APPLICATION NO:
F/2002/6020

LOCATION:
1 The Bothy, Wargrave Hill, Wargrave Readin

APPLICANT:
Mr Persson C/O Richard J New

PROPOSAL:
Proposed single storey extension to form conservatory.

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1137

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Persson
C/O Richard J New
Downside
4 Charles St.
Wash Common
Newbury
Berkshire
RG14 6QP

Application Number: F/2002/6020

Parish: **WARGRAVE**

Location: **1, The Bothy, Wargrave Hill, Wargrave, Reading.**

Proposal: **Proposed single storey extension to form conservatory.**

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. The conservatory is to be constructed using materials matching the colour of the existing structure.

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

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

Informative

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6020

Applicant : Mr Persson C/O Richard J New.

Location : 1, The Bothy, Wargrave Hill, Wargrave, Reading.
Proposal : Proposed single storey extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		09/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 09/04/02

Date Registered : 28/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application <u>will have expired on</u>: <u>25/04/2002.</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 :

Wargrave Parish Council - No comments Received

Harold Sanders - See comments on file.
(Conservation officer)

Planning Issues :

Impact on Neighbouring Properties

Impact on Conservation Area

Policy : LBG1, 2
WBG1, WD53
WD3

Application Number: F/2002/6020

Appraisal :

The proposal is for a conservatory to replace a greenhouse. The application property is a semi-detached house located on 'the Bothy' within the Wargrave conservation area. The existing green house is the last of some seven vineries to the 'Croft' house situated to the rear of the large garden wall. The conservatory would be inserted into the recess between an existing gym building and a more recent wall.

The greenhouse is backed by a 4.0m brick wall which conceals the conservatory and garden of not only this property but of the nearby 'Vinery' house. The greenhouse is made from wood and glass but has been subject to extensive renovation so it is unclear how original it is. There is an access door to the gym and through the garden wall.

The proposed conservatory would have a pitched roof lower than the greenhouse. It would be hipped at the front with an access door set to the side (as per the greenhouse). It would be made from white pvc with glazed panels, matching the existing structure.

Because the conservatory would be situated behind the garden wall and in the rear garden of No 1 the Bothy it would not be visible and therefore ~~should not detract from the~~ would not have negative impact on the conservation area. The Vinery has a similar sized, coloured ~~and~~ conservatory using UPVC situated only 20 metres away.

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

Application Number F/2002/6020
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
~~2~~	~~C014~~	~~R014~~	
2	—		The conservatory is to be constructed with materials matching the colour of the existing structure.
		R015	

RECORD OF SITE VISIT

SITE ADDRESS: 1 The Bothy, Wargrave Hill Wargrave Reading. APPLICATION NUMBER: F/2002/6020	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

'The vinery'
towers above it

[illegible] neighbour
Wistrian cottages 1/2
1. 6m lane / wall + ledge
14-15m gap

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

To:
Harold Sanders
Urban Design And Conservation Officer

From: Phillip Taylor

Date: 07 March 2002 13 MAR 2002

Application Number: F/2002/6020

Proposal: Proposed single storey extension to form conservatory..

Site Address:
1, The Bothy, Wargrave Hill, Wargrave, Reading.

Applicant:
Mr Persson C/O Richard J New.

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

IT WOULD APPEAR THAT THE PROPOSAL IS TO REPLACE AN EXISTING GREENHOUSE (GLASS HOUSE) WITH A CONSERVATORY.
THIS WOULD SUGGEST ITS CONSTRUCTION WOULD HAVE TO COMPLY WITH THE NEW BUILDING REGULATION REQUIREMENTS.

ALTHOUGH WITHIN THE CONSERVATION AREA THE STRUCTURE IS IN THE REAR GARDEN OF THE PROPERTY AND NOT VISIBLE FROM PUBLIC AREAS.

THE ROOF FORM AND MATERIALS REQUIRE FURTHER CONSIDERATION; TO BE DISCUSSED WITH THE AGENT FOLLOWING THE SITE VISIT WITH THE CASE OFFICER

Harold Sanders
27.03.02

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 FEB 2002	Map No. 21 Site 0.03
Officer: PT / Application No. F/2002/6020	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO FORM CONSERVATORY

Location: 1 THE BOTHY, WARGRAVE HILL

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR PERSSON

Fee (3) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	agric cert deleted.	✓	
5	Elevation plans	other elevation	4/03	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	CHECK FOR ENCROACHMENT - ✓	4/03	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... C.A .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

(Note to Officer: Site is in a Groundwater Protection Zone - See guidance notes from Conrad Moore re. planning informatives) .....

No pre-apps

NEIGHBOURS:

S/N + see map
+ advertise

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

Tel: (0118) 974 6442

Date: 07 March 2002

My ref: F/2002/6020

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6020
1, The Bothy, Wargrave Hill, Wargrave, Reading.
Proposed single storey extension to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6020**
1, The Bothy, Wargrave Hill, Wargrave, Reading.
Proposed single storey extension to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6442

Date: 07 March 2002

My ref: F/2002/6020

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6020
1, The Bothy, Wargrave Hill, Wargrave, Reading.
Proposed single storey extension to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6020**
1, The Bothy, Wargrave Hill, Wargrave, Reading.
Proposed single storey extension to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are: _____

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge

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

Received by Wokingham District Council

Application No: F/2002/6020

Proposal:
Proposed single storey extension to form conservatory.

