02/03/2000

APPLICATION NO:
F/2000/0369

LOCATION:
10 Rickman Close Reading. Arborfield

APPLICANT:
Mr & Mrs Harrington C/O B Dunn

PROPOSAL:
Proposed front and rear dormer extensions to form rooms in loft space.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Harrington
C/O B Dunn
95 Old Wokingham Road
CROWTHORNE
Berkshire

Application Number: F/2000/0369

Parish: **ARBORFIELD**

Location: **10 Rickman Close, Arborfield Cross, Reading**

Proposal: **Proposed front and rear dormer extensions to form rooms in loft space**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 07 March 2000

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 : Natalie Brown

Application Number : F/2000/0369

Applicant : Mr & Mrs Harrington C/O B Dunn.

Location : 10 Rickman Close Arborfield Cross.
Proposal : Proposed front and rear dormer extensions to form rooms in loft space.

Site Notice Displayed ? :

YES	NO	DATE
	✓	27/01/2000

Date of Neighbour Notifications : 16/2/2000 Nos 9+11 Rickman close.

Date of Site Visit : 27/01/2000

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses :
Arborfield PC: 10/2. no objections
Highways: 9/2: conditions - see letter in file
Adj PC ~ Barkham: no response received.

Planning Issues : (Rural area (LTV2) | countryside (WCC7), separation of settlement (LC1) | Greengap/wedge (WCC2))
1) Impact upon neighbouring properties
2) Impact upon the street scene.
3) Impact upon the rural setting/separation of settlement.

Application Number: F/2000/0369

Appraisal :

① Impact upon neighbouring properties:
The proposed development is front and rear dormer extensions to form rooms in (bedroom + ensuite) left space, and there will be no encroachment to neighbouring properties. There will be no overlooking to neighbouring properties.
The ~~front~~ dormers will not exceed the existing ridge height (6m) and will not extend beyond the front/rear building lines. The rear dormer is obscured ~~There will be no detrimental impact upon design by the existing~~ bedroom 3 & bathroom pitched roof.
~~The~~ Boundaries: semi-detached with number 11 (№ 11 has a rear extn extend beyond № 10). At front, 1m wire fence/concrete post with № 9.
There will be no detrimental impact upon neighbouring properties by overlooking, overshadowing or overbearing.

② Impact upon the street scene:
Tiles will match existing - the front dormer will be visible but the rear dormer will be obscured from the side coming from Arborfield (№ 12 Pickman) by № 11. Coming down Pickman Close towards № 10 - there will be limited views of the rear dormer ∴ no detrimental impact upon the street scene.

③ Impact upon the rural setting/separation of settlement:
Although № 10 has been extended in the past it is felt that the d'mers will not cause any overdevelopment of the site as the development is for dormer extns and not extns extending out from the building at either a single or 2 storey level.
It is therefore considered that the proposed development will not have any detrimental impact upon the open character of the area and therefore not be contrary to policies WEC2/WEC7 (WDC local plan, deposit draft) and LC1/LTV2 (Lodden Area local Plan)

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

Application Number F/2000/0369
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK .
	SC23	SR06	PARKING + GARAGING
	SC		

RECORD OF SITE VISIT

SITE ADDRESS: 10 Rickman Close Reading.

APPLICATION NUMBER: F/2000/0369

OFFICER: Natalie Brown

DATE OF SITE VISIT: 27/07/2007

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Rural area – semi-D/detached - mixture of designs
Large rear gardens
Main road beyond Rickman close - beyond that → rural area.

3. DESCRIPTION OF SITE/BUILDING

f. line beyond Nos 9 - 7 (terraced) but level with 5-6.

N° 11 - rear single storey extn beyond rear f. line of N° 10.

4. RELATIONSHIP TO ADJOINING PROPERTIES

← semi D with N° 11
2.5m from → N° 9

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING parking for app 3 cars in front of prop.

LEVELS /

BOUNDARY TREATMENT 1m(?) wire pre & concrete posts with N° 9.

