SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3188

LOCATION:
2 Watermans Way, Wargrave Reading.

APPLICANT:
Mr & Mrs R A Atkinson C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side and rear extension t dwelling and single storey rear extension plus pitched roof to existing garage.

EARLIEST DATE FOR DECISION: **16/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

APPROVED

CASE OFFICER: **George Allpress**

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R A Atkinson
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3188

Parish: **WARGRAVE**

Location: **2, Watermans Way, Wargrave, Reading.**

Proposal: **Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/02/2001

Notice checked by: _____

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

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

Tel: 0118 974 6442

Date: **23 January 2001**

My ref: F/2001/3188

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/2001/3188
2, Watermans Way, Wargrave, Reading.
Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3188**
2, Watermans Way, Wargrave, Reading.
Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **23 January 2001**

My ref: F/2001/3188

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3188**
2, Watermans Way, Wargrave, Reading.
Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.
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/2001/3188

Proposal:
Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.

Location:
2, Watermans Way, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2001. 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

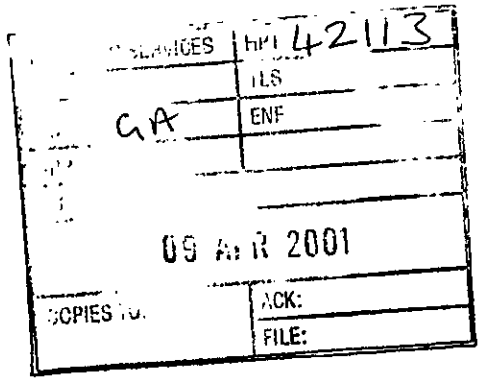
23 January 2001

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks



For the attention of Mr G Allpress

Our Ref: CED/BK/564
5th April 2001

Dear Sir

RE; 2 WATERMANS WAY, WARGRAVE, READING, BERKS
PLANNING APPROVAL REF; F/2001/3188

Please find attached two copies of my drawing D564-04 Revision A indicating some minor amendments to the elevational treatment from that approved under the above Planning Consent.

I would be pleased if you could accept the amendment as a minor variation to the consent as they relate purely to reconfiguration of windows on the east and west elevation.

I now propose to emulate the window configurations on the front of the building such as to match that of the existing and also increase the size of the window to the utility room on the east elevation.

In all other respects the proposals remain as approved.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng
Encs:

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 30 April 2001
My ref: F/2001/3188
Your ref: CED/BK/564

Colin Dawson & Associates,
Architectural Design,
Malvern House,
1 Malvern Way,
Twyford, Reading,
FG10 9PY

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 Sirs,

2 WATERMANS WAY, WARGRAVE – F/2001/3188

I refer to your letter dated 5th April. I write to confirm that proposed elevational alterations shown by your drawing no.D564-04 A, can in my opinion be treated as non-material changes to the above planning application. A new application is therefore not required.

Please accept my apology for the delay before replying to your letter.

Yours faithfully,

John Mitchell
Development Control Manager.

Individual

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3158	GA
BUILDING CONTROL NUMBER.	FP 2001/1906	Brady
~~APPLICANT~~/AGENT	Colin Dawson	
ADDRESS OF SITE	2. Waterman Way WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	D564-04A	D564-04A	— Minor amends 30/4/01
ELEVATIONS	— "	— "	
FLOOR PLANS	— "	— "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/5/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Our ref: SP\2001\003069\001
Your ref: F/2001/3188

Date: 5th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 40859
POL	TLS
DC	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

For the attention of: George Allpress

Dear Sir

SIDE AND REAR EXTENSIONS - 2 WATERMANS WAY, WARGRAVE, READING

Thank you for your letter dated 23 January 2001 which was received on 24 January 2001. You are asked to quote the following reference in any correspondence: SU77NE/19/27. The Environment Agency has the following comments:

Development Control: Contact James Gates on 01276 45 4330

The site is on the edge of the 1 in 100 modelled flood plain for the River Thames. In order to advise further on the flood risk at this site, I will need to see a plan showing representative levels over the site above Ordnance Datum (Newlyn). However, I would advise as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Assuming that no previous extensions have taken place at the site, the increase in ground covered area of the proposed extension is approximately 43 m² over the existing. Therefore, should a ground level survey of the site show the area of the proposed extensions to be within the flood plain, the matter would be left for the Local Planning Authority to determine under it's own flood plain policy, and the Environment Agency would support the Local Authority should planning permission be refused on flooding grounds.

