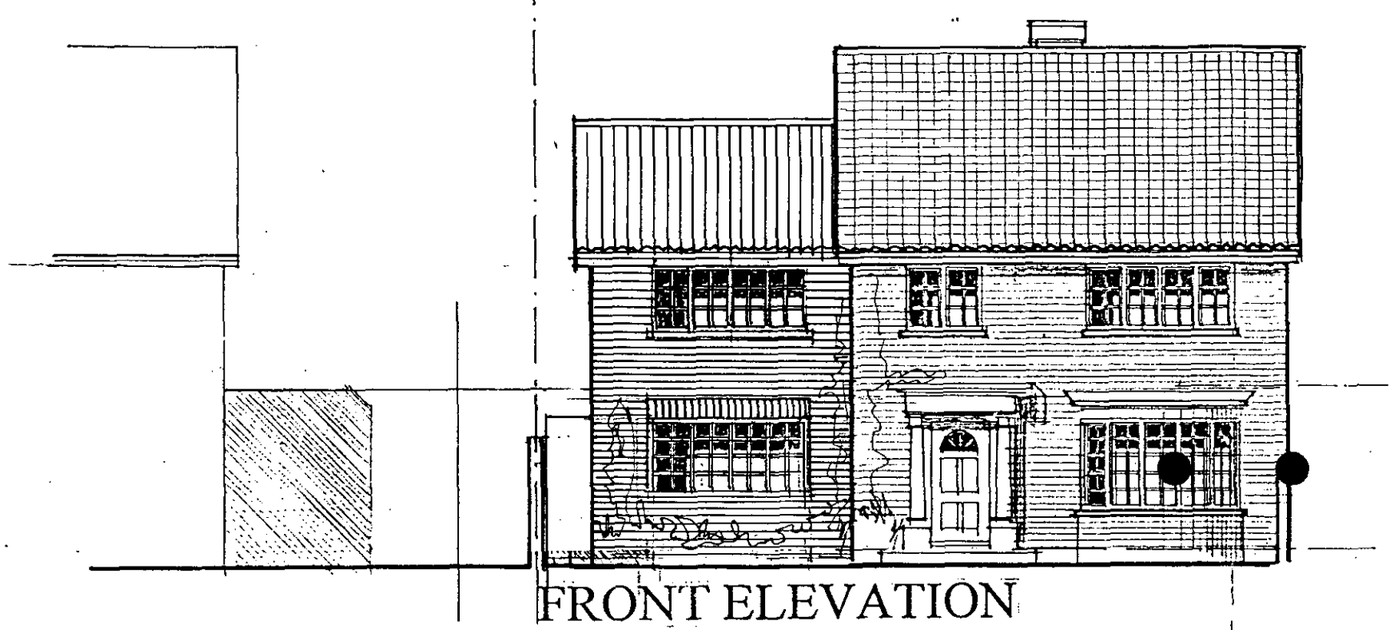
WARGRAVE BERKS

AEA Alan Ellis Architect Sandoval House School Lane Berks RG10 8AA

ELEVATIONS

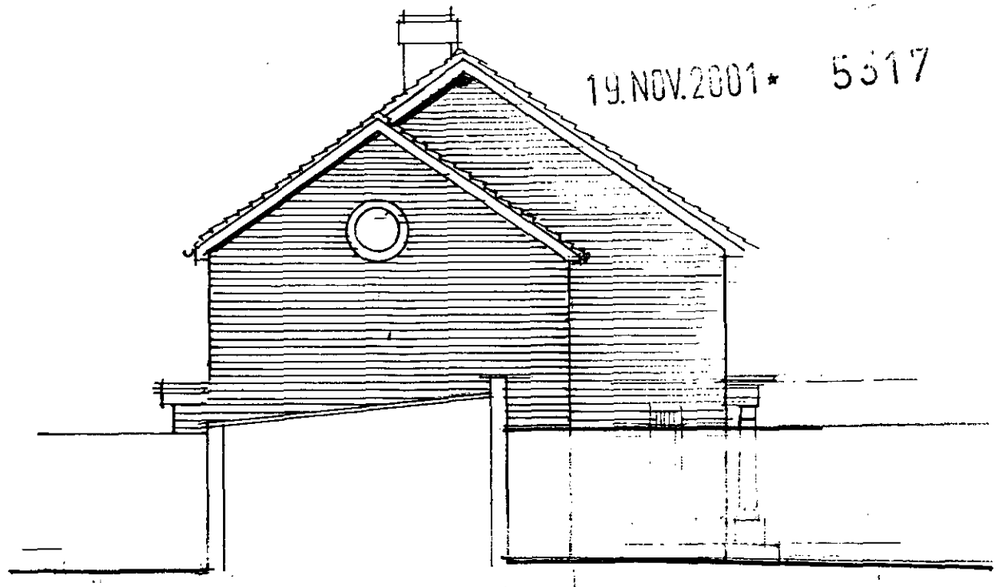
scale 1:100 date 20.9.99 drawing number 05 D