OTHERS

Rural/
separation of tenancy.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0369

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0369
10 Rickman Close Arborfield Cross.
Proposed front and rear dormer extensions to form rooms in loft space.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Bland
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0369**
10 Rickman Close ~~Reading~~. (Arborfield)
Proposed front and rear dormer extensions to form rooms in loft space.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0369	NB
BUILDING CONTROL NUMBER.	Ff 2000/0972	Nick
~~APPLICANT~~/AGENT	Mr B Dunn.	
ADDRESS OF SITE	10. Rickman Close ARBORFIELD	
DESCRIPTION OF PROPOSED WORK	loft conversion (front + rear dormers)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	99.100.001 A	99.100.001 A
FLOOR PLANS	- ✓	- ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	3/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

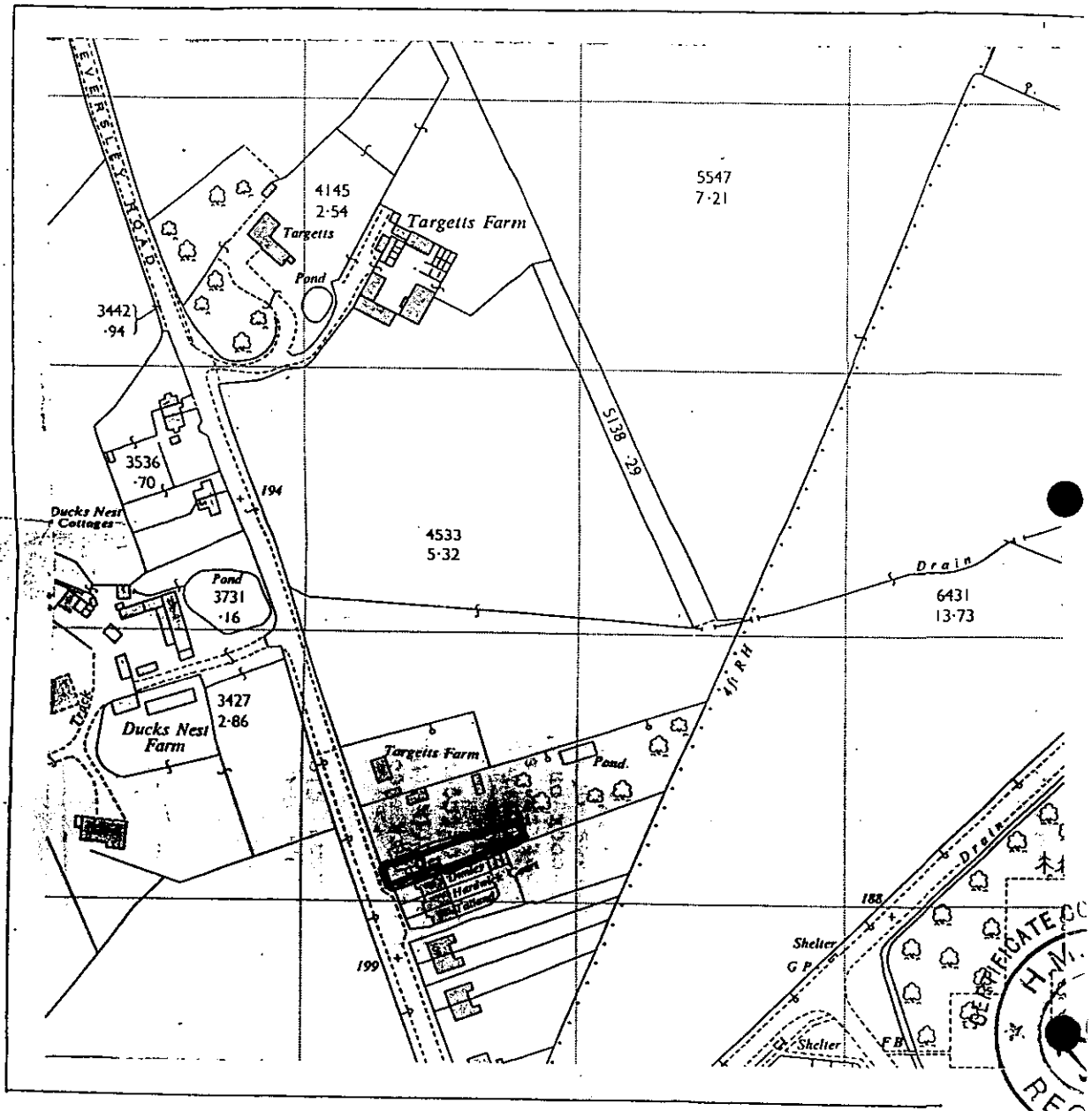
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

