APPLICATION NO:
F/2000/2982

LOCATION:
Dene Hollow Blakes Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Dobbin C/O Nicholas J Bundy

PROPOSAL:
Proposed pitched roofs on existing front flat roofed bays.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2001

CASE OFFICER: **John Leggett**

RAILEX
Marbleboard

EASIFILE ED7

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dobbin
C/O Nicholas J Bundy
Woolhampton Design Centre Ltd
Station Road
Woolhampton
Berkshire
RG7 5SE

Application Number: F/2000/2982

Parish: **WARGRAVE**

Location: **Dene Hollow, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed pitched roofs on existing front flat roofed bays.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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:

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2982

Proposal:
Proposed pitched roofs on existing front flat roofed bays.

Location:
Dene Hollow, Blakes Road, 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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

18 December 2000

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2982	JL
BUILDING CONTROL NUMBER	BN2000/1023	Andy
~~APPLICANT~~/AGENT	B R Passmore	
ADDRESS OF SITE	Dene Hollow, Blakes Road, WARGRAVE	
DESCRIPTION OF PROPOSED WORK	Change of flat roofs to pitched roofs over existing bay windows to match existing roof – cost about £5,000	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		NJB recd 5/12/00
ELEVATIONS		Recd 5/12/00
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
AP	Yes.	16/1/01
AP		
AP		
DI GS		None
IF		/
DA	22/11/00.	22/1/01

Mr Passmore rang re request for planning permission. Checked with Mike Thorp. It needs permission on the face of it but if he wants to send us full drawings Mike will look at it. Mr Sandy to the architect + he will ring me. CD 23/11/00.

PR(	QUESTED	RECEIVED	REMINDER
PLA	4/11/00.	5/12/00.	
REV			
PLA			
WAI			

COMMENCED ON SITE	14/11/00
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : John Leggett

Application Number : F/2000/2982

Applicant : Mr & Mrs Dobbin C/O Nicholas J Bundy.

Location : Dene Hollow, Blakes Road, Wargrave, Reading.
Proposal : Proposed pitched roofs on existing front flat roofed bays.

Site Notice Displayed ? :

YES	NO	DATE
✓		21\12\00
		12\01\00.

Date of Neighbour Notifications : .....

Date of Site Visit : 21\12\00

Date Registered : 05/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application <u>will have expired on</u>: <u>30/01/2001.</u> 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 :

NO CONSULTATION RESPONSES MADE OR RECEIVED.

NO NEIGHBOUR RESPONSES RECEIVED.

Planning Issues :

IMPACT ON STREET SCENE DETAIL. – NO IMPACT AS MINOR DEVELOPMENT TO ADJUST DETAIL OF ROOF NOT RISING ABOVE EXISTING LEVELS.

Application Number: F/2000/2982

Appraisal :

1 IMPACT ON STREET SCENE DETAIL

THIS DEVELOPMENT CREATES NO ADDITIONAL INCREASE IN BULDING SIZE OR PRODUCES ANY ADVERSE IMPACT ON THE STREET.

Recomendation : Approval: ☑ **Refusal:** ☒

(tick appropriate box)

Application Number F/2000/2982
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001		
		R001	
2	C014		
		R014	

RECORD OF SITE VISIT

SITE ADDRESS: Dene Hollow Blakes Road Wargrave Reading.

APPLICATION NUMBER: F/2000/2982

OFFICER: John Leggett

DATE OF SITE VISIT: 21 | 12 | 00

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

THIN QUITE ROAD AGRICULTURAL FIELD OPPOSITE ALL DETATCHED BUILDINGS - MOST SET BACK FROM ROAD.

3. DESCRIPTION OF SITE/BUILDING

SET FORWARD TO FRONT OF PROPERTY. 3 BAY EFFECT PINK COLOURED + PROMINENT.

4. RELATIONSHIP TO ADJOINING PROPERTIES

SET FORWARD BY ALMOST ENTIRE BUILDING DEPTH.