all materials to match existing

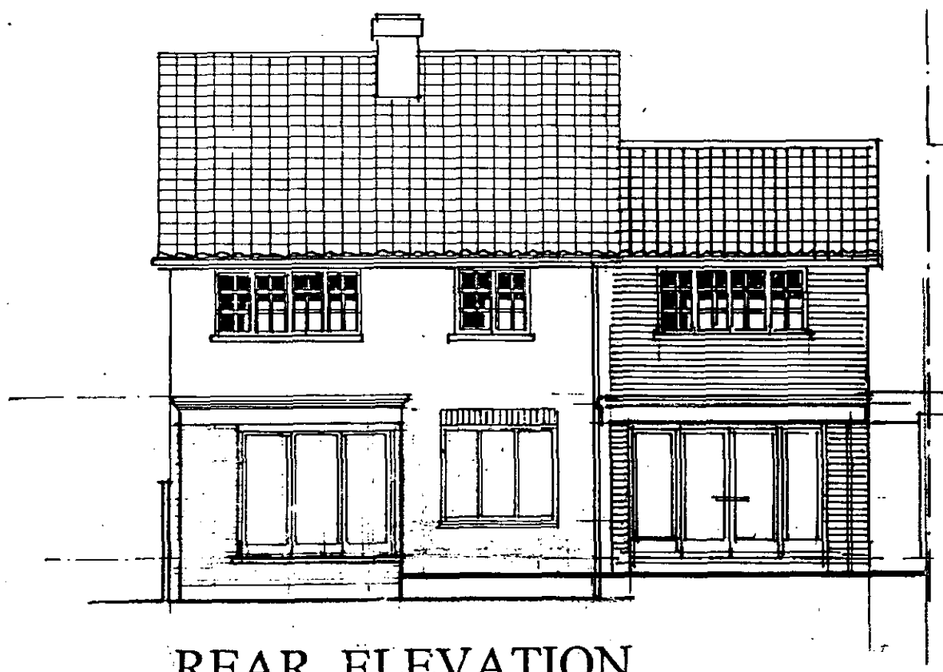


FRONT ELEVATION

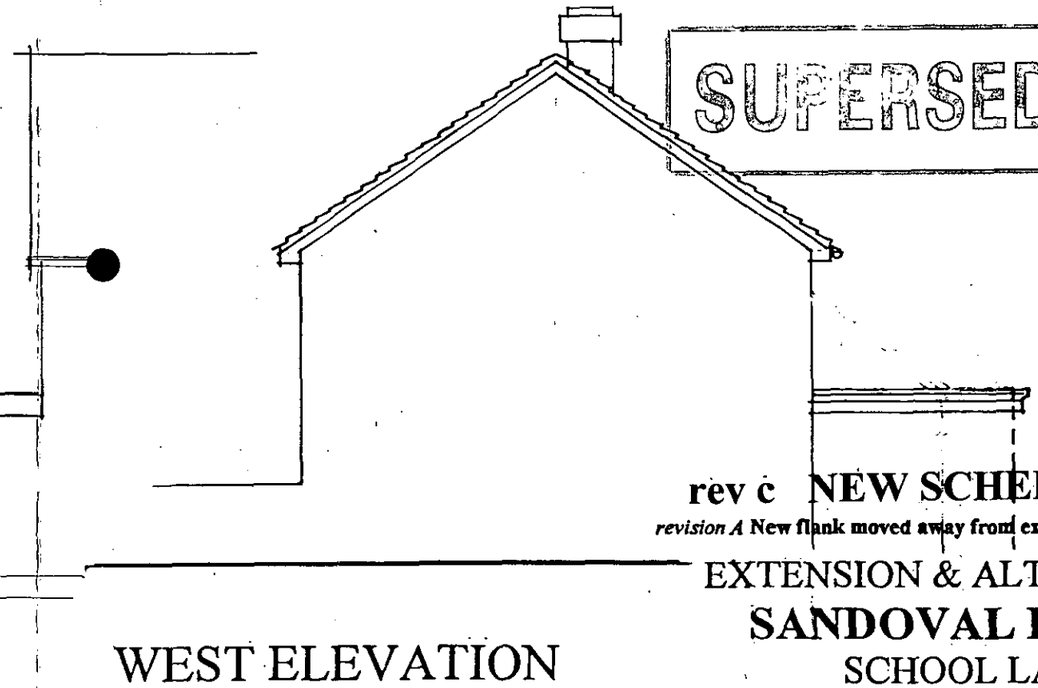
19.NOV.2001* 5517



EAST ELEVATION



REAR ELEVATION



WEST ELEVATION

SUPERSEDED

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** *10/12/99*

EXTENSION & ALTERATIONS

SANDOVAL HOUSE

SCHOOL LANE

WARGRAVE BERKS

AEA Alan Ellis Architect Sandoval House
School Lane Berks RG10 8AA

ELEVATIONS

scale 1:100 date 20.9.99 drawing number 05 c

Date: 19 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5317

Location: Sandoval, School Lane, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling. Removal of existing garage.

