/STEMS LTD

APPLICATION NO:
F/2000/1446

LOCATION:
Mallard Marketing 24 Ridgeway, Wargrave Reading.

APPLICANT:
R O'Brien

PROPOSAL:
Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)

EARLIEST DATE FOR DECISION:

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R O'Brien
24 Ridgeway
Wargrave
READING
Berkshire
RG108AS

Application Number: F/2000/1446

Parish: **WARGRAVE**

Location: **24 Ridgeway, Wargrave, Reading**

Proposal: **Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)**

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.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/12/2000

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 DECEMBER 2000 FROM 7.00 PM TO 9.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: Mr FD Browne, Mr GA Cockroft, Mrs ANMC Drake and Mrs T Marinos.

186. MINUTES

The Minutes of the meeting of the Committee held on 29 November 2000 were confirmed as a correct record and signed by the Chairman.

187. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. T Dredge.

196. APPLICATION NO: 2000/1446, SINGLE STOREY REAR EXTENSION TO DWELLING (RETROSPECTIVE AMENDMENT TO APPLICATION 99/70187), 24 RIDGEWAY WARGRAVE, FOR MR R O'BRIEN

The Committee considered a report on this application as set out on Agenda pages 1851 to 1858.

Mr. FD Browne, a local Member attended the meeting and spoke in opposition to the proposal.

In discussing the application, Members expressed the opinion that it was important to balance both the proposal and any possible enforcement action in the context of what could be considered reasonable.

RESOLVED: That Application No: 2000/1446 be approved.

Application No	Received	Wargrave	Listed by
F/2000/1446	04.05.00		Cllr Brown.

Applicant: Mr R O'Brien.
Location : 24 Ridgeway, Wargrave.
Proposal : Single storey rear extension to dwelling (retrospective amendment to application 99/70187/F).

1. **Planning History** – The original dwelling was granted reserved matters permission in 1970. Since then there has been a permitted development extension to form a utility room and a first floor extension to the dwelling. The original approval of planning permission 99/70187/F, for the erection of a single storey rear extension was granted permission on the 16 September 1999.

2. **Proposal** – The proposed development is to amend the previously approved extension, increasing its depth by 0.38m and increasing the height by 0.12m. The building covers the dwellings swimming pool which was constructed under permitted development. The proposed amendments to the structure are retrospective.

   This application has been listed for determination by the Development Control Committee by Cllr Brown due to concerns over the impact upon the appearance of the surrounding area.

3. **Consultations** -
   - ***Wargrave Parish Council:*** Object (See attached comments).
   - ***Environmental Health:*** No objection.
   - ***Letters:*** Three letters of objection have been received. These objection were on the grounds of noise nuisance, impact upon the appearance of the area and drainage.

4. **Appraisal** – Main issues are:

   A. Impact upon the residential amenity of the adjacent dwellings. (LBE1, LBE2 of the Loddon Area Local Plan; WOS3, WBE1 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LBE1, LBE2 of the Loddon Area Local Plan; WOS3, WBE1 of the Wokingham District Local Plan.)
   C. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the adjacent dwellings.
The application is to retain the increased depth of the single storey rear extension from the approved 4.6m to the proposed 4.98m, and the increased height of the extension from the approved 3.6m to 3.86m. The dwelling is located within a small cul-de-sac which gives access to 7 detached dwellings. The adjacent dwellings to the north of the site are located in such a position that number 22 Ridgeway faces onto the side of the rear garden area of number 24. The distance from the side of the extension, as erected to the shared boundary with number 22 is approximately 1m. However, the distance

to the front of number 22 to the shared boundary is approximately 14m. The boundary wall between these two properties is 1.8m high.

The boundary to the rear of the property is 2m high and is shared with the open front accessway to numbers 30, 32 and 34 Ridgeway. The dwelling which is located to the south of the application site is number 26 Ridgeway. The shared boundary between this dwelling and the application site, runs along the side of number 24. The extension is located approximately 6m from the boundary, which has an existing 3m high conifer hedge. Hence there is considered to be no overlooking, overshadowing or overbearing.

The extension has double glazed UPVC windows and doors. The Environmental Health section has been consulted on this application and are satisfied that the proposed development would not result in a noise nuisance to the neighbouring residents.

It is considered on balance that the increase in height of 12cm and the increase in depth of 38cm has no significant detrimental impact upon the residential amenity of the adjacent dwellings.

B. Impact upon the character and appearance of the surrounding area.
The development is located solely to the rear of the dwelling. The roof of the structure is sloped and has been increased in height by 12cm. The proposed alteration results in the extension being 38cm closer to the rear boundary. However, due to the location and design of the extension, it is not be clearly visible from the surrounding area.

The development is in keeping with the character of the existing dwelling and would have no detrimental impact upon the character or appearance of the surrounding area.

C. Concerns of the Parish Council and local residents.
The concerns of the Parish Council and local residents have been noted and appraised above. The local residents have also raised a concern over impact upon the existing drainage. This issue is controlled under separate legislation by Thames Water and should not form part of the consideration of this application.

5. **Conclusion** – The proposed amendments to the previously approved development are considered to have no detrimental impact upon the residential amenity of the adjacent dwellings or the character or appearance of the surrounding area.

6. **Recommendation** – To GRANT retrospective planning permission.

Nicola Lake.

FROM: Nicola Lake

DATE: 22 May 2000

PLANNING SERVICES	HPT 30165
POL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK: FILE

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1446

Proposal: Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F).

Site Address: 24, Ridgeway, Wargrave, Reading.

Applicant: R O'Brien .

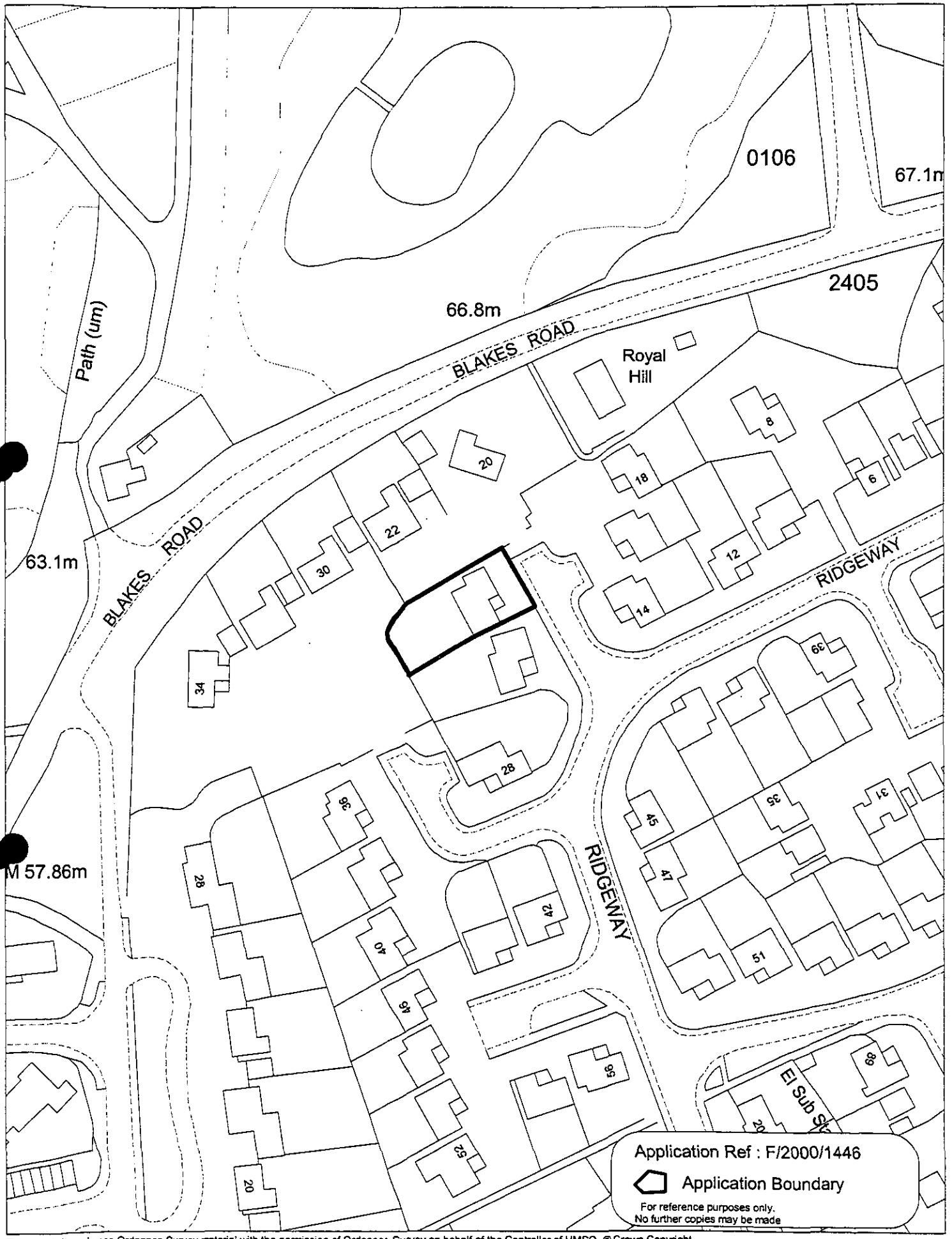
Your observations are required in respect of this application **by** .

The Parish Council wishes to strongly continue its objection to this application and questions the height and type materials used not being as per the permission previously granted. Therefore the Parish Council wishes to request the continued enforcement of the previous permission.