5. SITE CONSTRAINTS

TREES VIEW SHIELDED BY LEYLANDII TO WILLOW COTTAGE

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT 5FT BRICK ~~HEDGE~~ + FOOTWALL SURROUND

OTHERS N/A.

MP

FROM: John Leggett

DATE: 18 December 2000

DELEGATED

APP

CS

17 JAN 2001

COPIES TO:

ACK:

FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2982

Proposal: Proposed pitched roofs on existing front flat roofed bays.

Site Address: Dene Hollow, Blakes Road, Wargrave, Reading.

Applicant: Mr & Mrs Dobbin C/O Nicholas J Bundy.

Your observations are required in respect of this application **by 11/01/2001** .

No comment.

SIGNED: [signature]

Clerk To Wargrave Parish/Town Council.

DATE: 8 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2982
CASE OFFICER: *John Leggett*

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6502

Date: **18 December 2000**

My ref: F/2000/2982

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/2000/2982
Dene Hollow, Blakes Road, Wargrave, Reading.
Proposed pitched roofs on existing front flat roofed bays.

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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2982**
Dene Hollow, Blakes Road, Wargrave, Reading.
Proposed pitched roofs on existing front flat roofed bays.
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 6502

Date: **18 December 2000**

My ref: F/2000/2982

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2982
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2982**
Dene Hollow, Blakes Road, Wargrave, Reading.
Proposed pitched roofs on existing front flat roofed bays.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 DEC 2000

Officer: JL | Application No. F/2000/2982

Map No. 21 Site 018

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED PITCHED ROOFS ON EXISTING FLAT ROOFED BAYS

FRONT

Location: DEAN HOLLOW BLAKES ROAD

Parish: WARGRAVE Ward: WARGRAVE

18.12.2000

Applicant: MR/MRS DOBBIN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

19 030 005

ADDRESS DENE HOLLOW. BLAKES ROAD. PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7978 (21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
85/50	Mr L. A. Harper	Use garage as Temp Living accommodation	14 3 50	N/A 31 TP 3
89/51.	" "	" " "	13 3 51	N/A 31 TP 12
904/57	Mr H Kitney	Garage + Loggia	30 9 57.	App PD.
R/187/65	" "	" "	5 8 65	App App
229/72.	Mr D Jenkins	c/storey extension	16 6 72	App C/A
BR24284	C. MARRISON ESQ	1st floor "	21.3.85	REF N/A
BR24562	"	"	8.5.85	APP N/A
23223	"	"	24.4.85	N/A CAB

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 05.DEC.2000* 2982 1305

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 Address and postcode Phone number	Mr & Mrs Dobbin Dean Hollow, Blakes Road, Wargrave, Reading, RG10 8LA
2	Agent's Name Address and postcode Phone number	Nicholas J Bundy Woolhampton Design Centre Ltd. Woolhampton Design Centre, Station Rd., Woolhampton, Reading, Berkshire, RG7 5SE. 0118 9713363 / 0411 922747
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 applicants')*
4	Give brief details of the proposal for example, two storey side extension. About the application	*Hipped roof construction over existing flat roofed bays to front elevation, tiled finish to match main house.*
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.	*Clay tiles to roof, timber fascia and soffit, painted white finish.*
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

Please turn over

13058

		Existing:	Proposed:
9	How many bedrooms does the property have?	N/A	N/A
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 table 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 Mr & Mrs Dobbin