Applicant: Mr N Northen C/O AEA.

Case Officer: Heidi Lynch

The new plans show the following: East elevation to show new door. Drawing no 05D.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2001/5317 (Planaps) / . (Ludhouse) Date Rec. 11/12/01

Location: Sandoval House, School Lane, Wargrave

Parish Wargrave

Applicant: Mr Norther C/o AEA

Description of attached plans

East elevation to show new door

Drawing No's: 05 D

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Heidi Lynch

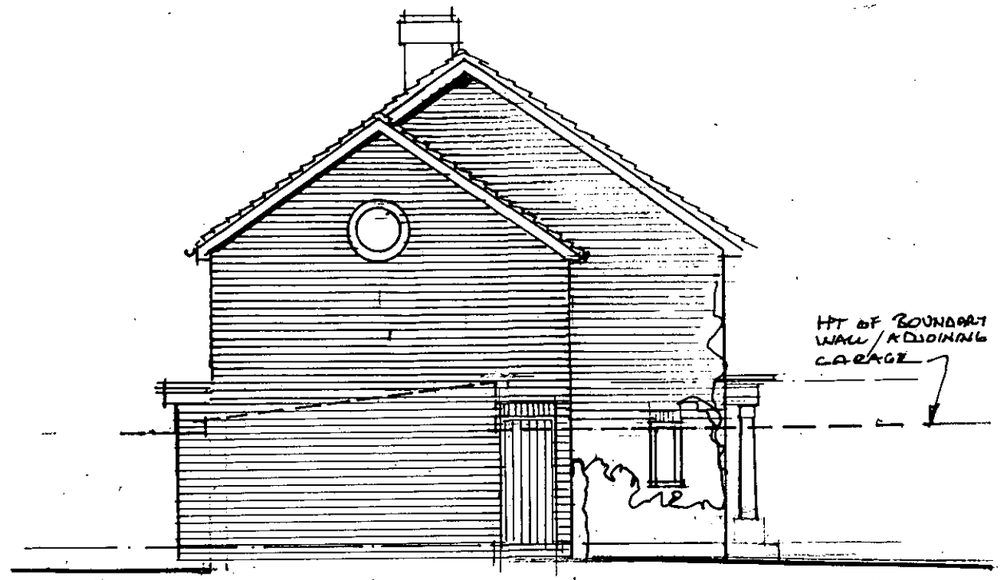
Consultations Sent by Admin. on 19.12.PS