BERKSHIRE | SU 1666

Scale: 1/2500 © Crown Co

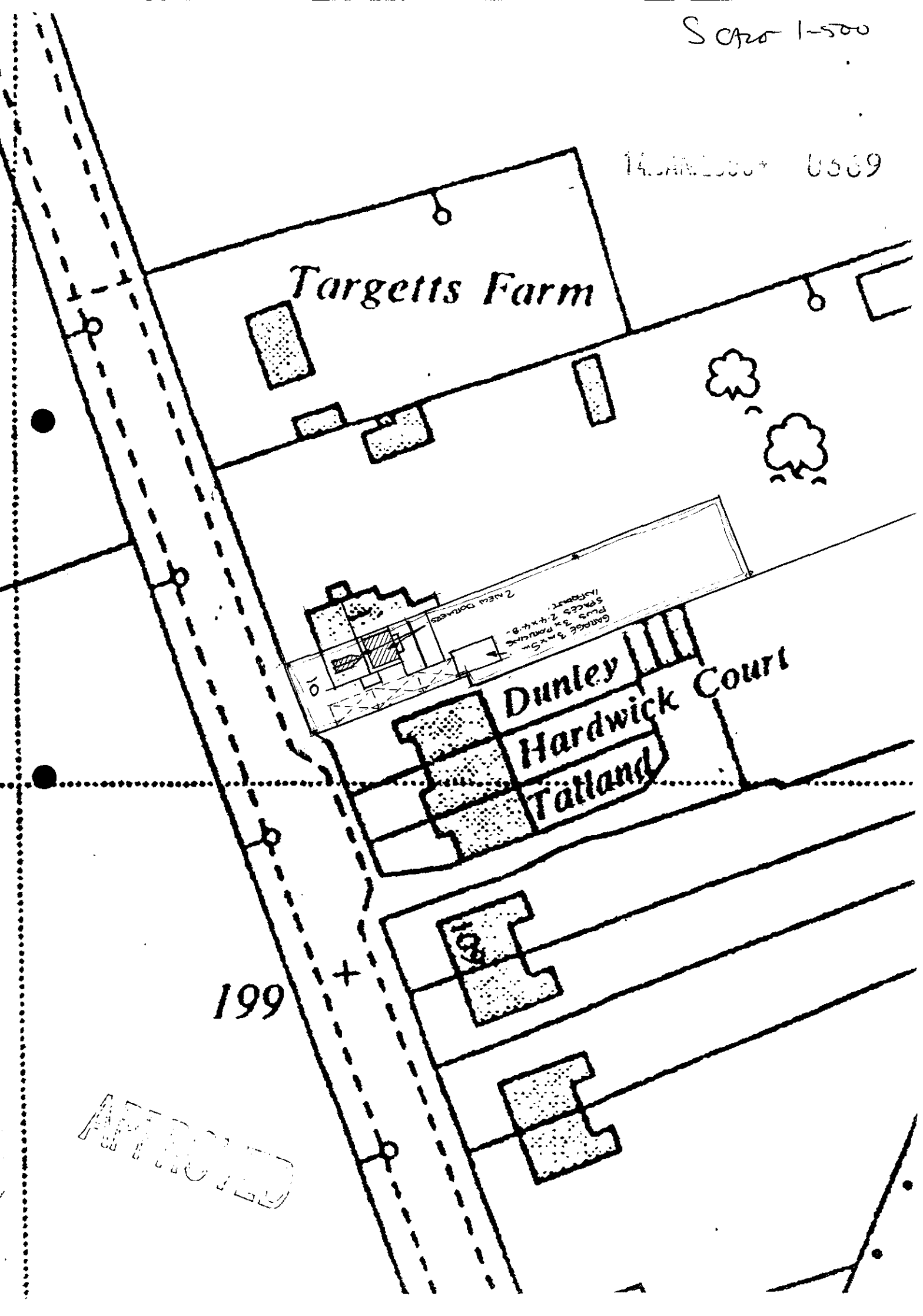
NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES ~~AND HECTARES~~.