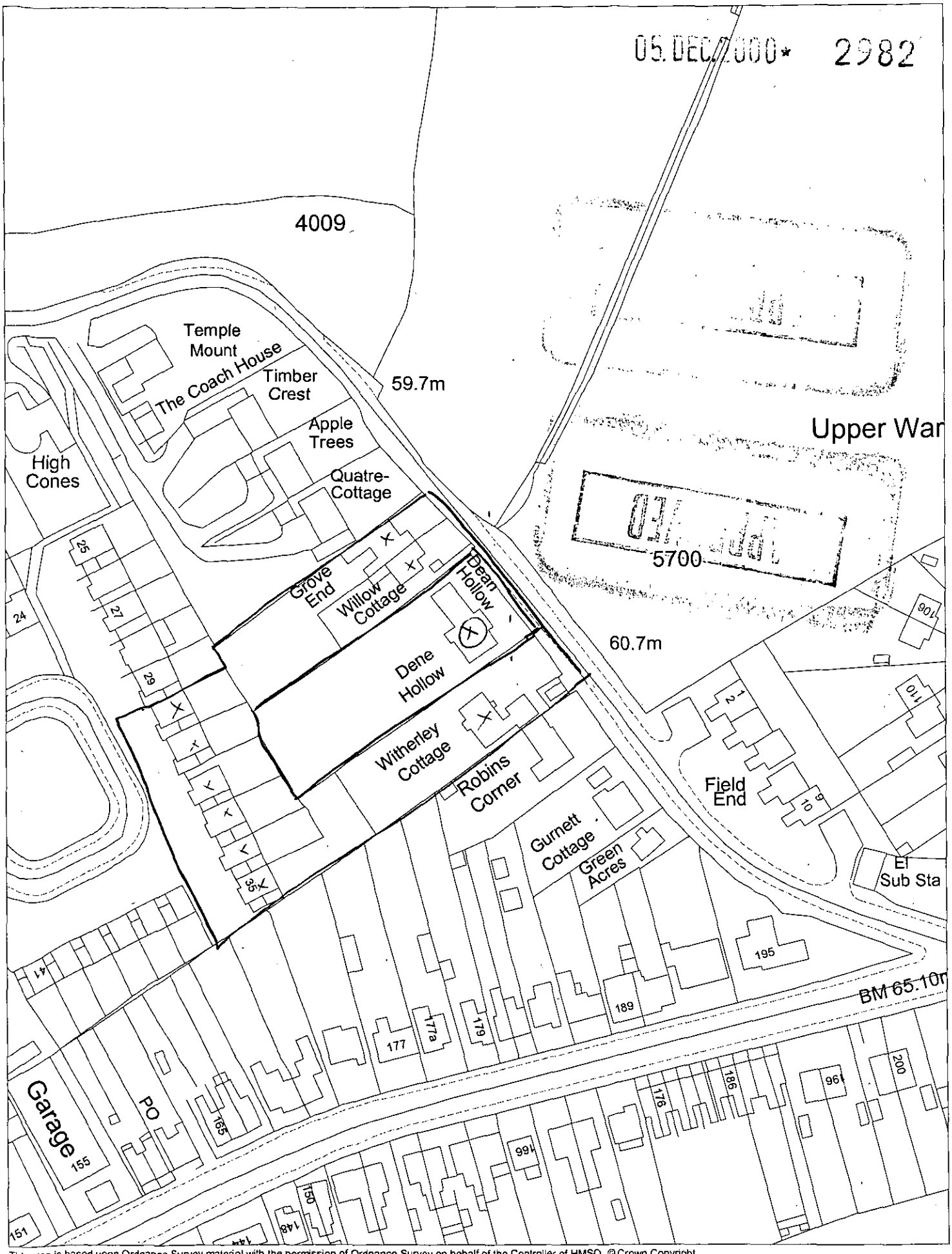
Date 29/11/00

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/2000/2982**
CASE OFFICER: **John Leggett**
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	C001 C014.			