Informative:
The Parish Council would strongly urge that any permission given be on condition that sound proofing be installed.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

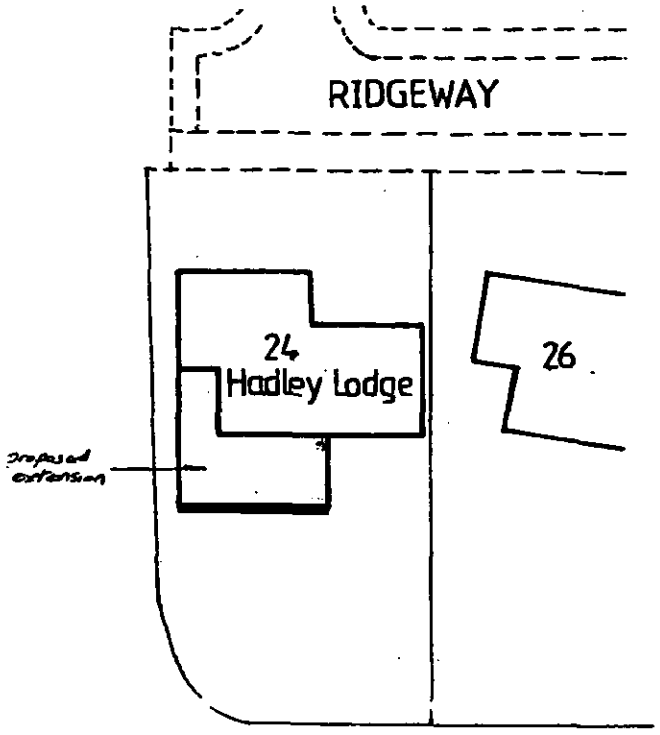
Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000

1854

Scale: 1 : 1250

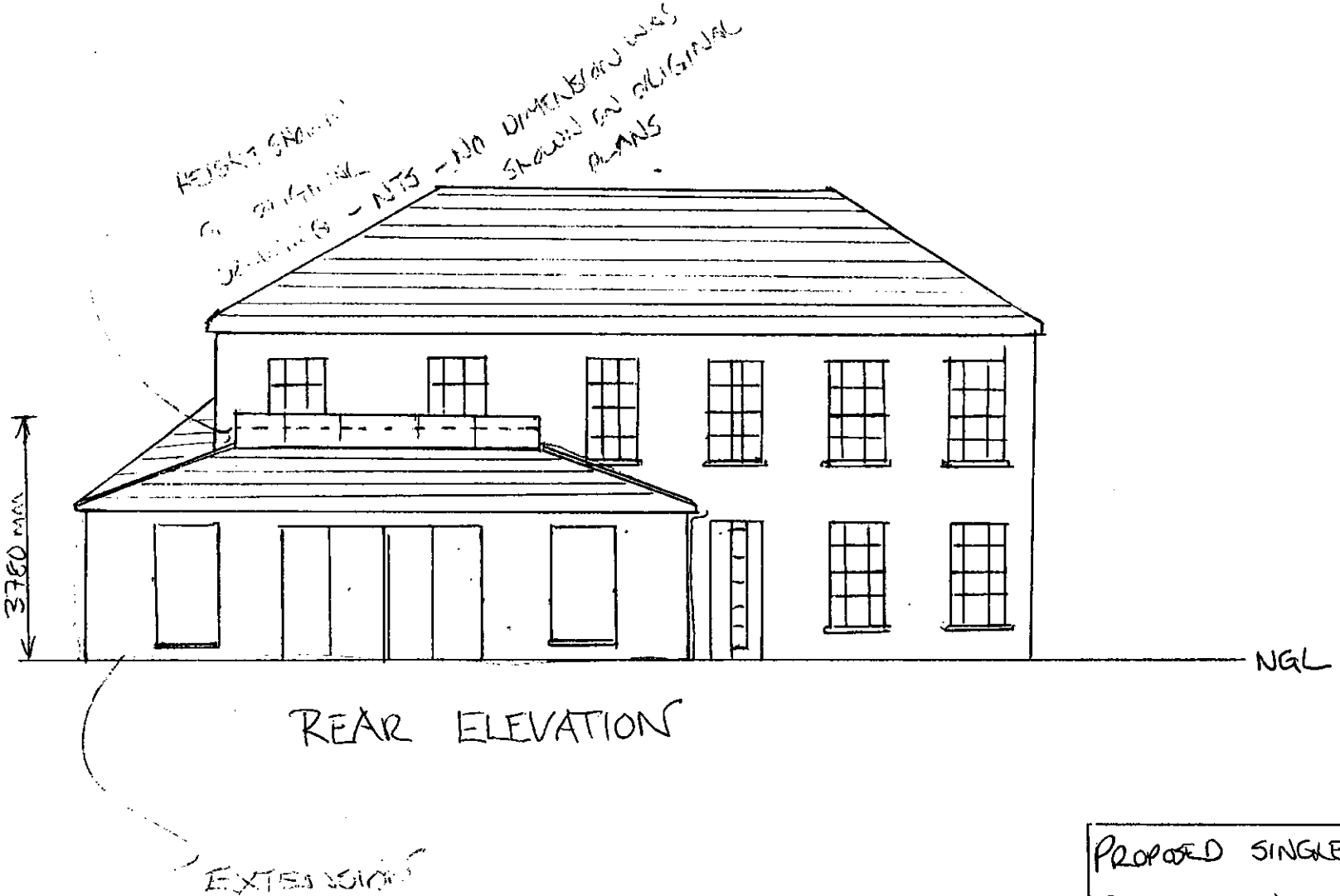
04.MAY2020* 1446



Mr & Mrs R.O'BRIEN

1: 500 Site Plan - 'Hadley Lodge', 24 Ridgeway, Wargrave

1855



REAR ELEVATION

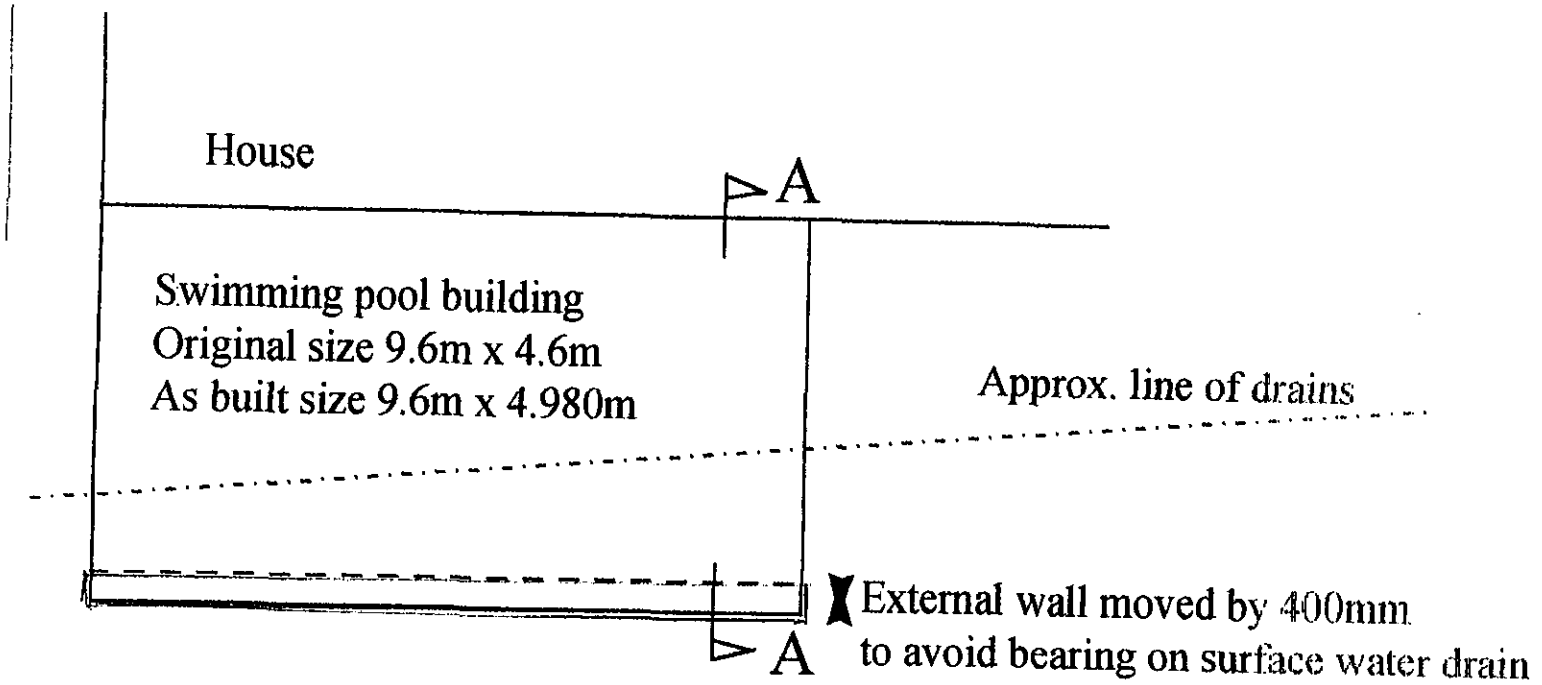
1446

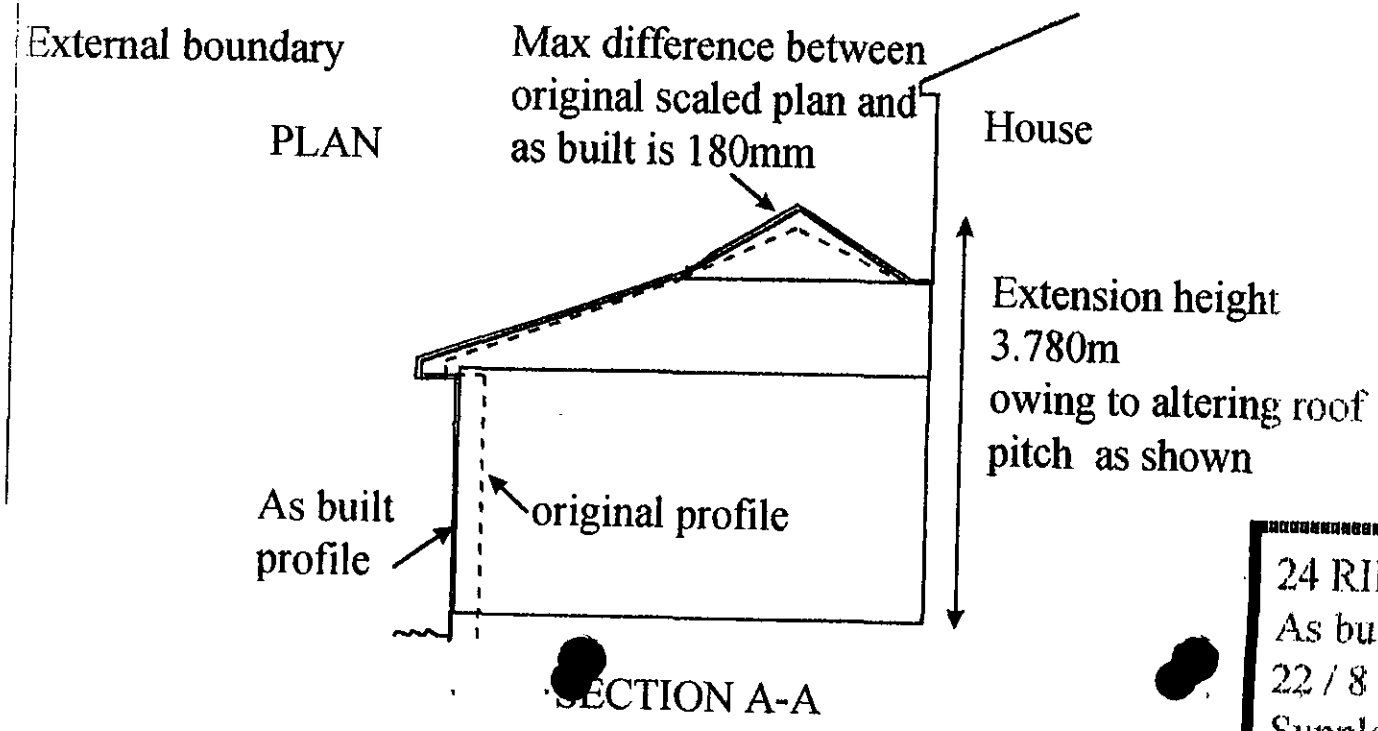
REVISED PLAN

6/8/2000

PROPOSED SINGLE STOREY REAR EXTENSION TO THE DWELLING (RETROSPECTIVE AMENDMENT TO APPROVAL 99/70187F) AT 24 RIDGEWAY, WARGRAVE APPLICATION NUMBER F/2000/1446