Yellow - Part One Copy
Green - Officer's Copy

all materials to match existing



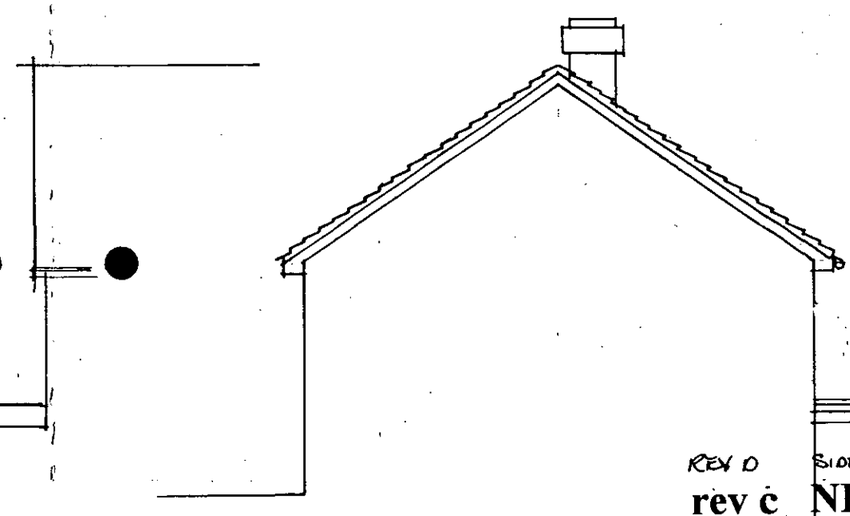
FRONT ELEVATION



EAST ELEVATION



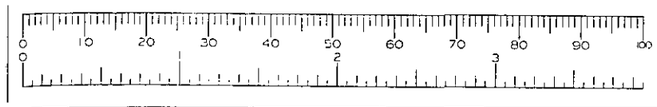
REAR ELEVATION



WEST ELEVATION

5317

ADDITIONAL PLAN



PLANNING SERVICES	HPT
POL	TLE
DC	ENF
APP	
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11 DEC 2001

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	FILE:

APPROVED

REV D SIDE DOOR SHOWN 3.12.01

rev c NEW SCHEME 10.8.01

revision A **New flank moved away from existing party wall** *10/12/99*

EXTENSION & ALTERATIONS

SANDOVAL HOUSE

SCHOOL LANE

WARGRAVE BERKS

AEA Alan Ellis Architect Sandoval House School Lane Berks RG10 8AA

ELEVATIONS

scale 1:100 date 20.9.99 drawing number 05 D

FROM: Heidi Lynch

DATE: 28 November 2001

DELEGATED

PLANNING SERVICES	HSPT
POL	TLS
DC	ENF
APP	

0 3 JAN 2002

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	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5317

Proposal: Proposed two storey side extension to dwelling. Removal of existing garage..

Site Address: Sandoval, School Lane, Wargrave, Reading.

Applicant: Mr N Northen C/O AEA.

Your observations are required in respect of this application **by 21/12/2001** .

No comment.