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000 Scale: 1 : 1250

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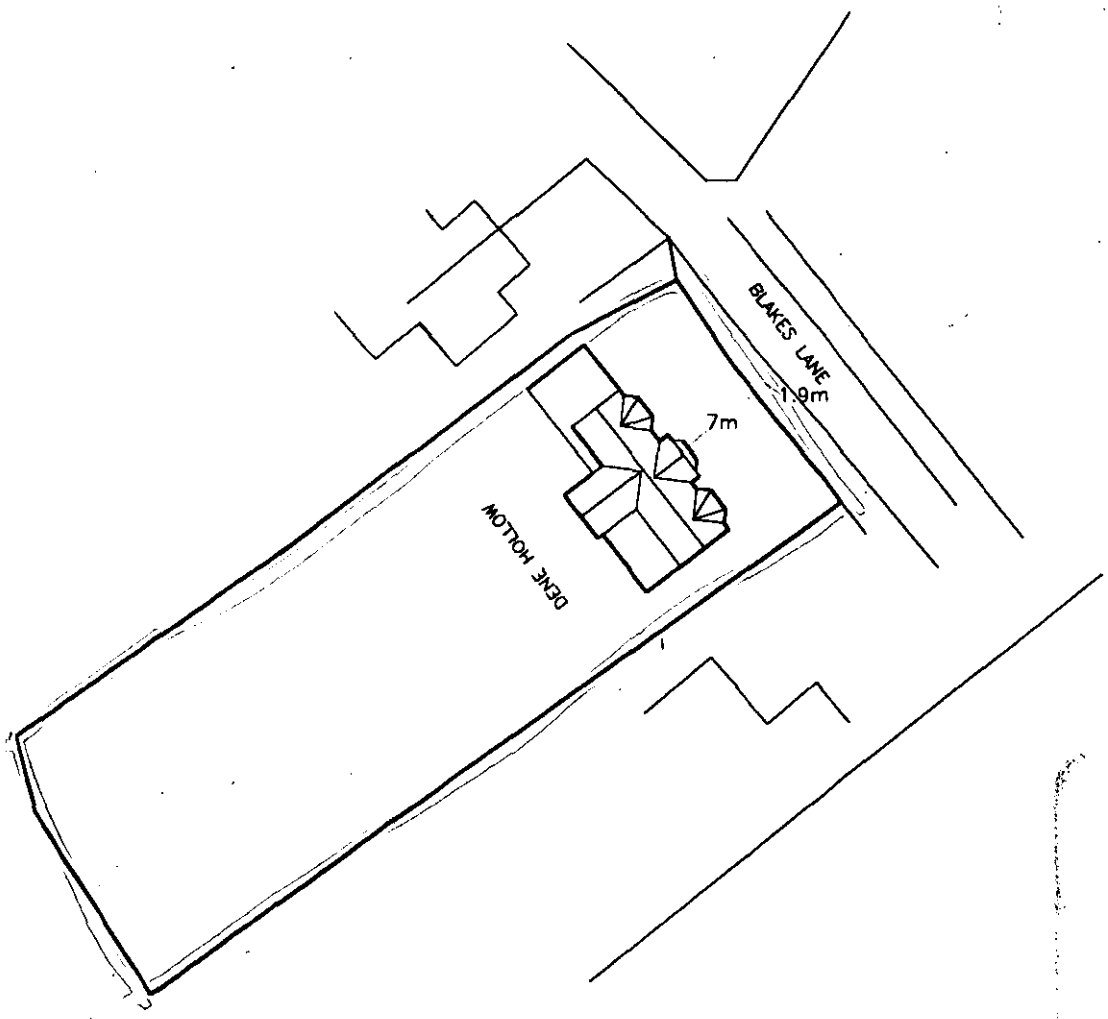
05.DEC.2000 2982