1393





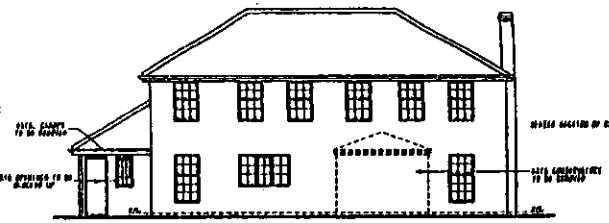
REVISED PLAN

1446

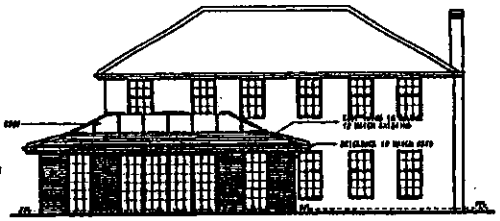
1837

24 RIDGEWAY
As built planning request
22 / 8 / 2000 Scale 1:100
Supplementary drawing

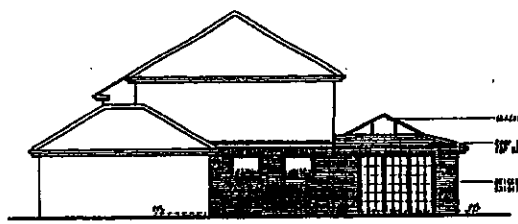
22/8/2000



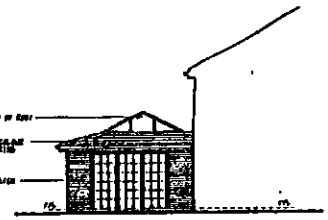
REAR ELEVATION AS EXISTING



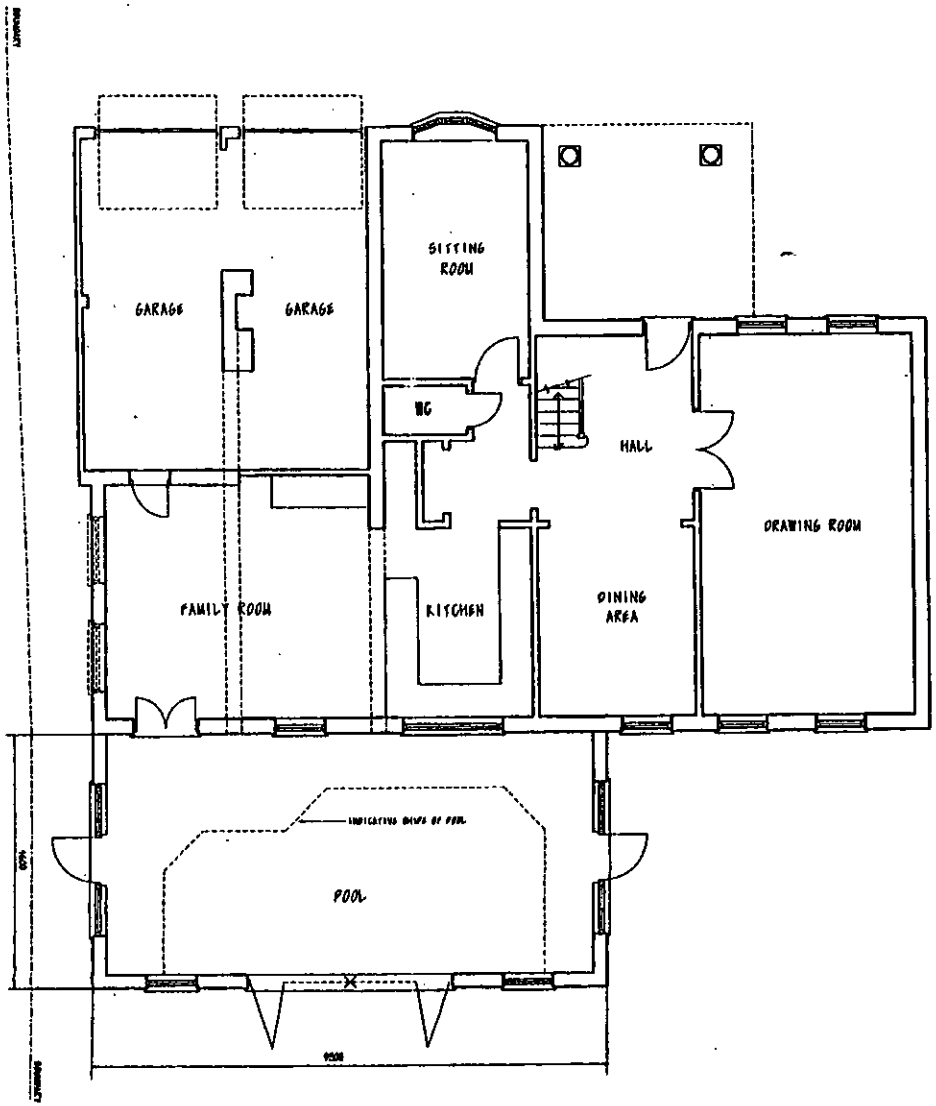
REAR ELEVATION AS PROPOSED



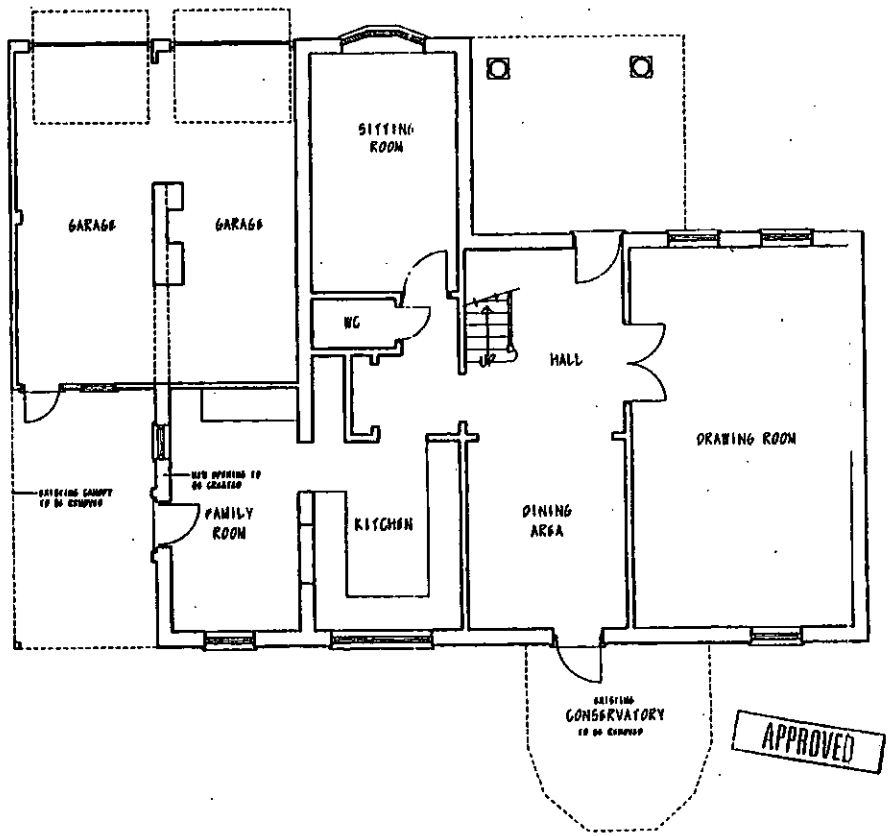
SIDE ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



APPROVED

26.JUL.1999 70187

GROUND FLOOR PLAN AS EXISTING

CLIENT MR&MRS.R.O'BRIEN	DATE JULY 1999
TITLE HADLEY LODGE, 24 RIDGEWAY, WARGRAVE	SCALE 1:50,1:100& 1:500
CONTRACT SINGLE STOREY SIDE & REAR EXTENSIONS	DRG NO 9920/1

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1446

Applicant : R O'Brien .

Location : ~~Mallard Marketing~~ 24, Ridgeway, Wargrave, Reading.

Proposal : Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)

Site Notice Displayed ? :

YES	NO	DATE
✓		25·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25:5:2000

Date Registered : 04/05/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

Application Expiry Date: 29/06/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1446

Appraisal :

See Committee Report.

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

Application Number F/2000/1446
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Grant approval.
			= Retrospective so no conditions

RECORD OF SITE VISIT

SITE ADDRESS: Mallard Marketing 24 Ridgeway Wargrave Reading. APPLICATION NUMBER: F/2000/1446	OFFICER: Nicola Lake DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/3 detached dwelling - [illegible] to the North front onto the side of the property.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed development has been built 40cm further forward than the approved plans - ~~[illegible]~~. So height of roof is higher than shown on plans or original application.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT to North side boundary is 6ft - 6'6ft with landscaping in places to rear is 6ft 6" wall with landscaping. South side is 3ft hedge.

OTHERS

Applicationo	Name & Address
F/2000/1446	K Brookes 26 Ridge Way Wargrave RG10 8AS
F/2000/1446	A Ferguson 18 Ridge Way Wargrave RG10 8AS
F/2000/1446	D & G McGregor Tradewinds 28 The Ridgeway Wargrave on Thames Berks RG10 8AS

App approved
Letter sent 22/12/00

FROM: Nicola Lake

DATE: 22 May 2000

PLANNING SERVICES	HPT 30145
POL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1446

Proposal: *Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F).*

Site Address: 24, Ridgeway, Wargrave, Reading.

Applicant: R O'Brien .

Your observations are required in respect of this application **by** .

The Parish Council wishes to strongly continue its objection to this application and questions the height and type materials used not being as per the permission previously granted. Therefore the Parish Council wishes to request the continued enforcement of the previous permission.