SIGNED: _____

DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

Lawn House, School Lane, Wargrave, Berkshire, RG10 8AA Tel: 0118 940 3102

HL OBS

PLAN	HPT
POL	TLS
DC	PMP
APP	
CS	
17 DEC 2001	
FILES TO:	ACK: ✓
	FILE:

For the Attention of:
Ms Heidi Lynch
Development Control Officer
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

14th December 2001

Dear Ms Lynch

Site Address: Sandoval, School Lane, Wargrave
Planning application number: F/2001/5317

Thank you for your letter of 18 November. We do not have any objection to the construction of the proposed extension itself. However, we are very concerned about the danger to traffic caused by the contractors' vehicles parking on School Lane while the building work takes place.

Our house is almost exactly opposite Sandoval. Access to and from our own property is from a drive with very limited vision. Last time there was construction work carried out at Sandoval, two or three lorries were often parked outside the house on School Lane all day. This is a narrow road and this parking had the effect of forcing all traffic on to the wrong side of the road, when it is coming down School Lane towards the High Street. We would therefore be grateful if you could ask the contractors and their delivery lorries only to park in the driveway of Sandoval, while working at the property.

Thank you for your help in this matter. We look forward to hearing from you.

Yours sincerely,

David & Sue Griffiths

Mr and Mrs David Griffiths

HL 0628

PLANNING SERVICES	HPT
POL	TLS
DC	EMS
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK:

Mr. Rex Osborne,
8 Spring Walk,
Wargrave,
Berkshire, RG10 8DX.

Attention: Heidi Lynch.

Dear Madam,

Your Ref: F/2001/5317 Proposed extension to Sandoval, School Lane, Wargrave.

Thank you for your letter advising of the above proposed extension. I would like to object against this extension for the following reasons:

1) I feel that this would detract from the daylight and sun reaching my garden for a reasonable length of time during the day.

2) I feel this would also be intrusive and would overlook into my garden which would detract from one's privacy.

I trust you will investigate further this planning application and that the necessary planning permissions will ultimately be refused.

Yours sincerely,

Rex Osborne.

Tel. (0118) 974 6442

Date: 28 November 2001

Your Ref:

My Ref: Heidi Lynch
F/2001/5317

The Owner / Occupier
8
SPRING WALK
WARGRAVE
READING
RG108DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2001/5317
Site Address: Sandoval, School Lane, Wargrave Reading.
Proposal: Proposed two storey side extension to dwelling. Removal of existing garage..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5317 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5317** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Heidi Lynch**, on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

6 SPRING WALK
WARGRAVE, BERKS. RG10 8DX

Hh 068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

5th December, 2001

Your Ref: Heidi Lynch
F/2001/5317

Development Control Officer,
Environmental Services Department,
Planning Services,
P.O. Box 157,
SHUTE END,
Wokingham, Berks. RG40 1WR.

Dear Madam,

Application Number: F/2001/5317
Site Address: Sandoval, School Lane, Wargrave, Berks.

Reference your letter of November 28th we have now had the opportunity of examining the plans at your Offices.

Our concern is that the elevation and angle of the planned extension is such that it would overlook our garden space and rear rooms, therefore our privacy would be lost.

On this basis we wish to register our objection to the planned extension.

Yours faithfully,

Iain MacQueen Sims

Valerie Sims

HL 068

Dec. 5th 200

PLANNING DEPARTMENT	INT	Avallon
POL	FILE	
DC	ENF	School Lane
APP		
CS		Wargrave

07 DEC 2001 Berks RG10 8AA

COPIES TO:	ACK: ✓
	FILE:

Dear Mr Lynch

Ref F/2001/5317

With reference to the above planning application, we have no objection to the extension proposed, but we do have severe reservations about the Builders vehicles and the obstruction and safety hazards they will create.
We feel very strongly about this aspect of the application following our experience of various building works that were carried out at the same address some two years ago. During the building process vehicles were parked half on the pavement for the whole working day, and as a result two safety concerns emerged:

1. Pedestrians including many children, were forced to walk in the road for the length of the line of the builders vehicles which at times must have been 40 to 50m.