APPROVED

22/1/01

Revision	Description	Date

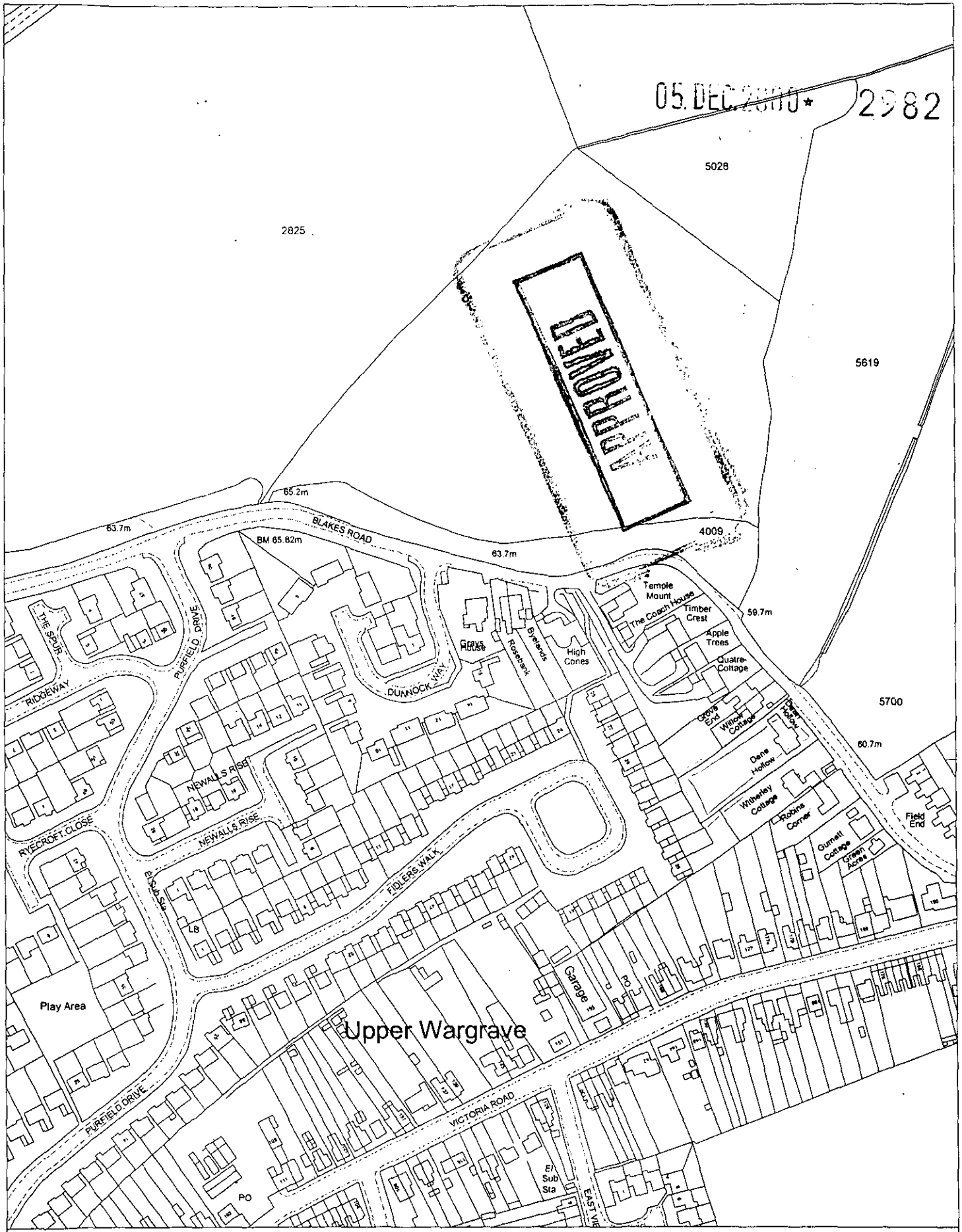
DENE HOLLOW
BLAKES LANE, WARGRAVE.