Informative:
The Parish Council would strongly urge that any permission given be on condition that sound proofing be installed.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

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

Tel: (0118) 974 6481

Date: **22 May 2000**

My ref: F/2000/1446

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/2000/1446
24, Ridgeway, Wargrave, Reading.
Proposed single storey rear extension to dwelling
(Retrospective amendment to approval 99/70187/F)

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1446**
Mallard Marketing 24, Ridgeway, Wargrave, Reading.
Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)
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 6481

Date: **22 May 2000**

My ref: F/2000/1446

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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Application Number: F/2000/1446
~~Mallard Marketing~~ 24, Ridgeway, Wargrave, Reading.
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(Retrospective amendment to approval 99/70187/F)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1446**
Mallard Marketing 24, Ridgeway, Wargrave, Reading.
Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1446

Proposal:
Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)

Location:
24, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before . 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

22 May 2000

Tel. (0118) 974 6481

Date: 20 September 2000

Your Ref:

My Ref: Nicola Lake / **F/2000/1446**

PLAN
POL
DC
APP
CS
18 OCT 2000
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2000/1446

Site Address: 24, Ridgeway, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F).

Revised/additional plans show: Corrected elevations for the single storey rear extension (retrospective). Drawings dated 6/8/2000 & 22/8/2000.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **11/10/2000**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2000/1446** in all communications and any response should be addressed to **Nicola Lake** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6481**.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

John

If the amendments just show the extension as built I would like to list this. If the applicant has made reasonable amends, please leave. Many thks,

Frank Brown

PLA
POL
DC
AP
CS
COPIE

35386

Date: 20 September 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1446

Location: 24, Ridgeway, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)

Applicant: R O'Brien.

Case Officer: Nicola Lake

The new plans show the following: Corrected elevations for the single storey rear extension (retrospective). Drawings dated 6/8/2000 & 22/8/2000.

Comments are required by 11/10/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Original comments still stand.
(No additional comments.)

2/10/2000

Date: 20 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1446

Location: 24, Ridgeway, Wargrave, Reading.

Proposal: Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F)

Applicant: R O'Brien.

Case Officer: Nicola Lake

The new plans show the following: Corrected elevations for the single storey rear extension (retrospective). Drawings dated 6/8/2000 & 22/8/2000.

Comments are required by 11/10/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) / F/2000/1446(Ludhouse) Date Rec. 5 Sept 2000

Location: 24, Ridgeway, Woolpit

Parish Woolpit.

Applicant: Mr R O'Brien

Description of attached plans Revised plans showing the corrected elevations for the single storey rear extension (not retrospective)

Drawing No's: 1 ~~Dated~~ Dated 6/8/2000 and 22/8/2000

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 21 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 NL.

Consultations Sent by Admin. on 20.09.R5

Yellow - Part One Copy
Green - Officer's Copy

Richard & Julie O'Brien
24 Ridgeway
Wargrave
RG 10 8AS

25th August 2000

For attention Nicola Lake

Your Ref: NL/F/2000/1446

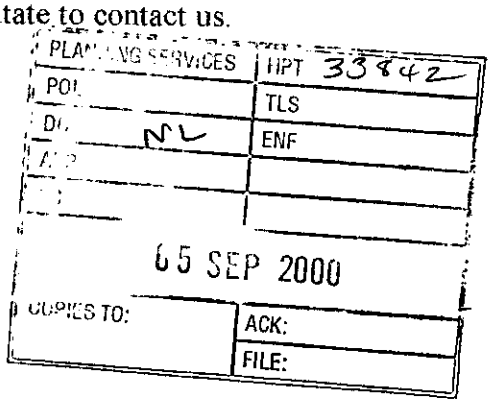
Dear Ms Lake

Thank you for your letter of 15th August. We hereby submit a revised side elevation drawing showing the difference in height as requested.

Should you have any further queries please do not hesitate to contact us.

Yours sincerely

Richard and Julie O'Brien



PLA 32916

NL

TC. ACK:

FILE:

Richard & Julie O'Brien
24 Ridgeway
Wargrave
RG 10 8AS

7th August 2000

For attention Nicola Lake

Your Ref: NL/F/2000/1446

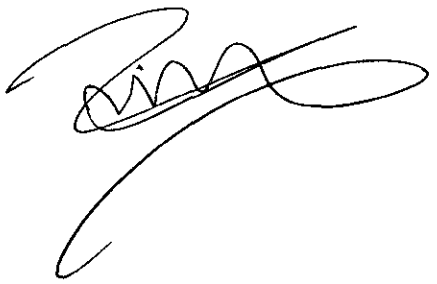
Dear Ms Lake

Thank you for your letter of 19th July and your advice during your visit. We hereby submit a revised elevation drawing showing the difference in height as requested.

Should you have any further queries please do not hesitate to contact us.

Yours sincerely

Richard and Julie O'Brien



Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 15 Aug 2000
My ref: NL/2000/1446
Your ref:

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

Mr & Mrs R O'Brien
24 Ridgeway
Wargrave
Berkshire
RG10 8AS

Dear Mr & Mrs O'Brien,

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, (RETROSPECTIVE AMENDMENT TO APPROVAL 99/70187/F) AT 24 RIDGEWAY, WARGRAVE. APPLICATION NUMBER F/2000/1446.

Thank you for the submitted rear elevation of the 11 Aug 2000.

Unfortunately, you have failed to correct the side elevation, to show the proposed increase in height. I am unable to determine the application until I have received this corrected elevation. Therefore, I would ask you to submit the corrected elevation within 14 days from the date of this letter.

Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 July 2000
My ref: NL/F/2000/1446
Your ref:

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

Mr Richard & Julie O'Brien
24 Ridgeway
Wargrave
Berkshire
RG10 8AS

Dear Mr & Mrs O'Brien,

PROPOSED SINGLE STOREY REAR EXTENSION TO THE DWELLING, (RETROSPECTIVE AMENDMENT TO APPROVAL 99/70187F) AT 24 RIDGEWAY, WARGRAVE. APPLICATION NUMBER F/2000/1446.

I write regarding the above stated planning application.

I refer to the telephone conversation, which I had with Mrs O'Brien the day that I carried out the site visit on the 15 June 2000. I explained to Mrs O'Brien that the proposed plans for the retrospective application, to amend the previous approval, were incorrect, as they indicated that there was no change in the height of the retrospective structure to that which was previously approved under application 99/70187/F. However, when the structure is viewed on site against the previously approved plans it is evident that the existing structure is higher than shown on the approved plans.

Therefore, you have two options open to you, you could either alter the existing structure so the ridge height is as previously approved, or you will need to amend the drawing to show the proposed development as on the site and clearly marking the increase in the height. If you decide to revise the plans you will also need to submit a rear elevation drawing as the existing structure us higher than that shown on the rear elevation shown on the approved drawing.

I would request that you contact me within fourteen days from the date of this letter to establish what your intention are.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
My Ref: 20 JUN 2000	
COPIES TO:	ACK:
Your Ref: F/2000/1446	FILE:

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

Date: 15 June, 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (RETROSPECTIVE AMENDMENT TO APPROVAL 99/70187/F)

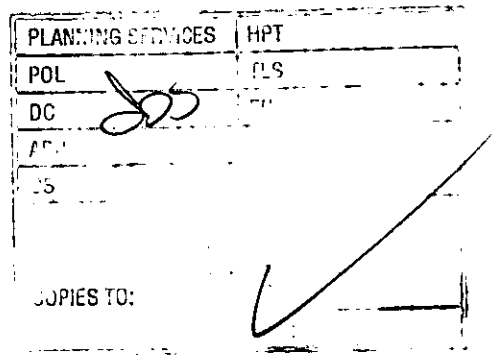
LOCATION: 24 RIDGEWAY, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

18 RIDGEWAY
WARGRAVE
BERKSHIRE RG10 8AS
01189 403032

Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham
RG40 1WR



9 June 2000
Your Ref: Nicola Lake
F/2000/1446

Dear Sirs

WARGRAVE: 24 RIDGEWAY

Further to your letter of 22 May we write to object to the above application on the following basis:

1 The initial application was totally mishandled; adjoining occupiers' objections were ignored, the Parish Council objection was ignored, an inadequate site inspection was undertaken and the Local Councillors were deliberately misled by not being advised of the objections. There was no follow up to confirm the building complied with the approved plans and your council had no interest in the problems caused by the builders during the lengthy construction period.

2 The proposal was over-development of a relatively small back garden of a house which has already been substantially enlarged.

3 The conditions imposed were totally inadequate resulting in the builders using the public road as a building site, working during anti social hours and blocking the road and pavement for long periods at a time.

4 The application fails to mention a swimming pool and whilst your council may feel this is not necessary it seriously misleads as to the purpose of the building and the conditions it will impose on the adjoining owners.

5 The comments by your planning officer that the building is adequately screened by trees and hedges is incorrect and as these are minimal, outside the boundary of the applicants property they could be removed at any time. The impact on adjoining properties (to the side and rear in particular) is significant and should not be dismissed so easily .

6 The roof of the building is higher than as shown on the drawings and has not been built in accordance with the drawings.

7 None of the windows have been installed as shown on the drawings with no glazing bars provided.

8 The materials do not match the existing structure. This was a condition of the previous consent.

9 The noise factor was not considered. The opening doors face the adjoining property and the small patio adjoins this property. When the doors are open the noise is funnelled towards the property and noise from inside the pool literally projected at the adjoining house. In my opinion this is not acceptable in planning terms and should have been thought through.

10 The query from the adjoining owner (No 26) about the drains run was not answered nor was any drainage (foul or surface) shown on the drawings. Your department must address this.

11 I request that this letter be shown to the Planning Committee and I will ensure that Frank Browne has a copy direct from me so he cannot be mislead again. The Council needs to seriously review its decision making procedure as the original application was not properly considered, the implications and impact on the area was ignored and insufficient and inadequate conditions were applied. I strongly suggest conditions should be applied to control the following:

- Work, materials and vehicles to be kept within the curtledge of the site
- Hours of work no more than 09.00 to 18.00 Monday to Friday
- Noise kept to a minimum
- No overnight parking of vehicles in the road

Now that the structure is complete it is obvious that you will not demand it to be reconstructed in accordance with the deposited plans. However I believe the applicant should be required to make the windows and materials conform. Further the Council should advise the Committee and Councillors of the objections and not conceal them and then seriously look at future applications for swimming pools in terms of noise, nuisance and environmental damage.

Yours faithfully



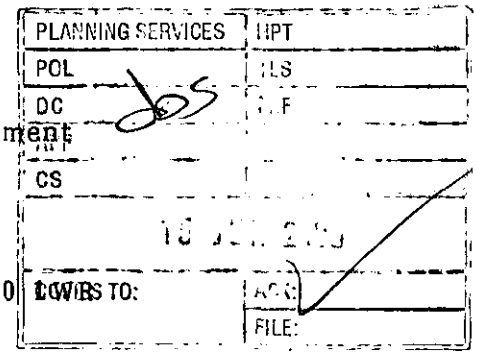
ALDON FERGUSON FRICS

CC Councillor Frank Brown
Occupiers Nos 16, 20, 22 & 26
Mr & Mrs P Waldman

TRADEWINDS, 28, THE RIDGEWAY, WARGRAVE-ON-THAMES, BERKSHIRE. RG10 8AS

0118 940 2688

NL



Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40

DHM/AMS

June 10th 2000

Dear Sirs,

Application No. F/2000/1446 (Retrospective amendment to Approval 99/70187/F)

24, RIDGEWAY, WARGRAVE

Our property, No. 28 Ridgeway, has a rear aspect over the back gardens of Nos. 24 and 26 Ridgeway and, because of the layout of plots, the subject building has proved to be both visually and audibly intrusive and prejudicial to the peaceful enjoyment of our home. These three houses, Nos. 24, 26 and 28, are served by a common spur of both surface water and foul drains, - No. 24 being at the head of the drainage run and our property, No. 28 having the lowest invert level and the last connections before the drains pass under our garden to the sewer. We are therefore, vitally interested in the size, appearance and management of this development.

