[redacted]

SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3035

LOCATION:
Old Post House Bath Road, Kiln Green Reading.

APPLICANT:
Mr S Goldthorpe C/O R G Butler And Associates

PROPOSAL:
Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.

EARLIEST DATE FOR DECISION: **21/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/02/2001

CASE OFFICER: **George Allpress**

[redacted]

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Goldthorpe
C/O R G Butler And Associates
11 Strathmore Drive
Charvil, Reading
Berkshire
RG10 9QT

Application Number: F/2000/3035

Parish: **WARGRAVE**

Location: **Old Post House, Bath Road, Kiln Green, Reading.**

Proposal: **Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.**

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. Except where stated otherwise on the approved drawings, 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. 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 Policy LBE1.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WGB1.

John Mitchell
Development Control Manager
Date: 05/02/2001

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.

Raised for Planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3035.	GA
BUILDING CONTROL NUMBER.	FH 2000/1428	Andy
~~APPLICANT~~/AGENT	R.G. Boles.	
ADDRESS OF SITE	The Old Post House Bath Road HARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S porch ext. pitched roofs to existing dormers BC - also garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	491/2 recd 20/12/00	491/1B recd 24/1/01
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	3/2/01	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - garage conversion	
Planning permission R/420/70 condition 2 re garage not relevant.	DC - hipped roof to porch * size reduced from 3.6 to 3.3. (porch exempt BC)	
DATE	21/2/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	21/2/01.		
PLANNING APPLIC. REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/3035

Proposal:
Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.

Location:
Old Post House, Bath Road, Kiln Green, 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 21/01/2001. 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

28 December 2000

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

Tel: 0118 974 6442

Date: **28 December 2000**

My ref: F/2000/3035

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/2000/3035
Old Post House, Bath Road, Kiln Green, Reading.
Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.

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/2000/3035**
Old Post House, Bath Road, Kiln Green, Reading.
Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.
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: **28 December 2000**

My ref: F/2000/3035

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2000/3035**
Old Post House, Bath Road, Kiln Green, Reading.
Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Held in abeyance
14.05.1

WORK SHEET FOR: George Allpress

Application Number: F/2000/3035

Applicant: Mrs S Goldthorpe C/O R G Butler and Associates.

Location: Old Post House, Bath Road, Kiln Green, Reading.

Proposal: Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers.

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

Date of Neighbour Notifications : 28/12/00

See Harold's comments

Date of Site Visit : 11/01/01

Date Registered : 12/12/2000

Earliest Date for Decision : 21/01/2001

Latest Consultation Date/Site Notice Expiry Date : 21/01/2001
25/01/01 (GA)

This application will have expired on: 06/02/2001. 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 :

WARGRAVE PARISH COUNCIL – NO COMMENT.

CONSERVATION OFFICER – REQUESTED REVISIONS TO ROOF DESIGN OF EXTENSION AND DORMERS.

At the time of writing further comments have been received.

Planning Issues : The issues addressed by this application are Green Belt, the setting of the adjacent listed building and street scene.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997. Green Belt, Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 Wokingham District Local Plan

Application Number: F/2000/3035

Appraisal :

The application property is a small detached cottage which borders the A4, Bath Road. The cottage is at right angles to the road. To the rear is a group of cottages including a listed building.

The alterations are minor and non-controversial comprising erection of a modest replacement extension, and forming pitch roofs over existing dormer windows which are located at front and rear.

The increase in floor area of the new extension would amount to around 5.0 square metres over and above the existing, and is not considered so significant as to materially conflict with Green Belt Policy.

The alterations are considered a visual improvement and would not detract from the setting of a listed building.

The application has been revised and is now considered to accord with the Conservation Officer's comments.

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

Application Number: F/2000/3035

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997. Green Belt, Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 Wokingham District Local Plan

5/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Old Post House, Bath Road, Reading.

APPLICATION NUMBER: F/2000/3035

OFFICER: George Allpress

DATE OF SITE VISIT: 11/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Group of period cottages.

3. DESCRIPTION OF SITE/BUILDING Detached cottage in use as a single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES 'A' Road to south, group of cottages to other boundaries.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Timber fencing
OTHERS	Green Belt, adjacent listed building.

FROM: George Allpress

DATE: 28 December 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/3035

Proposal: Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers..

Site Address: Old Post House, Bath Road, Kiln Green, Reading.

Applicant: Mr S Goldthorpe C/O R G Butler And Associates.

Your observations are required in respect of this application **by 21/01/2001** .

PLANNING SERVICES | HPT
DC | ENF
APP
GS
29 JAN 2001
COPIES TO: | ACK:
FILE:

No comment

SIGNED: _____ DATE: 22/01/2001

Clerk To Wargrave Parish/Town Council.