BAY ROOF ALTERATION – BLOCK PLAN

THE WOOLHAMPTON DESIGN CENTRE

STATION ROAD, WOOLHAMPTON,
READING, BERKSHIRE, RG7 5SE
TEL: 01734 713363

SCALES 1:500		DRAWING No.	REVISION
DATE NOV '00	DRAWN NJB		



Site Plan, Scale: 1 to 2500

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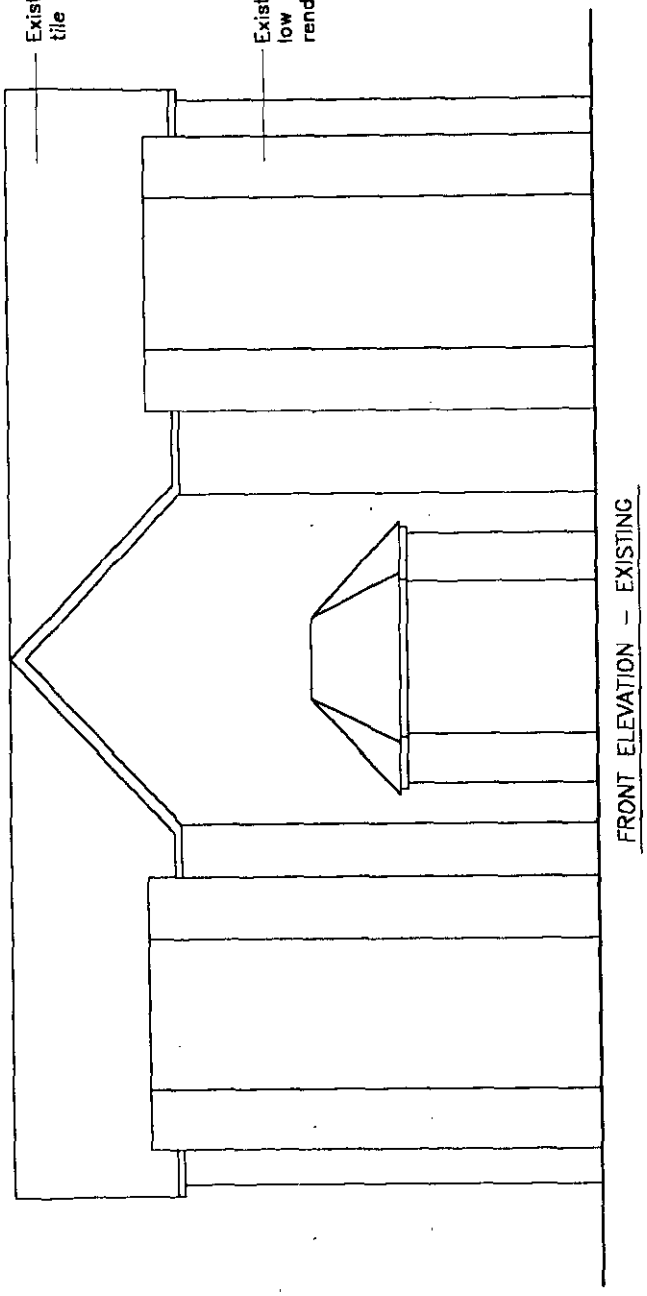
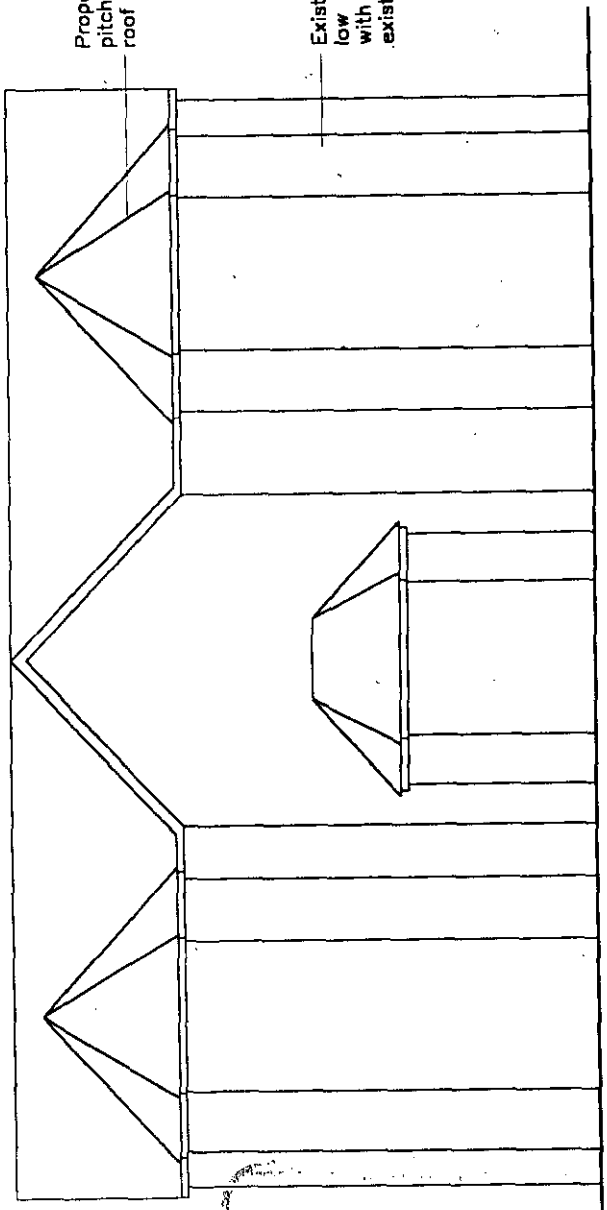
Date: 20 September 2000