The view which we took of the original application was that an indoor pool, constructed with materials which matched the existing structure and managed with reasonable consideration for the neighbours, was to be preferred to an outdoor pool for which planning consent would normally be granted. In consequence we did not object to the original application.

Unhappily, it is now apparent that the building has been built larger than that for which consent was given, and it incorporates features and materials which are not as shown on the drawings accompanying the original application and which are quite inappropriate to the surroundings. Moreover, the noise nuisance emanating from the building is already proving to be a serious problem.

We must therefore, object strongly to the current retrospective application and demand that the authority refuse consent and institute enforcement proceedings to ensure that the offending features are corrected to match the standards of the original application and consent. We particularly draw your attention to the following:

1. The building has been built wider than originally proposed, ostensibly "to avoid bearing on a surface water drain". This would not appear to be the case. As shown on the "supplementary drawing" accompanying the retrospective planning application, the existing drains on the site passed at a high invert level (as they were at the highest end of the drainage run) through the planned plunge pool. New connections at the head of this spur of the drains must therefore, have been re-routed as part of the initial work on the building.

They must thus have been positioned by the applicant and this has been confirmed by Mr. A. Lee, your senior Building Control Surveyor, who inspected the work. If so, it is wholly misleading to suggest now that it was necessary to "move the external wall to avoid bearing on a surface water drain".

2. The roof glazing shown on the original consent drawings had a 25 pitch and hipped ends similar to all other roofs in the area. The ridge was shown to be 3.600m above finished floor level (FFL), at 150mm above the cill height of the upper windows of the house, although no dimensions were given. The "supplementary drawing" accompanying the current retrospective application claims, "extension height unchanged at 3.780m (above FFL)" and the pitch is shown as 30 . However, as built, measured by a level siting from adjoining property, the ridge appears to be at least 3.860m above FFL. Moreover, the hipped glazed roof shown on the original application drawings has not been built. In its place, there is now a crudely formed gable end to the glazing, (not mentioned or shown on the "supplementary drawing" accompanying the retrospective application) giving the glazed roof an industrial character quite out of keeping with the domestic buildings which adjoin it. All of this combines to greatly increase the volume and bulk of the building and create an offensive eyesore overlooked by at least four neighbours.

3. None of the windows now installed in this extension include the Georgian glazing bars shown on the original application drawings and which are a feature of all the other properties in this area.

Will you please ensure that this letter is put before the Planning Committee. We will send a copy directly to the Councillors for Wargrave.

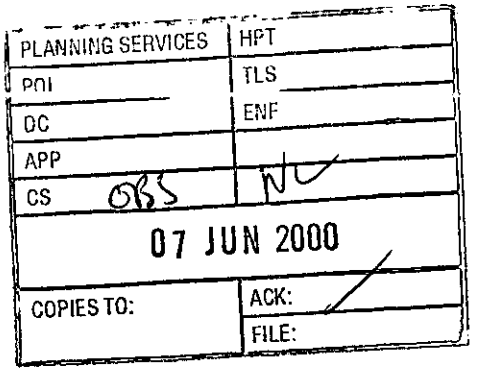
Yours faithfully,

G.R. McGregor

DAVID AND GWENDOLEN McGREGOR

cc
Councillors Etheridge and Browne
Nos 16,18,20,22,26 and 30 Ridgeway

26 Ridge Way
Wargrave
Berks. RG10 8AS.
Tel: 0118 940 2509



27th May 2000

Mr J Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Mr Mitchell

Planning Application No. F/2000/1446 24 Ridgeway, Wargrave.

I have your revised your letter of 22nd May.

I do not know what amendments are proposed in to the building which has been erectedThe extension which has been completed for some time but I have to say that the development has confirmed the worst fears of possible noise I expressed in my letter of last August relating to the original application.

The building which houses a large swimming pool extends to within a few yards of the boundary fence between Nos. 24 and 26. It offers no protection from the inevitable noise and indeed appears to act as an echo chamber magnifying a situation which at times becomes intolerable .

This was an wholly inappropriate development for a housing estate and the original consent apparently ignored objections from neighbours and from the Parish Council. No thought appears to have been given to the rights of neighbours to continue the peaceful enjoyment of their own gardens without the level of shrieking which at times is extended and does not seem to be controlled. It was to be anticipated that a pool of this sort would be of appeal not only to the children of the house but to friends as well and we are naturally worried about the onset of the school holidays.

The concern I expressed before also related to the common drain which runs from No.24 via No. 26 to No 28. The pool extension is built directly over the start of the common run but no-one has seen fit to let us know if our system is affected in any way.

I would ask that the matter be considered in Committee and that we be advised of the date of the meeting.

Copies of this letter are being passed for information to the Parish Council and our District Councillor Mr Frank Browne.

Yours sincerely

K. G. BROOKES

Nicola Lake

From: Joanne Ellis
Sent: 26 May 2000 11:30
To: Nicola Lake
Subject: *24 Ridgeway - swimming pool*

Nicki
I've just had a call from Angela Hodgson, Wargrave Parish Councillor, she has received complaints about noise from the swimming pool at 24 Ridgeway wargrave. I understand there is currently a retrospective application for the pool enclosure. Is there any possibility of negotiating for some noise insulation measures to be put in as part of this application?
Thanks
Jo

FROM: Nicola Lake

DATE: 22 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1446

Proposal: Proposed single storey rear extension to dwelling (Retrospective amendment to approval 99/70187/F).

Site Address: 24, Ridgeway, Wargrave, Reading.

Applicant: R O'Brien .

Your observations are required in respect of this application **by** .

The Parish Council wishes to strongly continue its objection to this application and questions the height and type materials used not being as per the permission previously granted. Therefore the Parish Council wishes to request the continued enforcement of the previous permission.

Informative:
The Parish Council would strongly urge that any permission given be on condition that sound proofing be installed.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:

Officer: NL | Application No. 0 4 MAY 2000 F/2000/1446

Map No. 21.. Site ...0:04..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey rear extension to dwelling (Retrospective Amendment to Approval 99/70187/F)

Location: 24 Ridgeway

Parish: Wargrave Ward: Wargrave 19.5.2000

Applicant:
R. O'Brien

Fee Received 0.00 Required ..... Additional ..... Refund .....
Amendment to 99/70187/F

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	Elevations not supplied see 99/70187/F		
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 : 19.5.2000 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	: .....
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:

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

.....

.....

NEIGHBOURS:

..... S/N + 14, 16, 18, 20, 22, 26, 30, 32, 34 Ridgeway ✓

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Environmental Services

For office use only.
Application number:
04.MAY2000* 1446

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	RICHARD O'BRIEN
	Address and postcode	24 RIDGEWAY WARGRAVE
	Phone number	01189 403 559
	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	As Labour
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGES TO THE APPROVED PLANNING PERMISSION TO REFLECT THE AS BUILT SITUATION - AS REQUESTED MOVES EXTERNAL WALL BY ± 400mm
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.	RED BRICK MATCHING EXISTING AS PER ORGINAL PLANNING APPLICATION
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: 5	Proposed: 5
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

Date 25/2000

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

04.MAY2000* 1446

Richard & Julie O'Brien
24 Ridgeway
Wargrave
RG 10 8AS

2nd May 2000

Your Ref: MB/2/RFS/3139

Dear Mr Bridge

Thank you for your letter of 27 April 2000. Apologies for not responding sooner, we have been variously confounded by availability of plans and holiday activities.

I herewith enclose the application from the changes to the approved application to the as built situation, as requested.

The external boundary wall of the extension was moved after consultation with the building inspector to avoid founding on or too close to a foul and a surface water drain. The overall height of the building was maintained to that on the plans (3.8m - we understood the planning limit to be 4m) by altering the roof pitch and re-specifying the tile overlap to accommodate the shallower pitch. This is represented by the dotted line on section A-A in the attached plans.

We understand that your visit and subsequent letter was the result of a complaint presumably by neighbours. We are unhappy with some of the aesthetics of the completed structure and would be happy to discuss a revised proposal with the complainants which may reduce the height. A proposal would be to replace the peaked roof with a shallower dome, saving approximately 300mm in height. We have tried repeatedly to engage our neighbours on this matter, an approach they have snubbed, and would appreciate your advice on the sensible resolution of the matter.

Should you have any further queries please do not hesitate to contact us.

Yours sincerely

Richard and Julie O'Brien

99/20187.