WEOTOEBA

VAS

FROM: George Allpress

DATE: 28 December 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/3035

Proposal: Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers..

Site Address: Old Post House, Bath Road, Kiln Green, Reading.

Applicant: Mr S Goldthorpe C/O R G Butler And Associates.

Your observations are required in respect of this application **by 21/01/2001** .

No comment

SIGNED: _____ DATE: 22/01/2001

Clerk To Wargrave Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

29 DEC 2000

From: George Allpress

Date: 28 December 2000

Application Number: F/2000/3035

Proposal: Proposed demolition of existing porch and erection of replacement porch plus pitched roofs to existing flat roofed dormers..

Site Address:
Old Post House, Bath Road, Kiln Green, Reading.

Applicant:
Mr S Goldthorpe C/O R G Butler And Associates.

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

OLD POST HOUSE IS NOT A LISTED BUILDING OR WITHIN A CONSERVATION AREA.

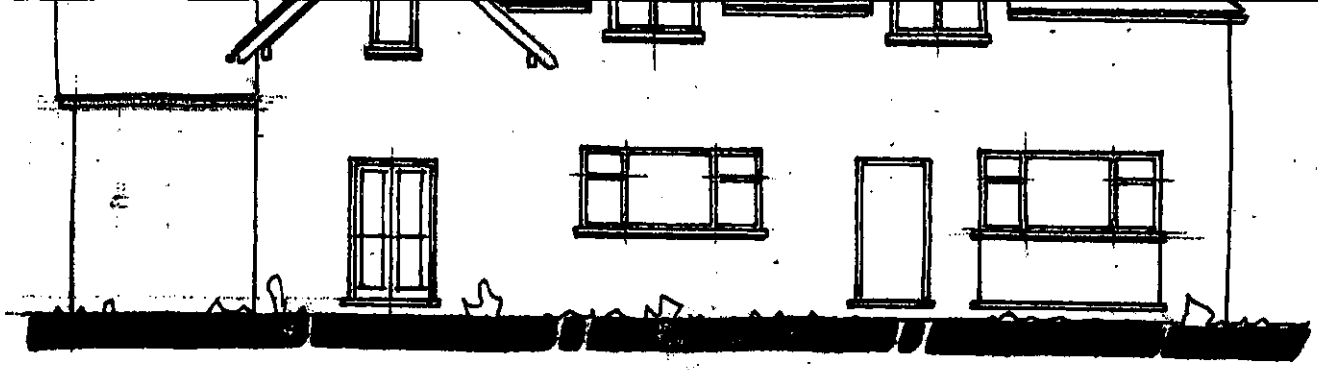
THE FLAT ROOFED DORMERS ARE C20 ADDITIONS AND I CONSIDER PITCHED ROOF WILL BE AN ENHANCEMENT PROVIDED :

1. ROOF PLATE AND CONSTRUCTION IS KEPT TO THE MINIMUM HEIGHT. — SEE SKETCH.
2. END GABLES + CONSTRUCTION TO BE AGREED (NOW BOARDING)