N W E S

05 DEC 2000* 2982



FRONT ELEVATION – EXISTING



FRONT ELEVATION – PROPOSED

APPROVED
22/1/01

Note: the property is set back from the Highway approx. 8 metres.

Revision	Description	Date

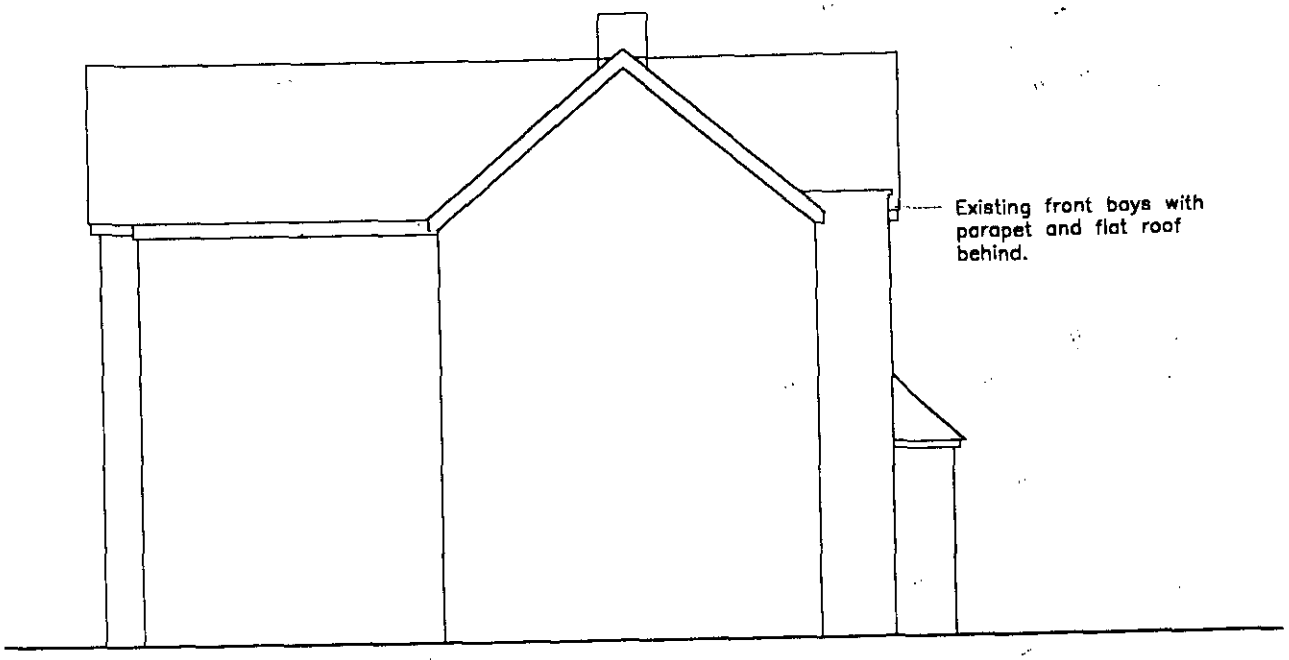
DENE HOLLOW
BLAKES LANE, WARGRAVE.