ADDRESS 24 RIDGEWAY PARISH WARGRAVE

PLOT No. 20 (GREENWINGS) ORD. SHEET No. SU. 7878

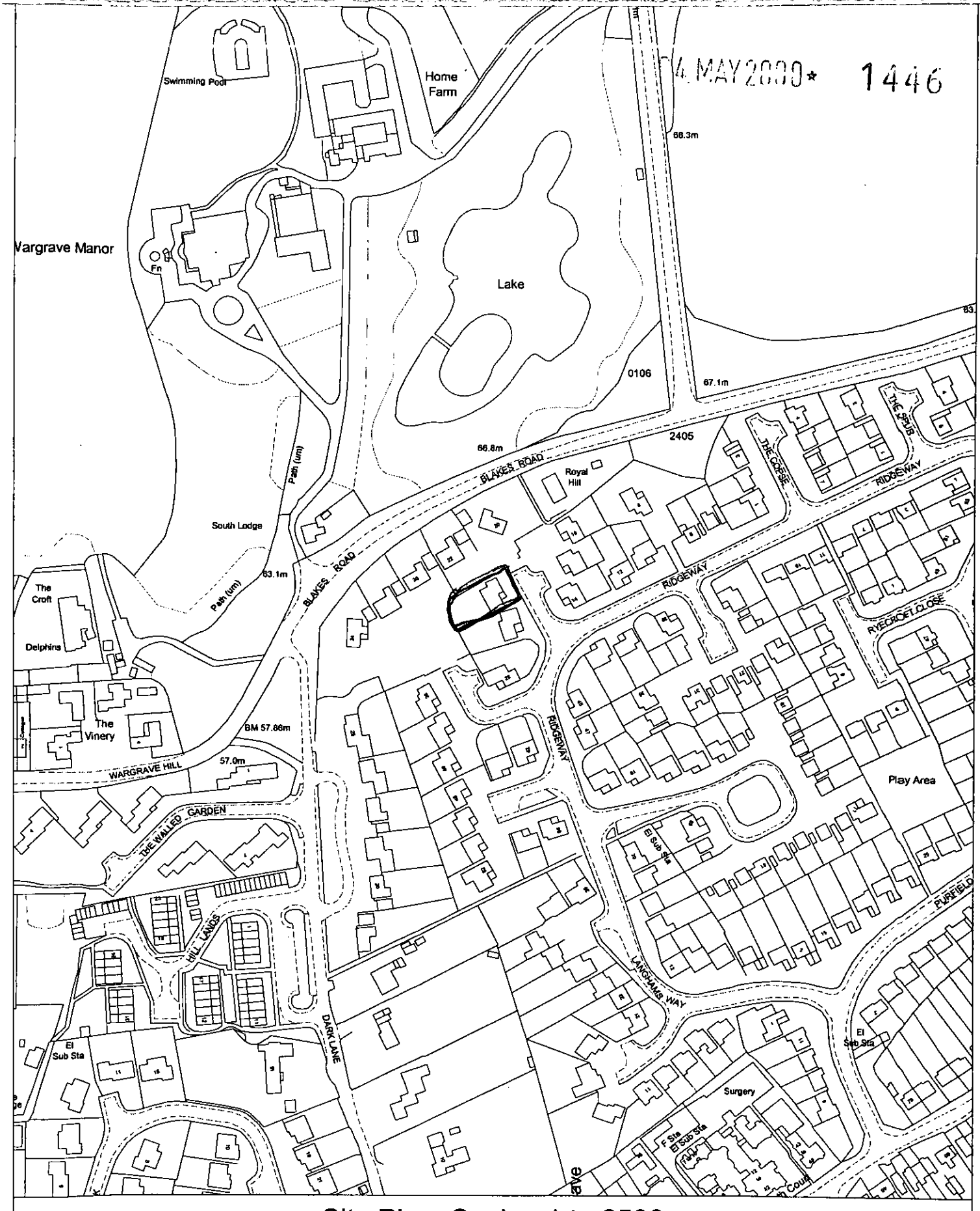
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV.	22.2.62	N/A REFU
0/84/66	" "	" "	17.3.66	N/A REFU
0/151/66	MESSRS. BRIDGE WALKER HOMES	" "	19.5.66	N/A REFU
0/242/66	" "	" "	30.8.66	N/A REFU
0/16/69	NEW IDEAL HOMESTEADS LTD	" "	2.1.69	N/A REFU
0/66/70	" "	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	McLEAN HOMES SOUTHERN LTD.	DETACHED HOUSE & DOUBLE GARAGE	29.10.70	APP. C/A
DD/259/71	" " "	EXTENSION TO APPROVED SITE OF UTILITY ROOM	6.5.71	APP. N/A
BR 21466	MR. R.M. CRICHTON	1ST FLOOR EXTENSION	26.9.83	APP N/A
19997	"	"	22.9.83	N/A CLA
97/66508/F				
99/70187/F	Mr & Mrs R O'Brien.	S/st/r extn.	16/9/99.	C/

MINISTRY DECISION 0/16/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

14 MAY 2000* 1446



Site Plan, Scale: 1 to 2500

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Date: 17 May 2000

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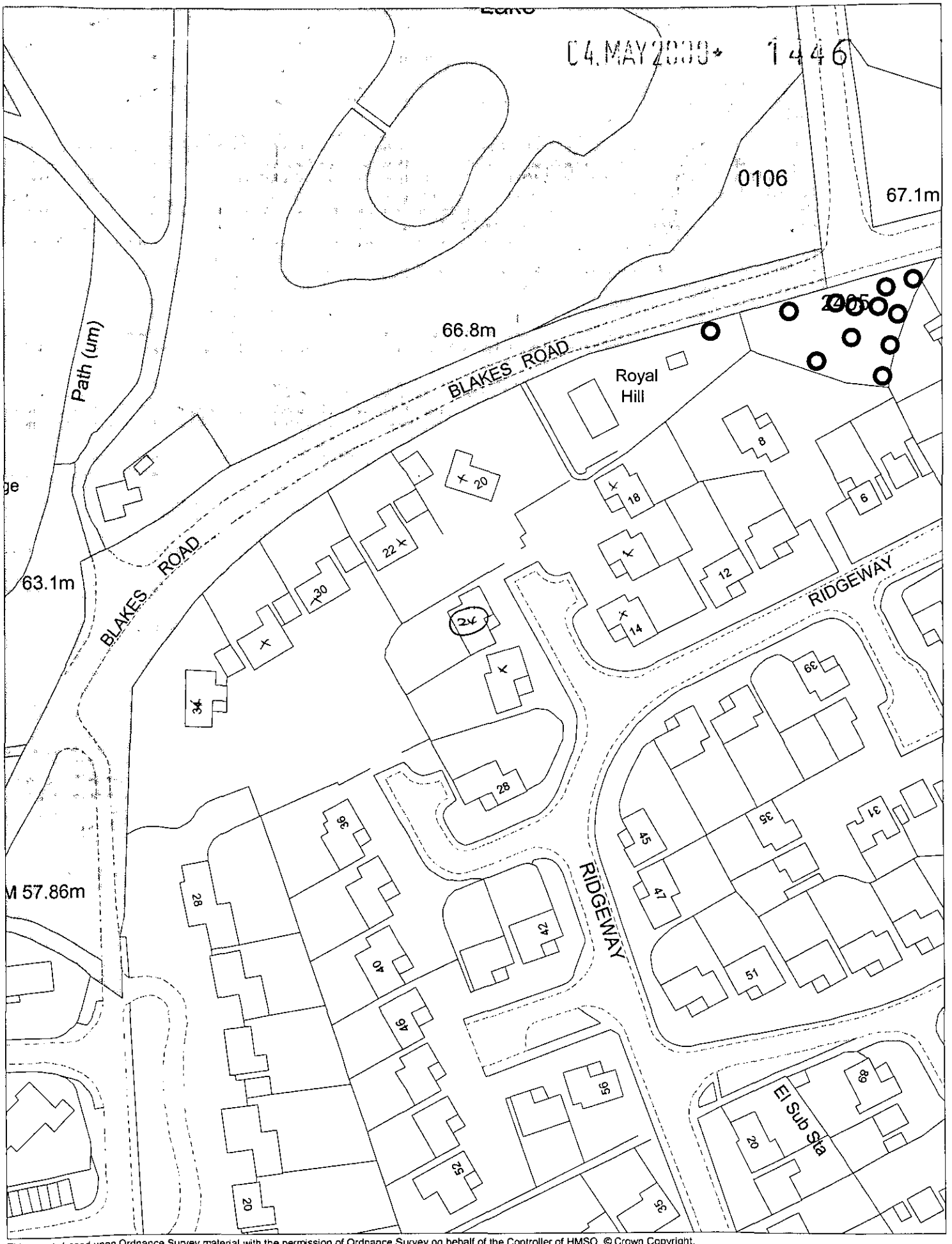

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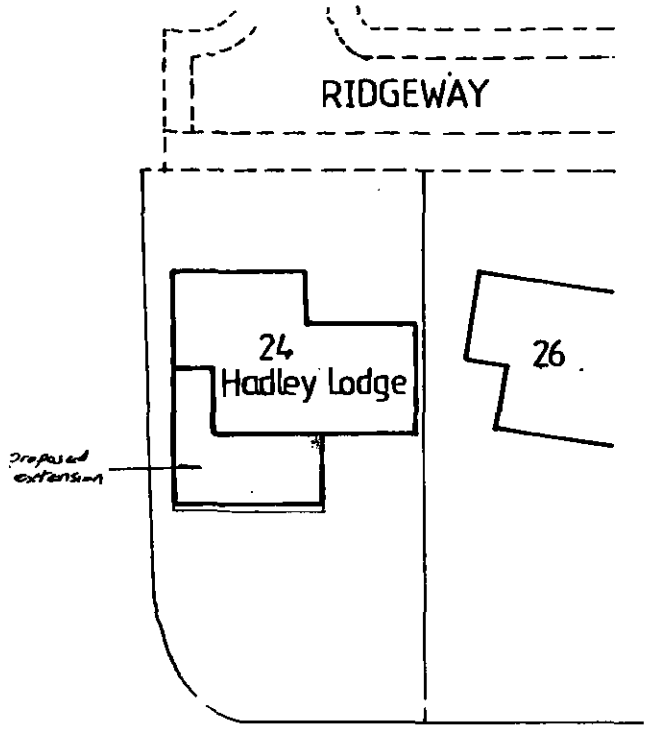
Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000