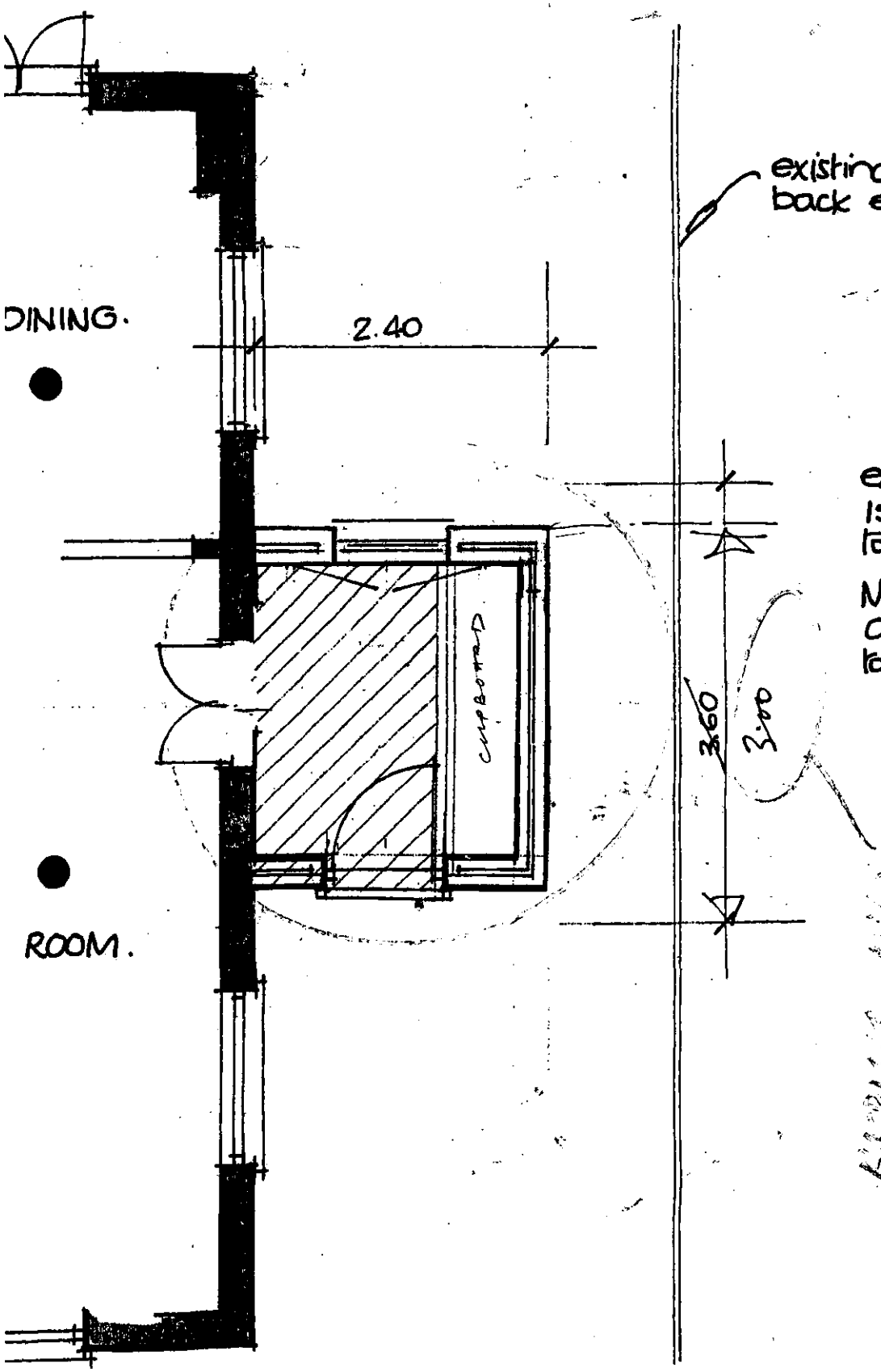
THE NEW PORCH APPEARS TOO HIGH, OUT OF SCALE WITH THE COTTAGE AND THE PROPOSED GABLE END EXTENDS TO 4.5 M. HIGH. THIS MASS, ON THE ROAD ELEVATION COULD BE REDUCED — SEE SKETCH OR A HIPPED ROOF MAY HELP TO REDUCE THE ADDITIONAL STRUCTURE.

THE DESIGN PRINCIPLES OF THE PORCH SHOULD BE RE-CONSIDERED TO REDUCE ITS ADDITIONAL BULK

Harold Sanders.
CONSERVATION + DESIGN. 15.01.01.



SIDE ELEVATION.



1792

G-A.

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2000/3035 relates.

Address of site Old POST HOUSE BATH ROAD KILN GREEN.

Signed R C Butler.

Date 3.01.01

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	2 DEC 2000
Officer: GA	Application No. F/2000/3035

Map No. 22 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED DEMOLITION OF EXISTING ~~PORCH~~ PORCH AND ERECTION OF REPLACEMENT PORCH, PLUS PITCHED ROOFS TO EXISTING FLAT ROOFED DORMERS

Location: THE OLD POST HOUSE, BATH ROAD

Parish: WARGRAVE Ward: Wargrave
28-12-2000

Applicant: MR S GOLDTHORPE

Fee Received 95-00 (1) 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	mark on block plan dark	phoned 21/12	
3	Forms unsigned			
4	Correct S·66 certificate			
5	Elevation plans			
6	Floor plans	- Rear window to porch shown on "side elevation" but not shown on floor plan (in coat cupboard ?)	21/12	corrected
7	Metric scale disclaimer	- may need proposed rear elevation, to show pitched roofs on dormers	to follow	
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 28.12.2000 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer re adjacent listed buildings
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:

Green belt
No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS THE OLD POST HOUSE BATH ROAD

PARISH WARGRAVE E?

PLOT No.