2. Cars travelling down School Lane towards the traffic lights, were forced onto the wrong side of the road by the builders parking, making it very dangerous for vehicles exiting from our drive. Visability for us is restricted by a high hedge and it is impossible to see these cars without pushing the nose of the car into their path

I would suggest therfore that if you do grant the application, that you ban the builders from parking outside the house and only allow short stays for loading or unloading.

Yours sincerely

C R Turner. (MR. MRS C.R. TURNER)

Date: 19 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5317

Location: Sandoval, School Lane, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling. Removal of existing garage.

Applicant: Mr N Northen C/O AEA.

Case Officer: Heidi Lynch

The new plans show the following: East elevation to show new door. Drawing no 05D.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

No comments.

AC.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 28 November 2001

Application Number: F/2001/5317

Proposal: Proposed two storey side extension to dwelling. Removal of existing garage.

Parish: WARGRAVE PARISH

Site Address:
Sandoval, School Lane, Wargrave, Reading.

Applicant:
Mr N Northen C/O AEA.

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).

C122, R122.

Signed: _____ **Print name:** AC 29/11/01

Received by Wokingham District Council

Application No: F/2001/5317

Proposal:
Proposed two storey side extension to dwelling. Removal of existing garage.

Location:
Sandoval, School Lane, 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/2001/5317 to enable the library staff to locate the correct information.

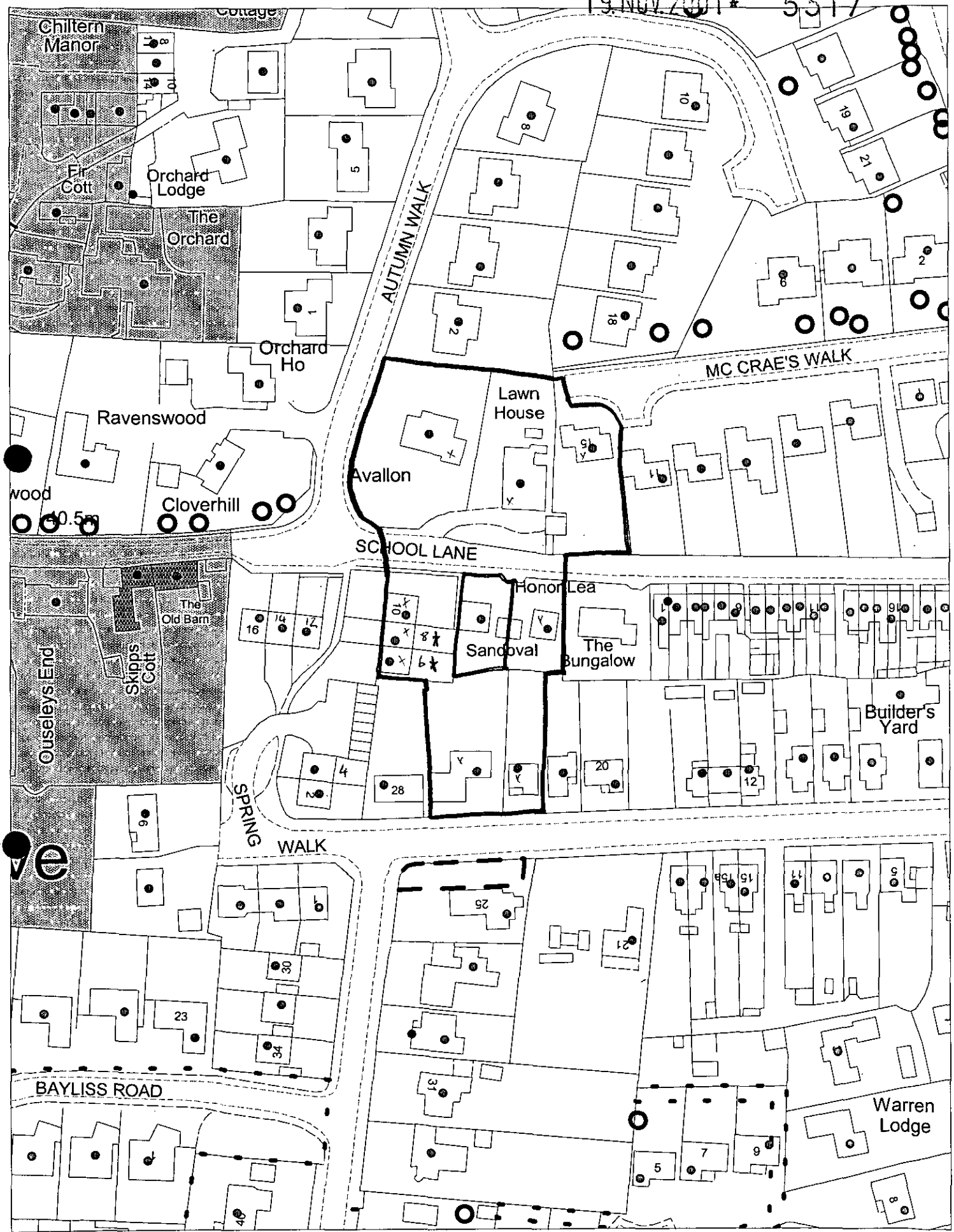
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