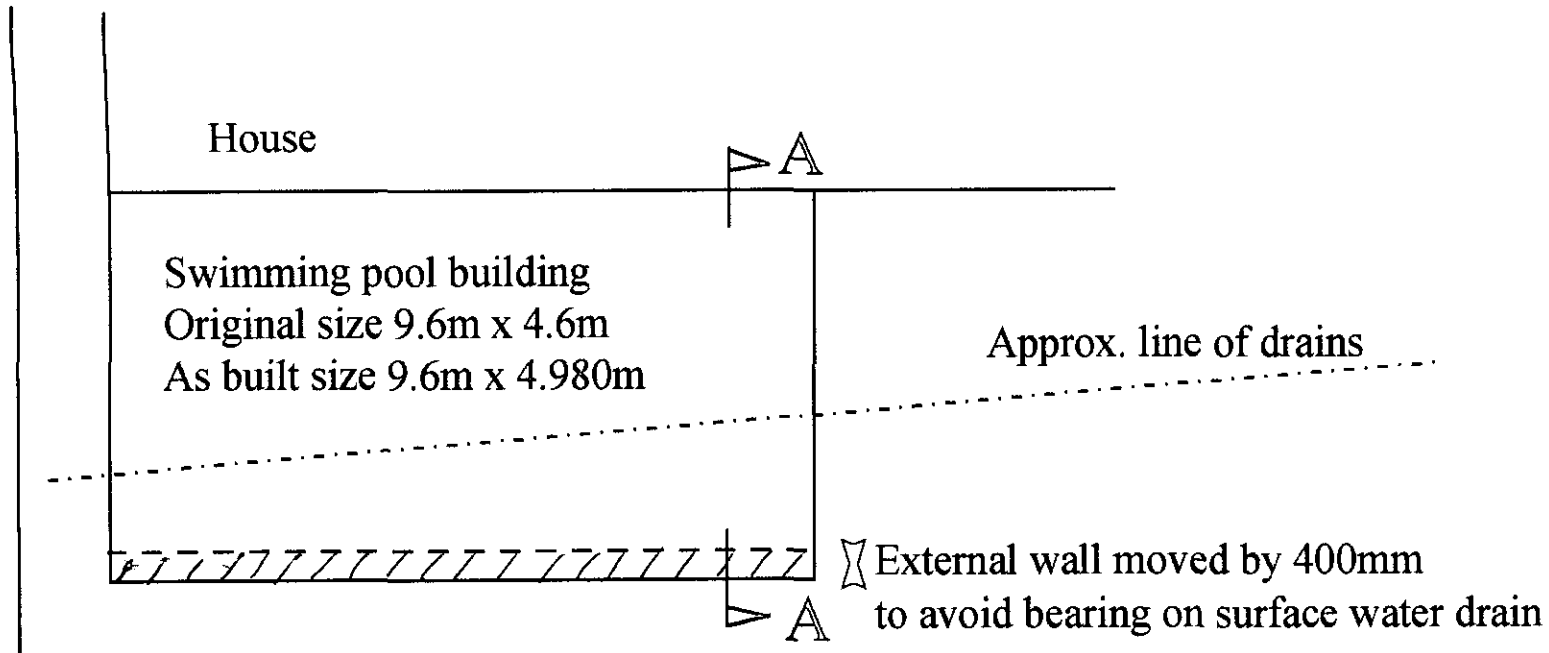
Scale: 1 : 1250

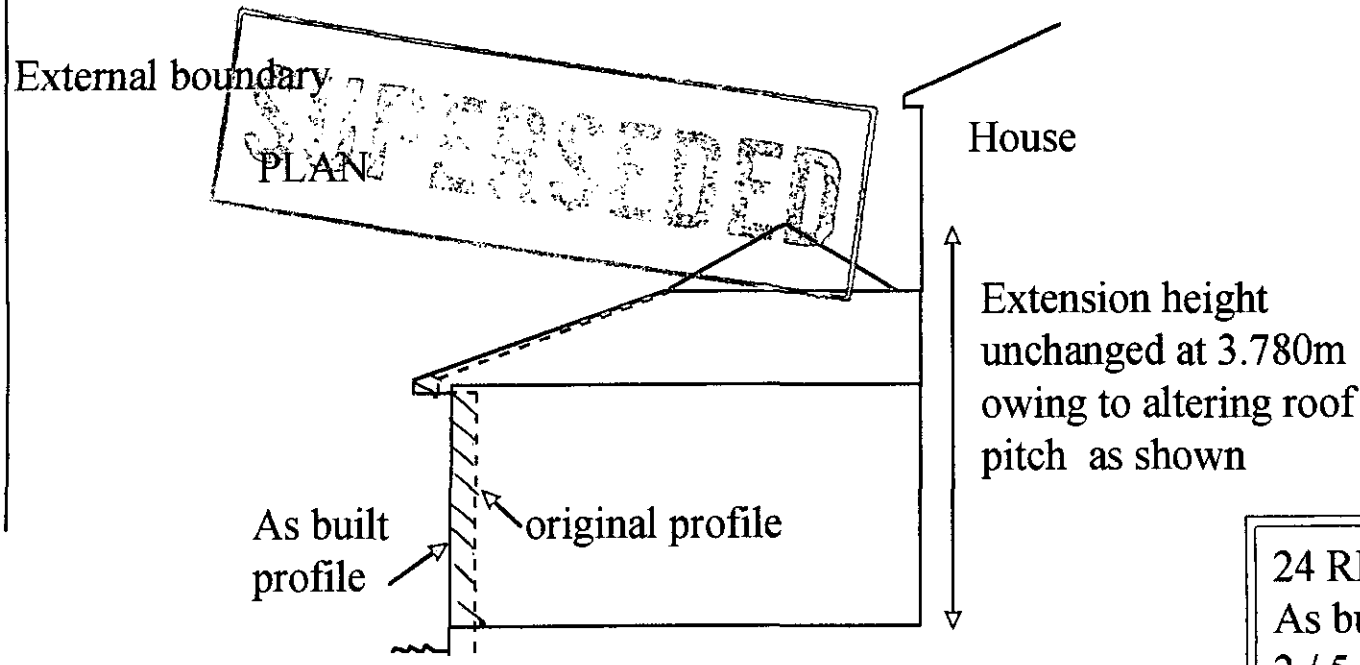
04.MAY2020* 1446



Mr & Mrs R.O'BRIEN

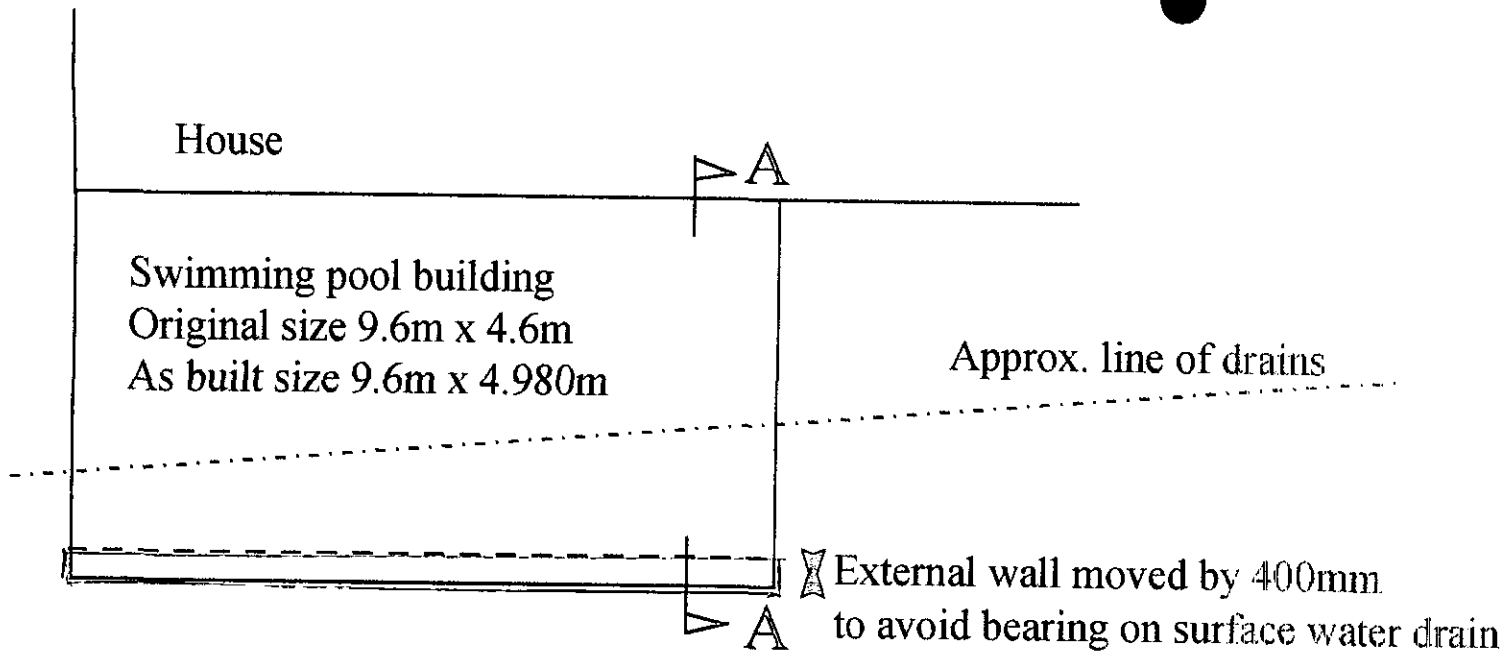
1: 500 Site Plan - 'Hadley Lodge', 24 Ridgeway, Wargrave