If, in the light of the above advice, the District Council is minded to permit the proposal, then we ask that the following conditions are imposed on any planning permission granted. It should be noted however that should a ground level survey of the site show the area of the proposed extension to be outside the flood plain, some of these conditions will not be required.

PLANNING CONDITIONS

FILE (CEASE DELETED)

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: The extension shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the modelled 1 in 100 year flood water level; and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: There shall be no raising of existing ground levels within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO APPLICANT

Cont/d..

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Colin Dawson Associates, 1 Malvern Way, Twyford, Reading Berks RG10 9PY

WORK SHEET FOR: George Allpress

Application Number: F/2001/3188

Applicant: Mr & Mrs R A Atkinson C/O Colin Dawson and Associates

Location: 2 Watermans Way, Wargrave, Reading.

Proposal: Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		26/01/01

Date of Neighbour Notifications : 23/01/01

Date of Site Visit : 15/02/01

Date Registered : 15/01/2001

Earliest Date for Decision : 16/02/2001

Latest Consultation Date/Site Notice Expiry Date : 16/02/2001
20/02/01 (GA)

This application will have expired on: 12/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

Urban Design and Conservation Officer - This property is on the edge of the Wargrave Conservation Area and Watermans Way is a new development with large properties, all detached on minimal plots. The proposal will increase the frontage by 15% and area by 95 sq.m. The major part of the extension is to the rear including a large two storied element which will be 9 metres from the rear boundary. The form of the extensions appear appropriate to this property in this location where size and UPVC appears the norm! The property would become a five bedroom. three bathroom house.

Wargrave Parish Council – The Parish Council wishes to express its concern at the bulk and massing on the site which borders the Conservation Area.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3188

Appraisal :

The application property is a large detached house occupying a corner plot at the junction of Watermans Way and Station Road. The property is a fairly recently built executive style house which lies on the east side of Watermans Way. The house has a single storey garage on its north side, that facing no.4.

The application proposes building a two storey extension over part of the site of the existing the garage. The extension would project beyond the existing back elevation. Single storey rear extensions are proposed, one within the void that would be formed by the two storey extension and one on the other side of the new extension and at the rear of the existing garage. The remainder of the garage would be re-roofed with a part pitch roof.

The extensions are considered visually appropriate and not to result in harm to the street scene. The application property is a large dwelling in an estate of similarly designed houses which lie in fairly large plots. That proposed would add a considerable extension to the dwelling but is not considered of such a scale that would be inappropriate in this location, or unduly out of context in these surroundings.

In terms of neighbour amenity, there is considered to be sufficient separation between the two storey element and the neighbouring boundary to ensure against material harm. The single storey extensions would have no material impact on the neighbour. The pitch roof over the garage would improve the appearance of the garage and would not result in either an overbearing impact on the neighbouring property or diminish the light they receive.

The application complies with highways and parking requirements.

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

Application Number: F/2001/3188
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the first floor side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 2 Watermans Way, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3188

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by large modern detached houses in set in spacious grounds.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling situated on the corner of Watermans Way and Station Road.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.4 to the north, and 'The Lodge', Station Road to the east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage plus front parking for 3-4 cars.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front 1.8 metre high brick walls to boundary, hedge and fencing elsewhere.
OTHERS	None

FROM: George Allpress

DATE: 23 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
[illegible]	ENF
APP	
CS	
22 FEB 2001	
CORRECTED	ACK:
	FILE:

Application Number: F/2001/3188

Proposal: Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage..

Site Address: 2, Watermans Way, Wargrave, Reading.

Applicant: Mr & Mrs R A Atkinson C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 16/02/2001** .

The Parish Council wishes to express its concern at the bulk and massing on the site which borders the Conservation Area.

SIGNED: _____ DATE: 5/2/01

Clerk To Wargrave Parish/Town Council.

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: George Allpress

Date: 23 January 2001 24 JAN 2001

Application Number: F/2001/3188

Proposal: Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage..

Site Address:
2, Watermans Way, Wargrave, Reading.

Applicant:
Mr & Mrs R A Atkinson C/O Colin Dawson And Associates.

