APPLICATION NO:
F/2001/5394

LOCATION:
102 High Street, Wargrave Reading.

APPLICANT:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Helen Pollock**

506

D10

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pitcher
C/O Clive Pedlar FRICS
Old Farm Cottage
East Chalderton
Andover
Hants
SP11 8LR

Application Number: F/2001/5394

Parish: **WARGRAVE**

Location: **102, High Street, Wargrave, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

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 level or above of the extension hereby permitted 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.

Condition
6. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. The bedroom window in the side elevation of the development facing 100 High Street hereby permitted shall not at any time be glazed other than with obscured glass.

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.

Reason
6. In the interests of highway safety and convenience.

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

Informative
1. This permission relates to the application as amended with revised plans, numbers 1441/07 B, 1441/8 B and 1441/9 B submitted to the Local Planning Authority on 14th March 2002 and does not approve the proposals as originally submitted.

Informative
2. 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 Policies WHE13, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

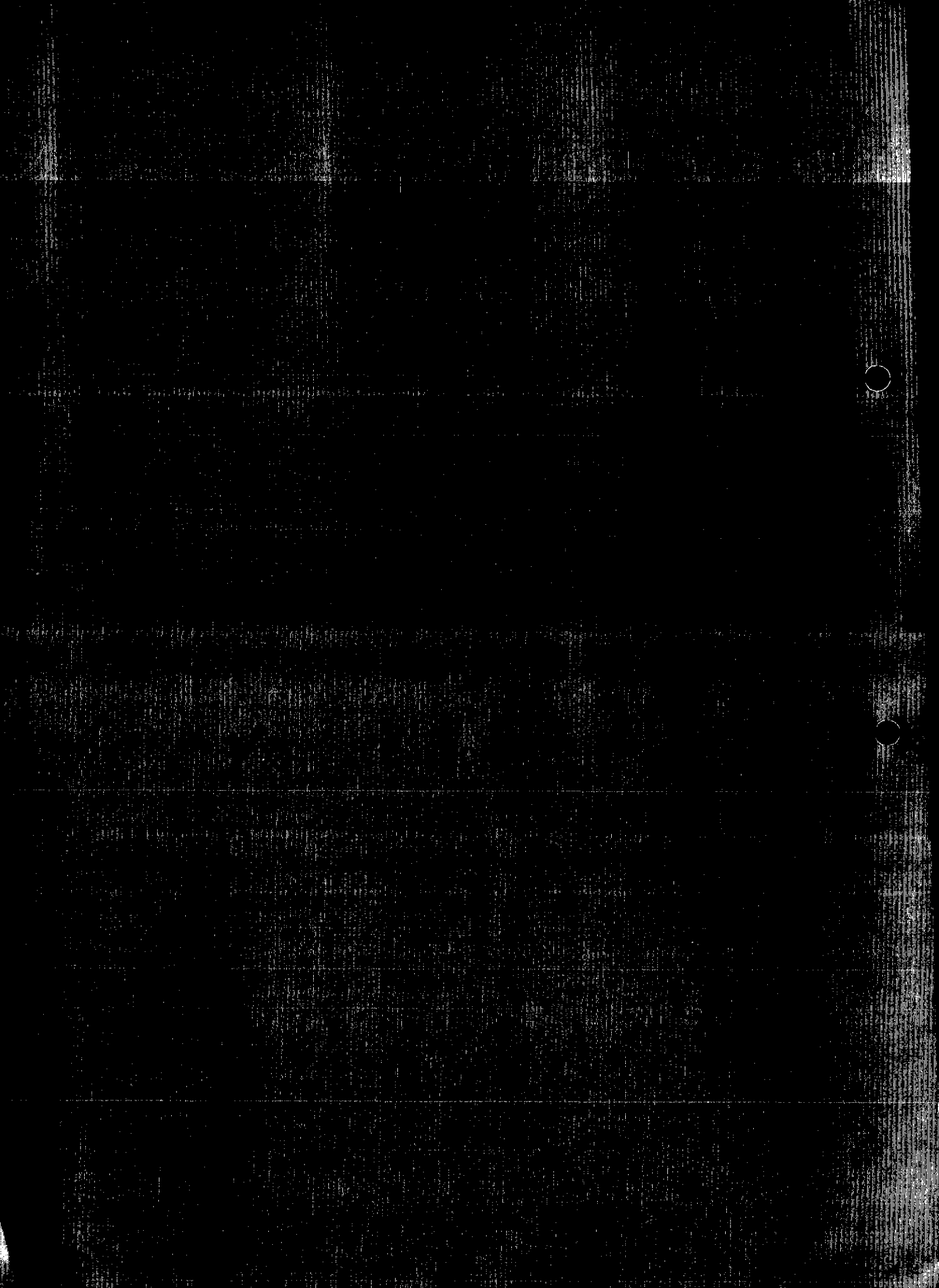
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	P/2001/5394 + LB/2001/5396	HP
BUILDING CONTROL NUMBER	ff 2002/3675 Andy Lee	
~~APPLICANT~~/AGENT	Clive Pedlar.	
ADDRESS OF SITE	102 High Street WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1441/9C	1441/9B
ELEVATIONS	1441/8C	1441/8B
FLOOR PLANS	1441/07C	1441/07B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC -	slight alteration to bathroom	
DATE	18/12/02	