28 November 2001

19.NOV.2001 * 5517



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Development Control Section, Environmental Services, Wokingham District Council.
22 November 2001 Scale: 1 : 1250

N
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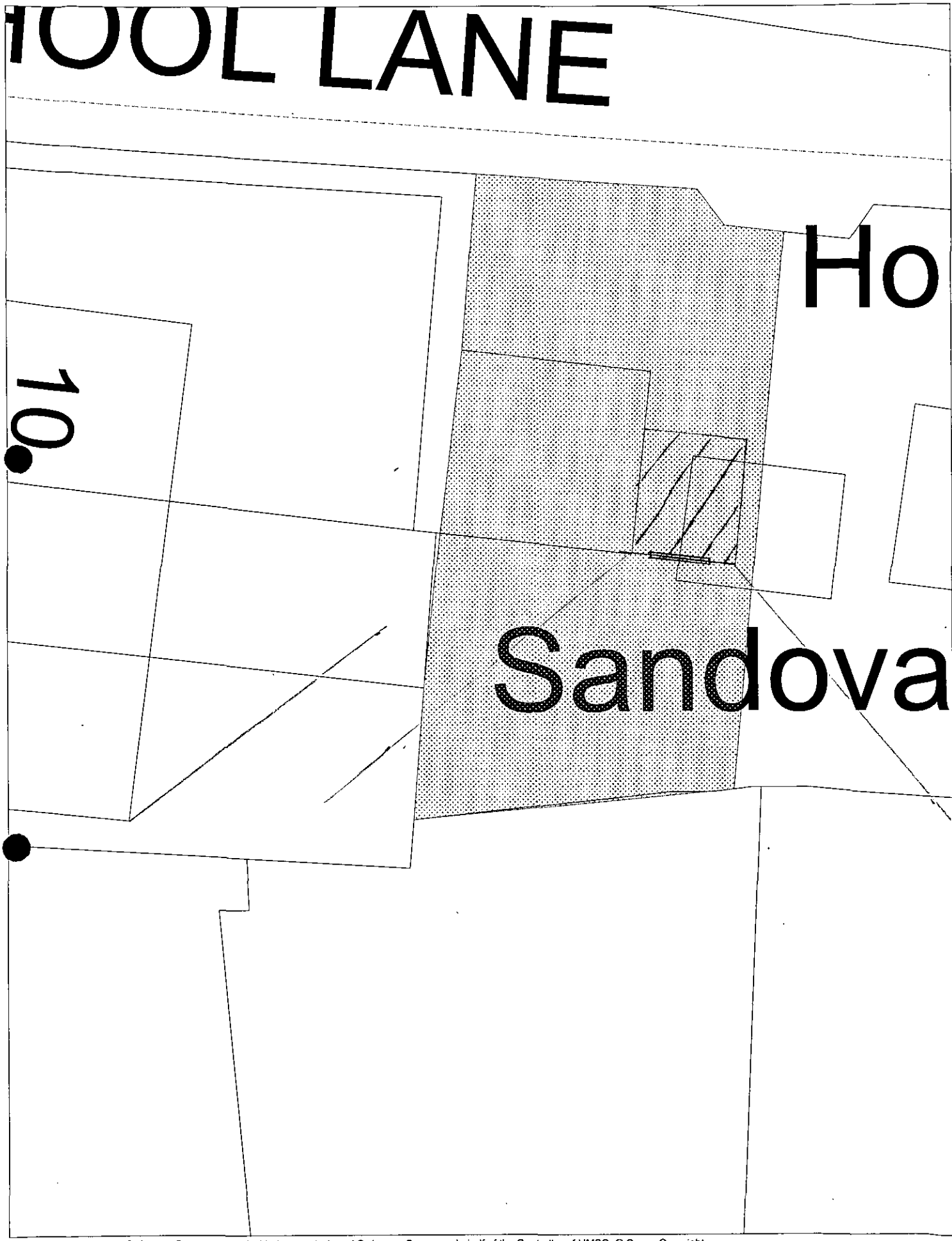