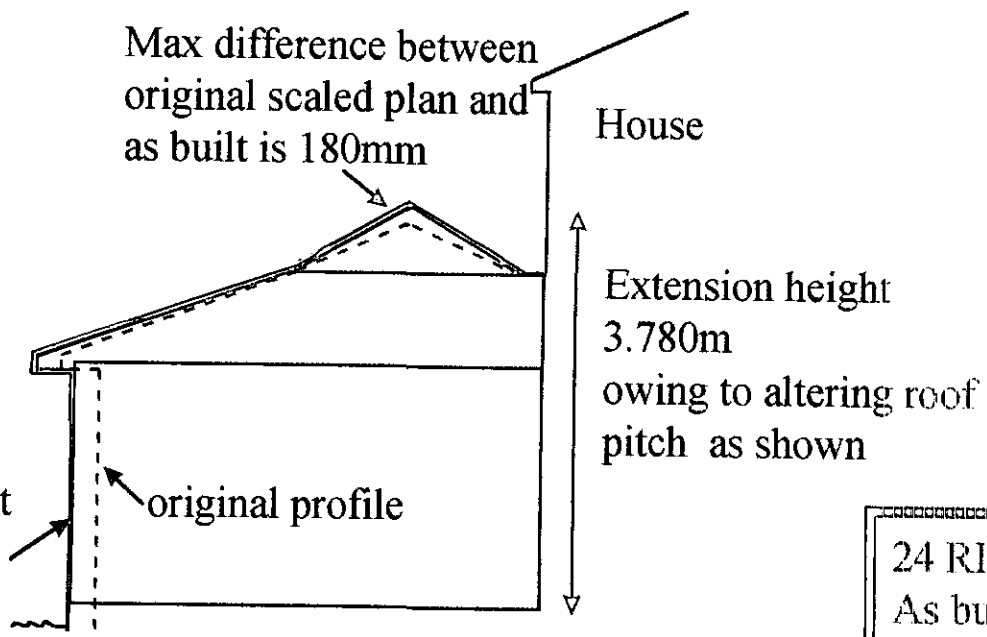
SECTION A-A

24 RIDGEWAY
As built planning request
2 / 5 / 2000 Scale 1:100
Supplementary drawing



External boundary

PLAN



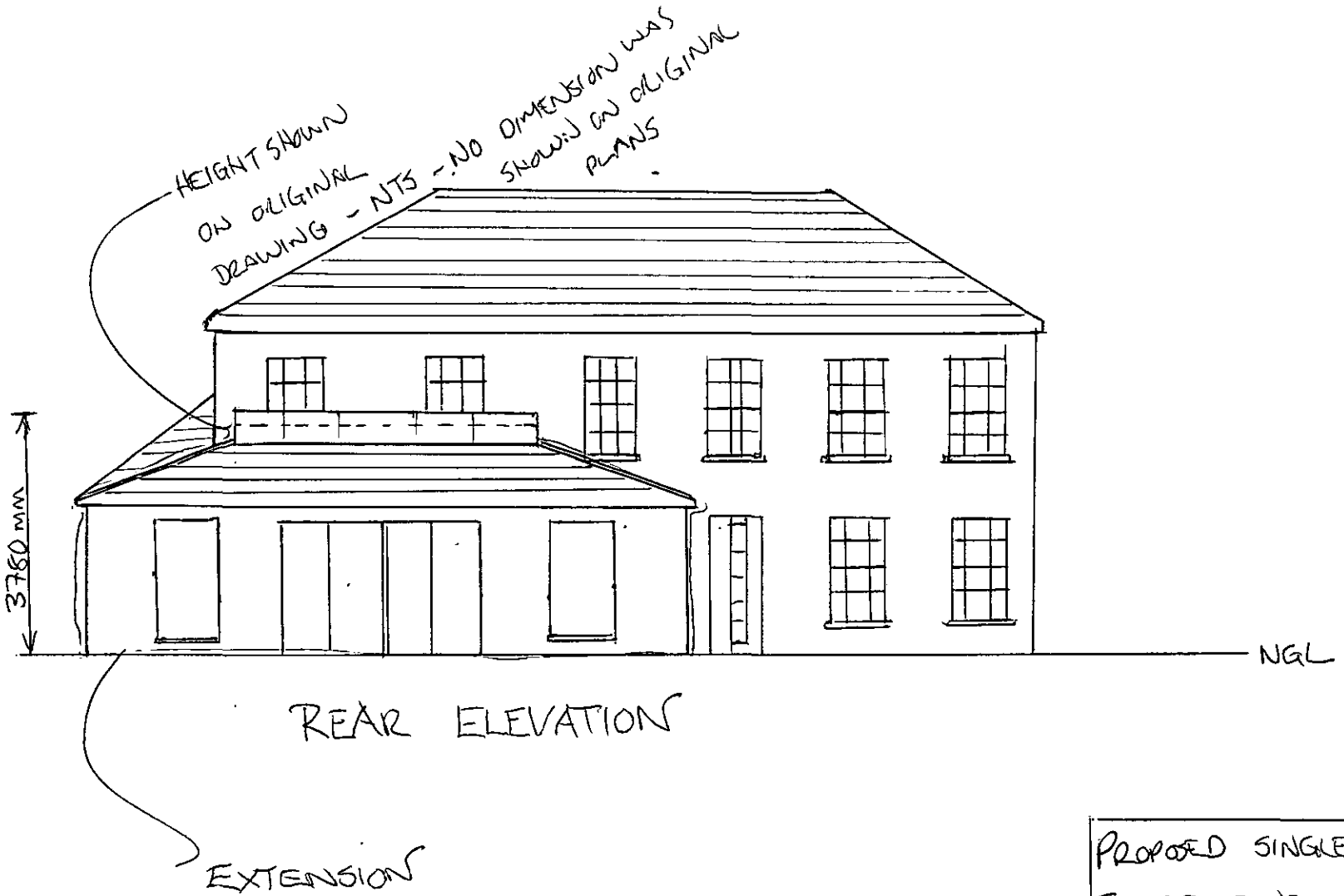
SECTION A-A

REVISED PLAN

1446

24 RIDGEWAY
As built planning request
22 / 8 / 2000 Scale 1:100
Supplementary drawing

22/8/2000

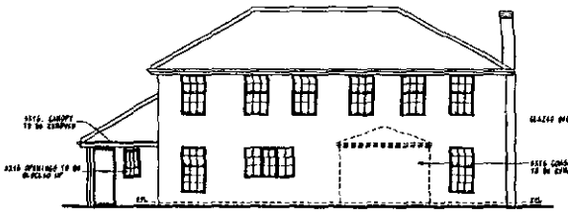


1446

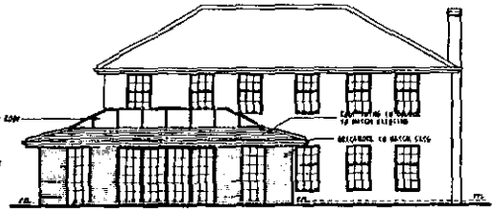
REVISED PLAN

6/8/2000

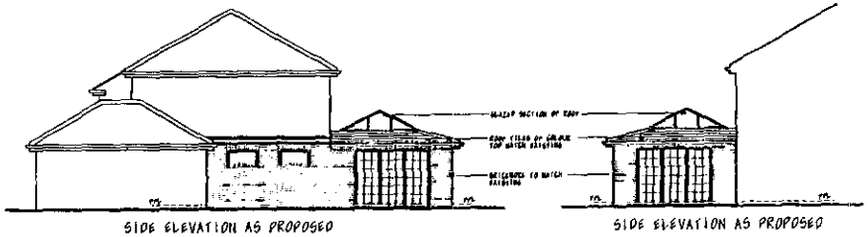
PROPOSED SINGLE STOREY REAR EXTENSION TO THE DWELLING (RETROSPECTIVE AMENDMENT TO APPROVAL 99/70187F) AT 24 RIDGEWAY, WARGRAVE APPLICATION NUMBER F/2000/1446



REAR ELEVATION AS EXISTING

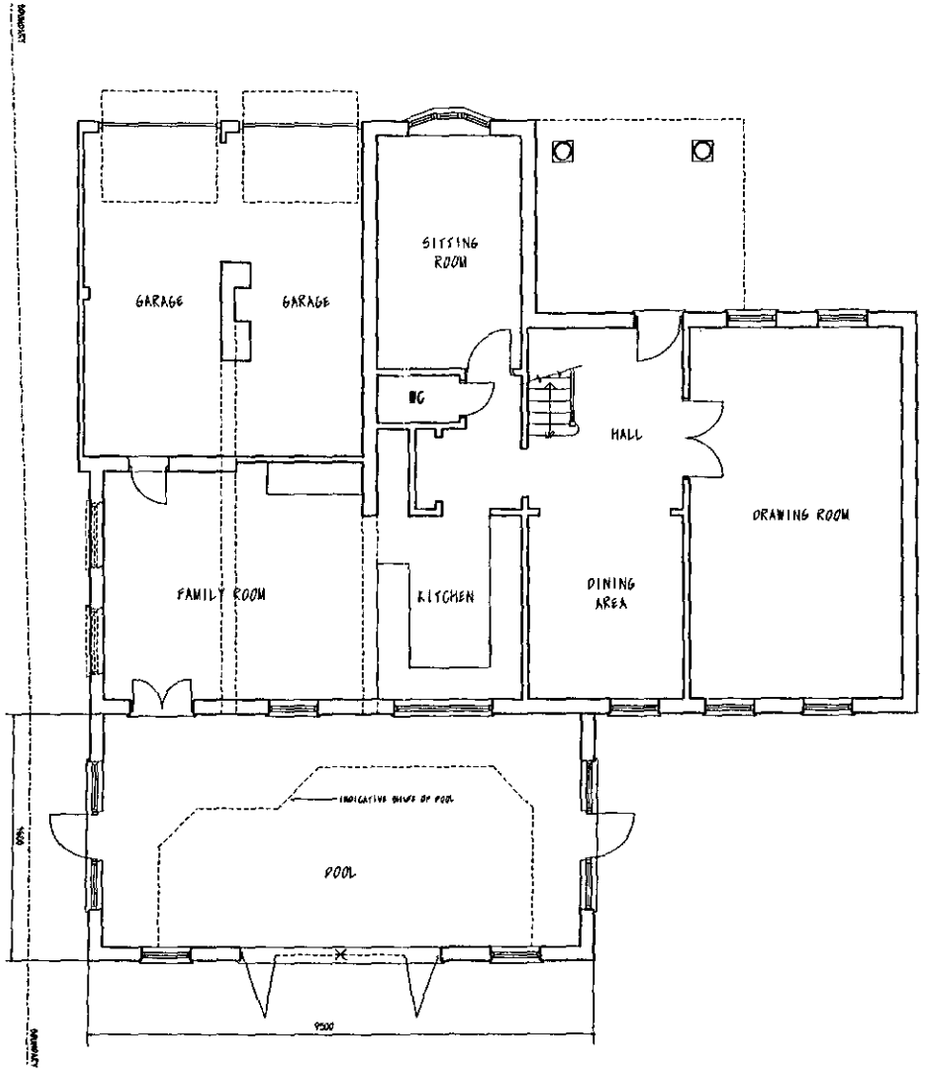


REAR ELEVATION AS PROPOSED

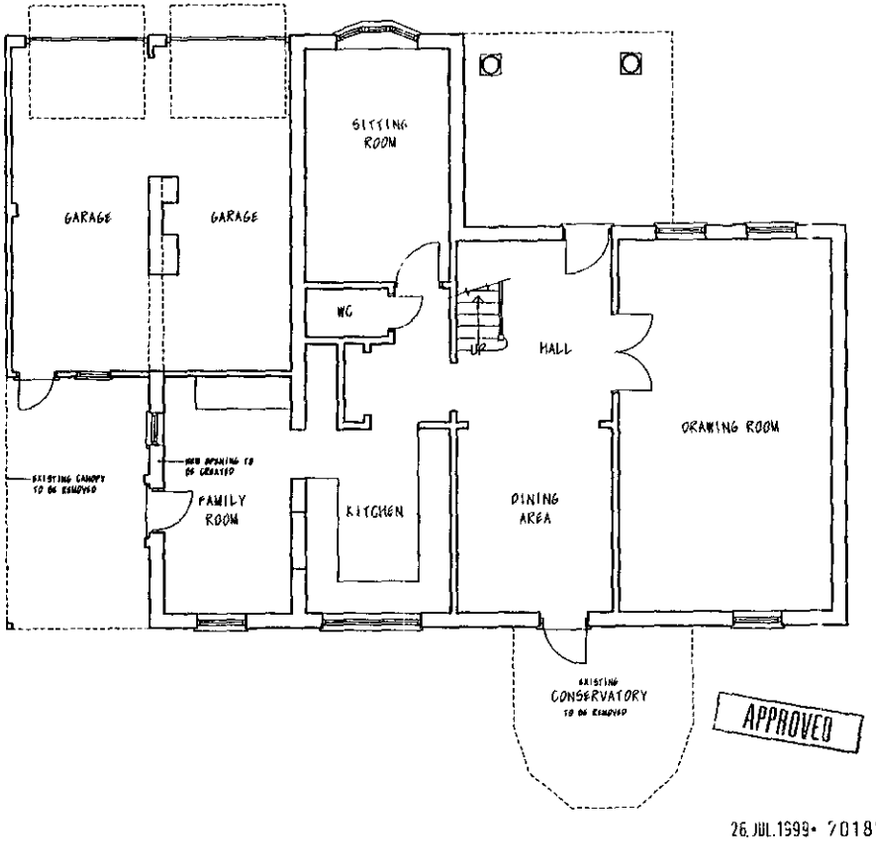


SIDE ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



APPROVED

26.JUL.1999• 70187

GROUND FLOOR PLAN AS EXISTING

CLIENT: MR&MRS.R.O'BRIEN	DATE: JULY 1999
TITLE: HADLEY LODGE, 21 RIDGEWAY, WARGRAVE	SCALE: 1:50, 1:100 & 1:500
CONTRACT: SINGLE STOREY SIDE & REAR EXTENSIONS	DRG NO: 9920/1