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	



Applicationo	Name & Address
F/2001/5394	Mr & Mrs Smelt C/o Jim Bailey, Director Development Land & Planning Consultants Ltd Ritz Plaza House 10 Denton Road WOKINIGHAM. RG40 2DX
Application Approved	Letters sent 24.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5394

Applicant : Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Location : 102, High Street, Wargrave, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 28/01/2002. 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 :

Babtie : minimum impact on arch. record.

Highways: C/A

Conservation : Support proposals @ ground floor, some concern over 1st floor impact on LB.

Parish : Concern over impact on neighbour + character of listed building.

Following Revised Plans

Cons : No objection

Neighbours : 1x obj - overlooking, loss of privacy, overbearing, intrusive, unattractive, incongruous, (1x support) also object to S/S also detrimental to LB.

Planning Issues : (objections still remain following revisions.

LB + CA.
Neighbour
Street Scene.
highways

Application Number: F/2002/5394

Appraisal:

The proposed development is a first floor rear extension and single storey rear extension to a large semi-detached listed building, within the conservation area of Wargrave.

The proposed first floor was to stand 5.6m to the eaves, 7.5m to the ridge and have a hipped roof; it was proposed to be 4.4m wide and 6.8m deep. It was however, considered that this proposal would have a detrimental impact on the listed building and the neighbouring property.

Revised plans were subsequently submitted on the 14/03/02 reducing the height of the proposal to 6.6m at the ridge and 5.2m to the eaves and reducing the depth of the proposal to 4.5m.

The single storey rear extension would be 3.4m long and 4.4m wide; with a flat roof to match existing standing 3.7m to the top of the decorative parapet.

The proposed extensions are intended to form an additional bedroom and en-suite at first floor level and a new kitchen and dining area at ground floor.

1. Impact upon neighbouring properties

The proposed development is 7.7m from the boundary with the adjoining property (No. 100) and the closest window facing the proposal is in excess of 10m from the proposal. The proposal as originally submitted could have had a detrimental overbearing impact on the adjoining property, however the revised plans have significantly reduced the bulk of the proposal, by reducing both the height and length, and it is now considered the proposals would have no significant impact upon the adjoining property.

2. Impact upon the street scene & character of the conservation area

Only 1.8m of the proposed first floor section of the development will be visible to the side of the main building and is designed to be in keeping with the existing dwelling and the character of the area. It is therefore considered that the proposed development would have no significant impact upon the street scene or conservation area.

3. Impact on Highway Safety

The proposed development will increase the number of bedrooms at the property from 4 to 5, so 4 off road parking spaces are required, this standard has been meet and providing the parking is permanently maintained there will be do detrimental impact on highway safety.