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Development Control Section, Environmental Services, Wokingham District Council.

27 December 2001

Scale: 1 : 200

N
W E
S

* Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: HL	Application No. F/2001/5317

Map No. 21. Site ...003.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING. REMOVAL OF EXISTING GARAGE

Location: SANDOVAL HOUSE, SCHOOL LANE

Parish: WARGRAVE Ward: Wargrave. 28-11-01

Applicant: MR N NORTHEN

Fee (7) Received 95-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	EAST ELEVATION TO SHOW NEW DOOR	request with SN	11/12/01
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 : 28-11-013 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:

- Note to Officer: Site is in a Groundwater Protection Zone. See guidance note from Conrad Hoare re planning informatives.....
- Pre-app attached.

NEIGHBOURS:

S/N + see map.....
+ name + address of previous application.....
complaint - ATTACHED (neighbour).....

applicationo	Name and address
99/70742/F	Mr & Mrs Newbury Honorlea School Lane Wargrave Berks RG10 8AA

APP
GRANTED,
LETTER SENT
18/02/00

SANDOVAL

ADDRESS SCHOOL LANE PARISH WARGRAVE

PLOT No. 10 (SPRING WALK DEVELOPMENT) ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/150/61	TRUSTEES OF EDWARD HANNENS ESTATE	O/APP. RESIDENTIAL DEVELOPMENT	13.7.61	– C/A
O/191/64	" " "	O/APP. 20 HOUSES & GARAGES	1.10.64	– C/A
119/65	A. GREEN (MAIDENHEAD) LTD	DETACHED HOUSE & GARAGE	28.10.65	APP. C/A
BR 16962	MR. W. BEAVAN	REAR GR. FLOOR EXTENSION	10.6.81	app and held REF. N/A
99/70742/F	N.M. Northern	2St/S + Demolish Garage	16.2.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr Ellis - Squaring off S/St R. Ext - 28/06/00

DRAINAGE

19.NOV.2001 5317

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	N. M. NORTHEN.
	ADDRESS	SANDOVAL HOUSE
		SCHOOL LANE
		WARGRAVE BERKS
	POST CODE	RG.10 8AA. Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	A.E.A.
	ADDRESS	SANDOVAL HOUSE
		SCHOOL LANE
		WARGRAVE BERKS
	POST CODE	RG.10 8AA. Tel. No01189401518
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	SANDOVAL HOUSE
		SCHOOL LANE
		WARGRAVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING GARAGE
		AND TWO STOREY SIDE EXTENSION
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		FACING BRICK TO MATCH.
		ROOF TILES TO MATCH
7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red, ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF AREA.

DATE 15/11/01

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) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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 . . . . . .

Date . . . . . 15/11/01 . . . . . .

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