ORD. SHEET No. SU 8178 NE 22.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
B/316/62	Miss J. Horgan	Alterations & garage	12. 7. 62	APP	N/A
R/116/63	Miss M. A. Cotton	Use of prem. for sale of Christmas trees	18. 7. 63	N/A	REF
O/3/65	Mr. P. J. Hodson	Dwelling on land adj. to Old Post House	27. 1. 65	N/A	C/A
R/420/70	Mr. D. Roberts	Add double garage with 3 bedrooms & bathroom	10. 11. 70	APP	C/A
O/222/64	Mr. P. Hodson	Replace hse with 2 dwellings	29. 10. 64	N/A	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305A

Environmental Services

For office use only.
Application number: 12 DEC 2000 * 3035

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	S. GOLDTHORPE
	Address and postcode	THE OLD POST HOUSE KILN GREEN NR. WARGRAVE RG10 9SE
	Phone number	
2	Agent's Name	R.G. BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	THE OLD POST HOUSE BATH ROAD KILN GREEN RG10 9SE
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLISH EXISTING ENT. LOBBY BUILD NEW ENT. LOBBY REPLACE FLAT ROOFS TO DORMERS WITH PITCHED ROOFS.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: NA
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☐
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone ~~else~~ who (at the beginning of the period of 21 days ending with the ~~date~~ of the application) owned any part of the land which ~~the~~ application relates to as listed below.

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

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

Your signature: [signature] on behalf of S. GOULDTHORPE

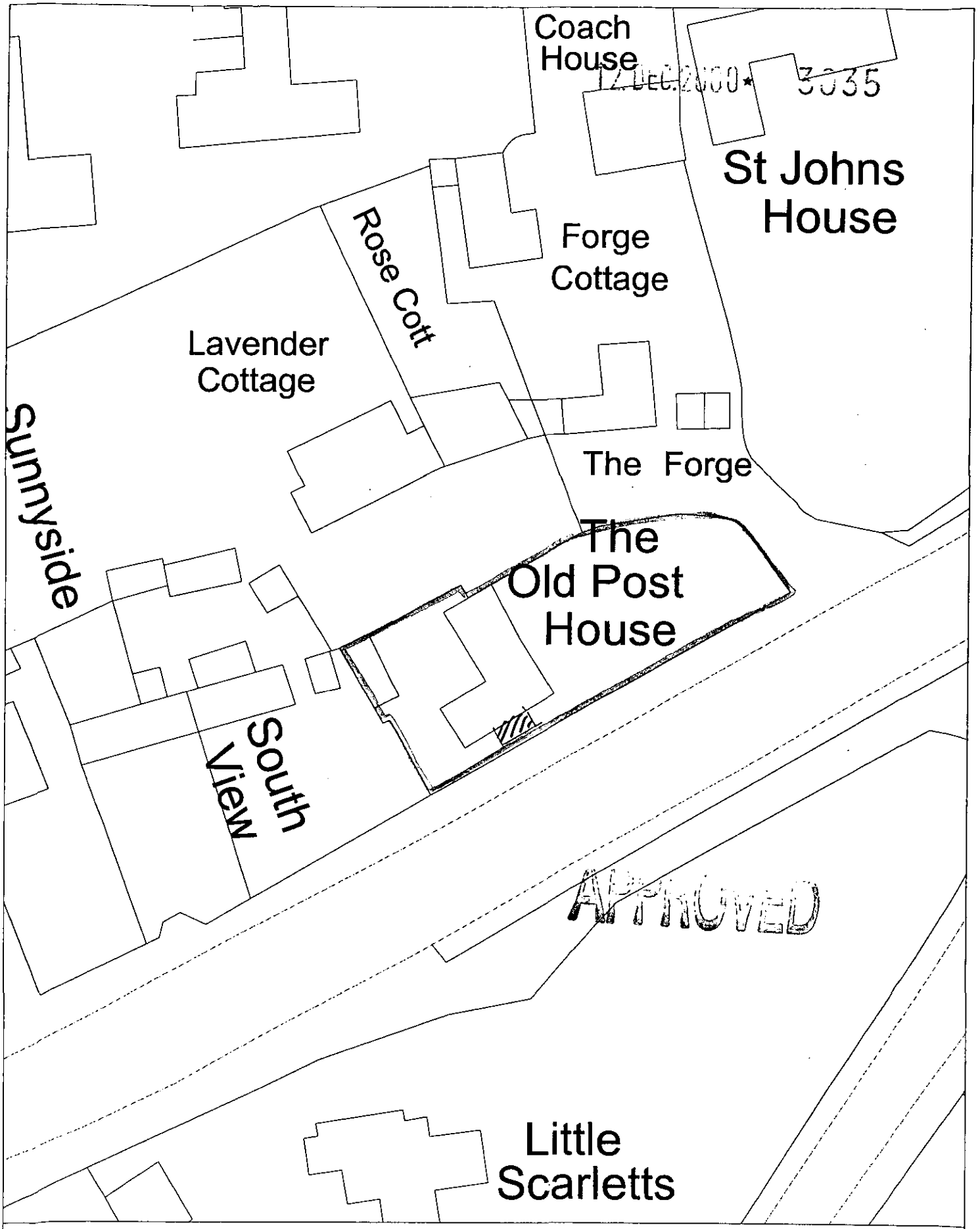
Date 8-12-00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3035**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