4. Impact on listed building

The proposed development is considered to have no detrimental impact on the listed building and the conservation architect supports the proposals.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5394
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~C001~~	~~R001~~	
~~2~~			
1	C025	R001	~~Section 18(1) of planning (LB+CA) Act 1990~~
	C014	R014	
2	~~C190~~	~~R190~~	
~~3~~	~~C191~~	R191	~~Delete 'and/or Samples of materials, as appropriate' and 'including four sized moulding profiles'~~
3.	~~4~~ C044	R044	'first floor level or above'
4.	~~5~~ C049	R049	
5.	~~6~~ C122	R122	
6.	~~7~~ C137	R137	'Extension'
7.	C045	R045	bedroom window ... side elevation facing 100 High St. (delete last sentence)

Informative for approvals	1441/07B
N16	N02. Revised plans 1441/8B & 1441/9B rec'd 14.3.02
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WHE13, WBE1, WOS3	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. Thomson
(Development Control Manager)

Date: 17/4/02

See notes over page.

RECORD OF SITE VISIT

SITE ADDRESS: 102 High Street
Wargrave Reading.

APPLICATION NUMBER: F/2001/5394

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/07/02.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

2.5m Yew hedge. S

Proposed to build above existing flat

roof @ 1st floor →

rear garden enclosed with a 2.5m clipped yew hedge, some to be removed to allow ext. → no impact.

- ground floor ext no impact.
- Proposed 1st floor ext no impact good on stand from all neighbours.
- Proposed door @ 1st floor not a problem as roof area very small, + unable as balcony - only roof for existing sky light.

→ POS. Some overlooking of neighbour → speak to Nicola as she did pre-app.

- level site

Bedroom of 100 look directly from bay window over the proposed existing flat roof ≈ 0.5m. Possibly some overlooking into bay. However observe glazing may overcome problem

- loss ~~of~~ of view + possibly some light from lounge/study area.

---

raised patio Area in garden of 100. Would have view of proposed extension.

(overbearing?)

existing bay of 100 ≈ 2.5m

93753 X2

Date: 19 March 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/5394

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: Projection of first floor extension reduced to 4.5m. Drawing nos: 1441/07B, 1441/8B, 1441/9B.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION LB/2001/5396.

THE PLANNING CONCERNS IN RELATION TO THE ADJOINING PROPERTY (OVERLOOKING AND PRIVACY) HAVE BEEN TAKEN INTO CONSIDERATION WHEN PREPARING THIS REVISED SCHEME

Harold Sanders

04.04.02.

PLANNING SERVICES HPT 54863
POL TLS
DC HP ENF
APP
CS
03 APR 2002
COPIES TO ACK
FILE

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS374

02 April 2002

Ms H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Pollock

RE: 102 HIGH STREET, WARGRAVE
APPLICATIONS F/2001/5394 AND LB/2001/5396

I am in receipt of your letter dated 19 March regarding the submission of revised plans with respect to the above site. I have studied the submitted revised plans and I have the following comments to make:

- The block plan on drawing 1441/9B has not been amended to match up with the other plans, which show the first floor extension reduced in depth from 7.5 metres to 4.5 metres. This plan needs to be amended.

- Although the first floor extension has been reduced in depth, it is still proposed to be of some considerable size. When viewed from the drawing room and the patio of no. 100, the extension will have an overbearing and obtrusive impact. As it is to the south of no. 100, it will also result in additional overshadowing and loss of light. For these reasons, we believe that the extension should not be approved at first floor level.

- The north flank elevation on drawing 1441/9B shows a window in the north-facing elevation of the first floor extension, which would serve a short corridor to the proposed bedroom. This window is a considerable cause of concern to Mr & Mrs Smelt, as it will offer the opportunity for overlooking of their main bedroom, drawing room and garden patio area. As the main window to the bedroom is in the west-facing elevation, there would seem to be no need for this window in the north facing elevation, which would generate relatively little light anyway. It is suggested that this window could be deleted, without harming the scheme and this would remove the possibility of overlooking in this instance.