PARISH
ARBORFIELD AND NEWLAND



14 JAN 2

Scale 1-500





Site Plan, Scale: 1 to 1250

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Date: 9 December 1999

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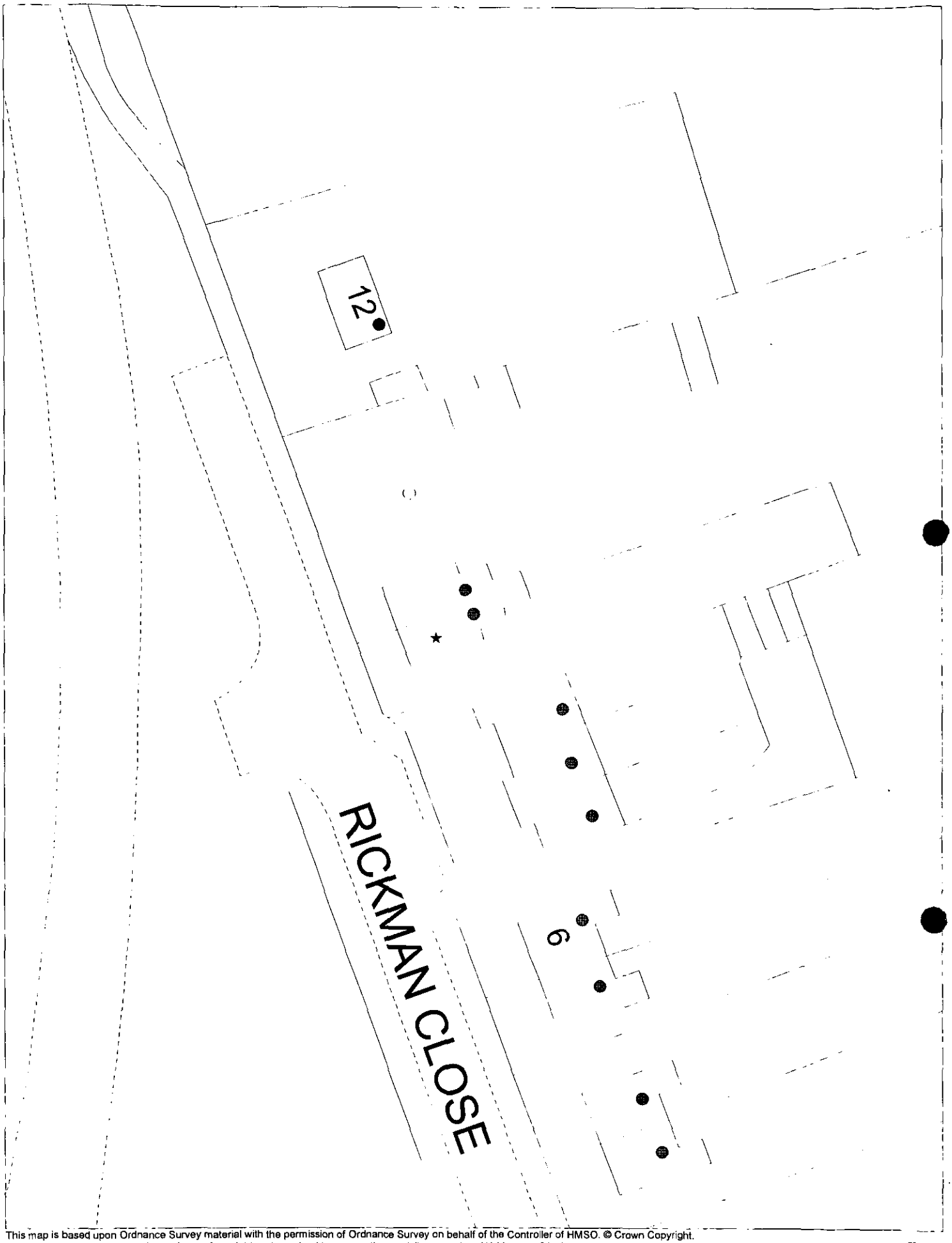

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Development Control Section, Environmental Services, Wokingham District Council.