BAY ROOF ALTERATION – FRONT ELEVATIONS

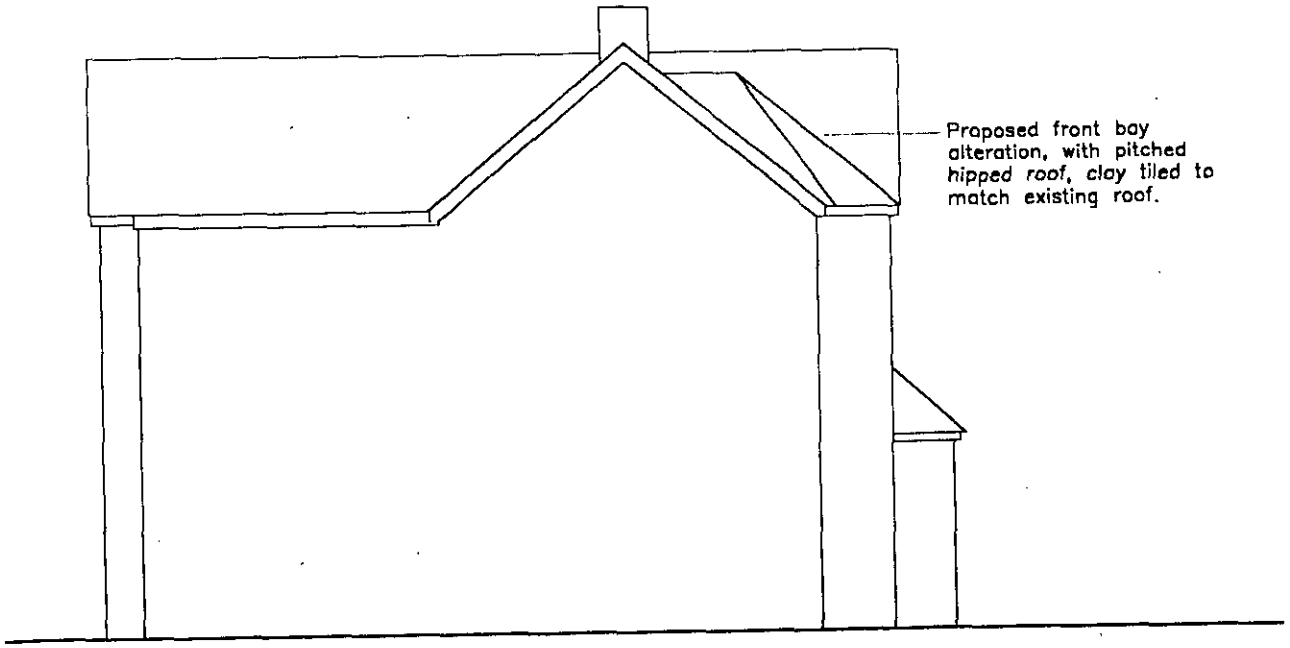
THE WOOLHAMPTON DESIGN CENTRE
STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SB
TEL: 01734 713363

SCALES	1:100	DRAWING No.	REVISION
DATE	NOV '00	DRAWN	NJB

05.DEC.2000* 2982



LH SIDE ELEVATION – EXISTING



LH SIDE ELEVATION – PROPOSED

APPROVED
22/11/00

Revision	Description	Date

DENE HOLLOW
BLAKES LANE, WARGRAVE.

BAY ROOF ALTERATION – SIDE ELEVATIONS

THE WOOLHAMPTON DESIGN CENTRE
STATION ROAD, WOOLHAMPTON, READING, BERKSHIRE, RG7 5SE
TEL: 01734 713363

SCALES	1:100	DRAWING No.	REVISION
DATE	NOV '00 DRAWN NJB		