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

THIS PROPERTY IS ON THE EDGE OF THE WARGRAVE CONSERVATION AREA AND WATERMANS WAY IS A NEW DEVELOPMENT WITH LARGE PROPERTIES, ALL DETACHED, ON MINIMAL PLOTS.

THE PROPOSAL WILL INCREASE THE FRONTAGE BY 15% AND AREA BY OVER 95 M^2.
THE MAJOR PART OF THE EXTENSION IS TO THE REAR, INCLUDING A LARGE TWO STORIED ELEMENT. WHICH WILL BE 9 M. FROM THE REAR BOUNDARY.

THE FORM OF THE EXTENSIONS APPEAR APPROPRIATE TO THIS PROPERTY IN THIS LOCATION WHERE SIZE AND UPVC APPEARS THE NORM!
THE PROPERTY WILL BECOME A FIVE BED. 3 BATHROOM HOUSE, BUT ONLY A DOUBLE GARAGE.

Harold Sanders

05.02.01.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 23 January 2001

Application Number: F/2001/3188

Proposal: Proposed two storey side and rear extension to dwelling and single storey rear extension plus pitched roof to existing garage.

Parish: WARGRAVE PARISH

Site Address:
2, Watermans Way, Wargrave, Reading.

Applicant:
Mr & Mrs R A Atkinson C/O Colin Dawson And Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049 , R049
C122 , R122

Signed: _____ **Print name:** Adam Coggins
26/01/01

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3188. relates.

Address of site 2, WATERMANS WAY, WARGRAVE

BERKSHIRE RG10 8HR

Signed C.H. Otter

Date 26/04/01

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: GA	Application No. F/2001/3188

Map No. 21 Site 0012
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED TWO STOREY SIDE AND REAR EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION PLUS PITCHED ROOF TO EXISTING GARAGE

Location: 2 WATERMANS WAY

Parish: WARGRAVE Ward: Wargrave 23.01.01 D.

Applicant: MR/MRS ATKINSON

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

(2)
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			
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 : 23.01.13. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer ✓ facing conservation area.
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 ✓ V. close to Flood Zone .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
NO pre-apps

NEIGHBOURS:

S/N + See map

15 JAN 2001 3188

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118)**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/564
Wednesday, 10 January 2001

Dear Sir

RE; 2 WATERMANS WAY, WARGRAVE, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

PART I REGISTER

①

ADDRESS 2, WATERMANS WAY. PARISH WARGRAVE.

PLOT No. 1 ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
288/57	Messrs John Bushnell Ltd.	Outline - Res Dev	25 4 57	N/A Refus
487/57	" " " "	" " "	2 8 57	N/A C/A
0/194/59	Messrs B W Turnbull + Partner	Outline - 8 dwellings	10 11 59	N/A C/A
0/21/60	The Thameside Homes (Wargrave) Ltd	Outline - 24 dwellings	3 2 60	N/A Refu
0/337/60	" " " "	Outline - 15 flats	21 12 60	N/A Ref
0/169/62	Messrs Clarke + Hale	Outline - 18 dwellings	9 8 62	N/A C/A
0/278/62	" " "	Outline - 22 dwellings	27 11 62	N/A Refu
8/64	" " "	8 blocks - 16 dwellings + garages	24 12 64	N/A Ref
120/65	Bridge Walker Ltd	3 detached houses + garages	23 10 65	N/A C/A
0/279/65	" " "	9 " " "	9 6 66	N/A Ap

DATE OF COMPLETION

MINISTRY DECISION 0/278/62 Appeal dismissed November 1973

SPECIAL ORDERS

DRAINAGE

②

ADDRESS 2, WATERMANS WAY. PARISH WARGRAVE.

PLOT No. 1 ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
70/66	Bridge Walker Homes Ltd	9 det hse + Estate Rd	9 6 66	N/A C/A
PD/474/66	" " " "	" " + garage	25 11 66	App N/A
R/356/66	" " " "	Amended Layout + Estate Rd	22 12 66	App C/A
BR 9268	MR. D. CREMIN	EXTENSION	21-8-78	REL APP. N/
09109	"	2/STOREY EXTENSION	31-8-78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 15.JAN.2001 * 3188

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 R A Atkinson 2 Watermans Way, Wargrave, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
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.	2 Watermans Way, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey and single storey rear extensions with new pitched roof to existing garage
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.	Stone coloured concrete tiles to match existing roof with red/pink facing bricks to matchh existing walls. White windows and general woodwork
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: 4	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.