Site Plan, Scale: 1 to 500

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Date: 6 December 2000

N W E S



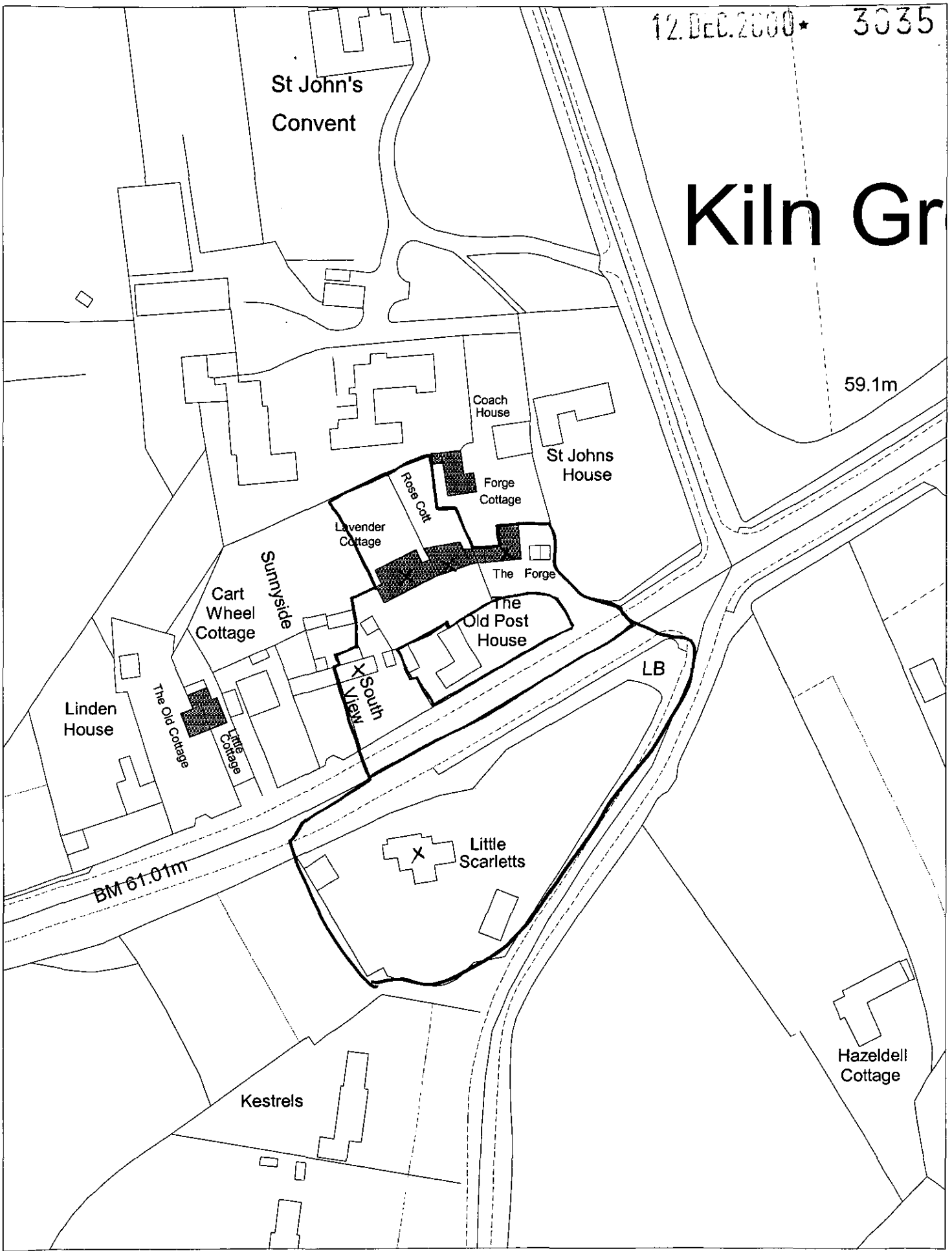
Site Plan, Scale: 1 to 2500

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Date: 6 December 2000

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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

N
W E
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