26 January 2000 Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/0369

Proposal:

Proposed front and rear dormer extensions to form rooms in loft space.

Location:

10 Rickman Close Arborfield Cross.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, *Wokingham Berkshire, RG40 1WR to arrive on or before* 18/02/2000. *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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~07 DEC 1999~~ VALID 14 JAN 2000	Map No. 89 Site 0.06
Officer: NAB | Application No. F/2000/0369	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FRONT AND REAR DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: 10 RICKMAN CLOSE

Parish: ARBORFIELD Ward: Arborfield 25.1.2000 NJ

Applicant: MR/MRS HARRINGTON

Fee Received 95-00 (6) 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	(1) ~~Proposed dev. not clear from block plan!~~ (2) Off-road parking layout for 3 vehicles.	10/12	14/1
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation	10/12	14/1
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at party wall (rear dormer)	10/12	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :25:1:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	✓ .....
Adjacent Parish	: Barkham.
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural Area) .....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N Sufficient .....

Arborfield & Newland Parish Council

Temporary Office:

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

8 February 2000

Ms N Brown
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Brown

PA F/2000/0369 10 Rickmans Close
Front & rear dormer extensions

The Parish Council has no objection to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

To:
Highways

From: Natalie Brown

Date: 25 January 2000

Application Number: F/2000/0369

Proposal: *Proposed front and rear dormer extensions to form rooms in loft space..*

Site Address:
10, Rickman Close, Arborfield Cross.

Applicant:
Mr & Mrs Harrington C/O B Dunn.

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

CONDITIONAL APPROVAL

SC 23- PARKING & GARAGING (SR 06)

N.S. Trotter

7-2-00

Tel. 0118 9746429 (Direct Line)

Date 10th December 1999

Your ref.

14 JAN 2000

My ref.

mr B Dunn
95 old Wokingham Rd
Crowthorne
Berks
RG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the *public highway*.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

① proposed development not clear from block plan
② off road parking layout for 3 vehicles required

No encroachment to/at party wall.

P.T.O.

INVESTORS IN PEOPLE UK
ACCEPTED 75% PAPER
RAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

please conform no encroachment at party wall (rear dormer) if so then serve notice & full ui cert a

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: otherside required ☑

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

NO ENCROACHMENT AT PARTY WALL.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Environmental Services

For office use only
Application number

Householder planning application form

14.JAN.2006* 0369

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429

1	Your name	MR + MRS HARRINGTON
	Address and postcode	10 RICKMAN CLOSE ARBORFIELD N'R WOKINGHAM.
	Phone number	:—
	Agent's Name	MR B. DUNN
	Address and postcode	95 OLD WOKINGHAM ROAD CROWTHORNE BERKS.
	Phone number	01344 779960
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.	10 RICKMAN CLOSE ARBORFIELD
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION PROVIDING ADDITIONAL BEDROOM + ENSUITE BATHROOM.
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.	ROOF TILES TO MATCH EXISTING. DARK STAINED T G + V TIMBER CLADDING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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: MR T. DUNN

on behalf of MR + MRS NARRINGTON

Date 26/11/99

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

1764

ADDRESS 10 RICKMAN CLOSE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30894	D. HARRINGTON	2/ST. EXTENSION	10.8.88	CIA
BRA 5673	"	"	15.8.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: [illegible] 069

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS HARRINGTON
	Address and postcode	10 RICKMAN CLOSE ARBORFIELD NR WOKINGHAM.
	Phone number	—
2	Agent's Name	MR B. DUNN
	Address and postcode	95 OLD WOKINGHAM ROAD CROWTHORNE BERKS.
	Phone number	01344 779960
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.	10 RICKMAN CLOSE ARBORFIELD
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION PROVIDING ADDITIONAL BEDROOM & ENSUITE BATHROOM.
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.	ROOF TILES TO MATCH EXISTING. DARK STAINED T & G V TIMBER CLADDING.
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

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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: MR B. DUNN

on behalf of MR + MRS NARRINGTON

Date 26/11/99

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