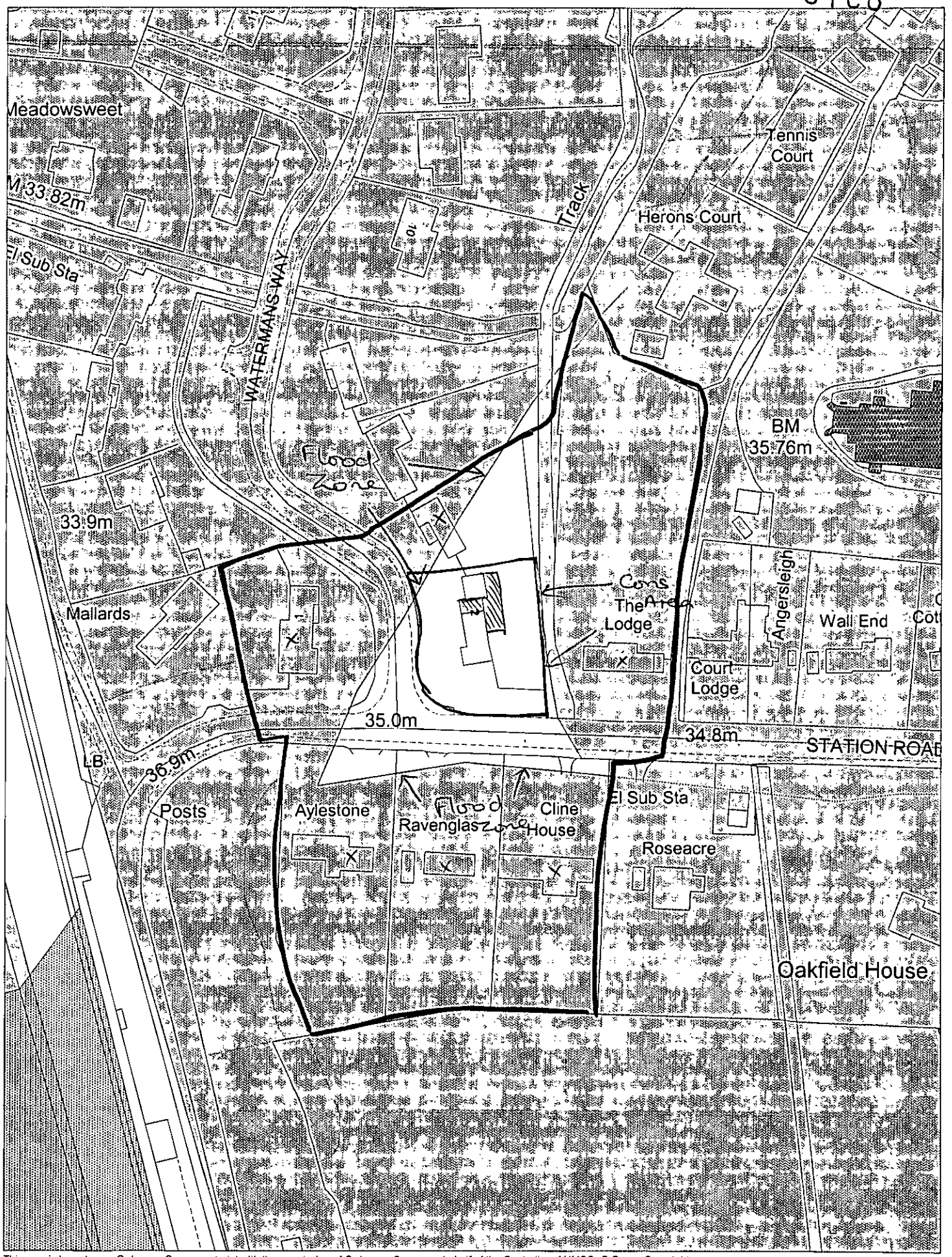
Your signature: [signature]

on behalf of Mr & Mrs R A Atkinson

Date 10/01/01

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

15 JAN 2001 * 3128



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Development Control Section, Environmental Services, Wokingham District Council.
18 January 2001 Scale: 1 : 1250

N W E S