Location:
1, The Bothy, Wargrave Hill, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6020 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

07 March 2002

20 FEB 2002 6020

1959/a

HOUSEHOLDER PLANNING APPLICATION

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

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR PEDSON
	ADDRESS	C/C AGENT
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	Richard J New MBIAT Amsst Downside, 4 Charles St Wash Common Newbury, Berkshire RG14 6QP Tel. 0635 49290
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	1 THE BOTHY WARGRAVE HILL WARGRAVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK / GLASS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — ~~YES~~ / NO

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

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

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

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

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

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* ✓ ~~None of the land forms part of an agricultural holding.~~ STET

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF [signature]

DATE 14 · 2 · 02

ADDRESS 1 THE BOTHY WARGRAVE HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 C2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
734/71	MR. M. RAPHAEL	ALTERATIONS TO CONVERT THE BOTHY INTO 2 DWELLINGS	5.8.71	APP. C/A
F/2002/6020	Mr. Persson	S/St/ - Conservatory		

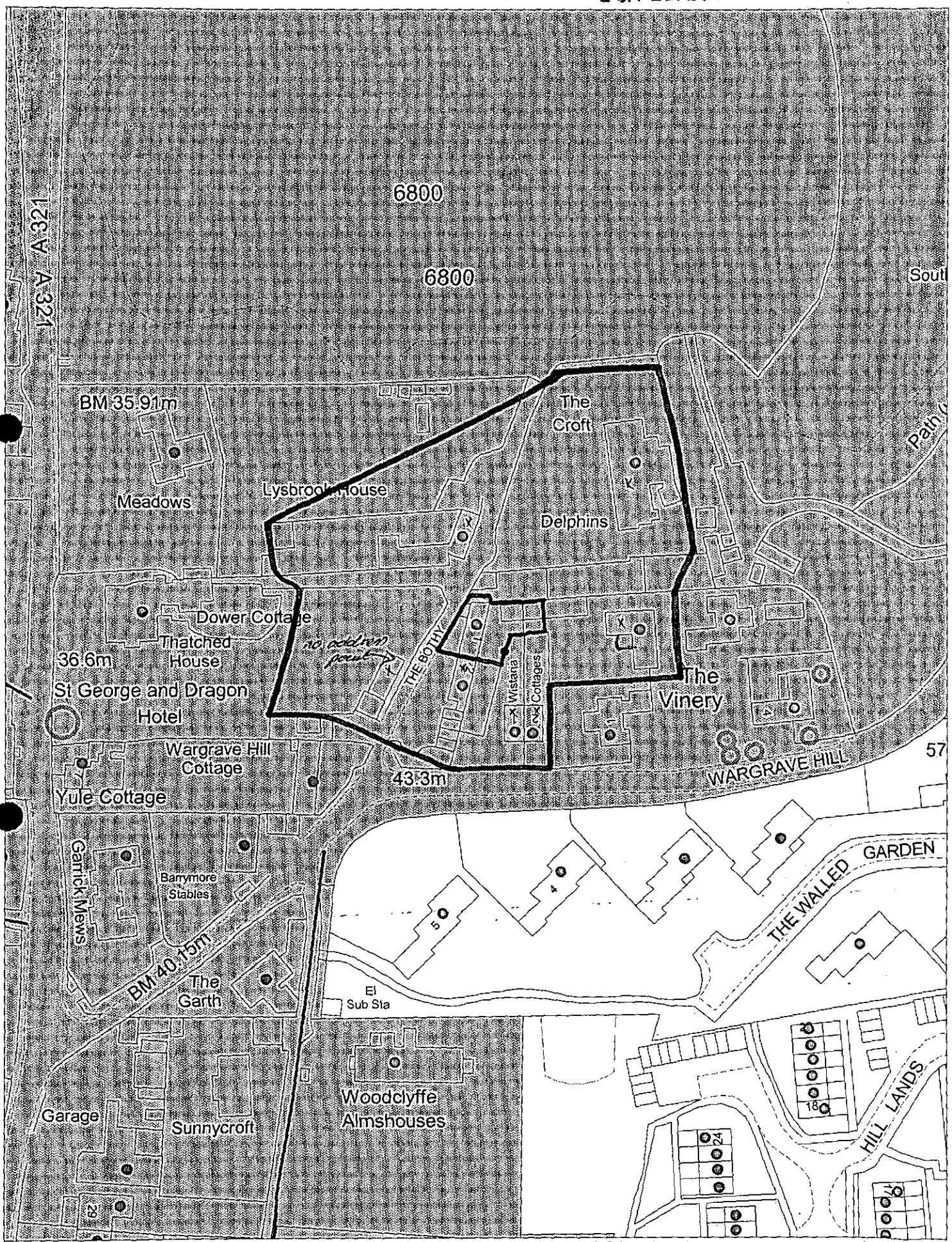
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

28.FEB.2002* 6020



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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2002

Scale: 1 : 1250

N W E S