- With regard to the large, west-facing window to the proposed bedroom, it must be specified that this is not to be a French or patio style window, which could provide access on to the flat roof above the extended kitchen. It must be specified that this is a window only and not an access to the flat roof. This is to ensure that occupiers of no. 102 do not use the flat roof area to the detriment of the amenities of no.100 by way of additional overlooking.

- Whilst our view is that permission should not be granted, which was also the view of Helen Pollock in a telephone conversation we had on 29 January, it is accepted that the council may have promised the applicant permission, given that these revised plans have been submitted at the 11th hour. If this is the case, then it is wholly unacceptable to the occupiers of no. 100. The advice they were given on 29 January was that the application was likely to be refused. If the proposal is allowed to go ahead after this advice was given, it would, in my view, constitute mal-administration by the council. It is likely that my clients will apply to the Local Government Ombudsman for compensation if the proposal is given the go-ahead.

- Notwithstanding the above, if the extensions are allowed, it is extremely important that the privacy and amenities of the occupiers of no. 100 are taken into account and preserved. Therefore, conditions should be placed on the consent removing the window in the northern elevation and ensuring that the large window in the west elevation is not used for access on to the flat roof. A further condition should be placed on the consent requiring that any additional openings in either of the extensions should be subject to a new planning application to be submitted to the council. It is hoped, however, that this will not be necessary.

I trust that the above comments can be taken fully into account when the application is determined. It will be clear to you that Mr & Mrs Smelt of no. 100 are still extremely dissatisfied with the proposal in terms of overlooking, overbearing impact and loss of light.

We would like to reiterate most strongly that, in our opinion, these applications should be refused. However, if, for any reason, permission is granted, suitable conditions must be placed on the consent, as explained above.

I would appreciate it if you would let me know when you have finalised your recommendation with regard to this site. I look forward to hearing from you in the near future.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc R Smelt Esq

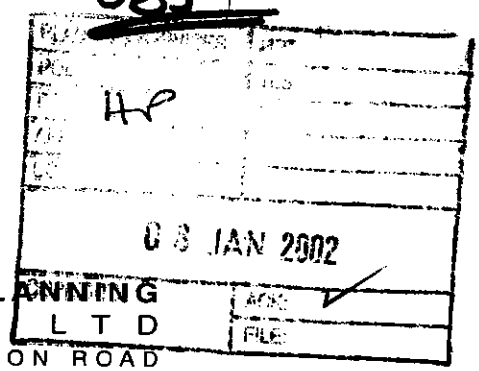
OBJ

HP

08 JAN 2002

ACK ✓

FILE



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Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS374

07 January 2002

Ms H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Pollock

RE: 102 HIGH STREET, WARGRAVE
APPLICATIONS F/2001/5394 AND LB/2001/5396

I am writing on behalf of Mr & Mrs Smelt, who own and occupy 100 High Street, Wargrave, which adjoins the application property. I would like to raise the following objections on behalf of Mr & Mrs Smelt:

- The plans are incomplete. Nos. 100 and 102 form a single building, which is not conventionally sub-divided into 2. In particular, the proposed floor plans and elevations do not show windows in the rear elevation of no. 100, which look out on to the flat roof above the living room of no. 102. If these windows were shown on the plans, especially the landing window, it would be clear that the occupiers of no. 102 could step out on to the flat roof above the living room and look directly into the windows and the garden and patio areas at the rear of no.100. It is requested that more information is shown on the plans to illustrate this point, which constitutes unacceptable overlooking and loss of privacy.

- The first floor extension shows a door opening on to the flat roof, which would provide much easier access than currently exists. There is currently a small access door, which faces the rear garden of no. 102 and provides limited access to the flat roof for maintenance, etc. However, the creation of a more substantial doorway facing no. 100 would, inevitably, lead to far greater use, by the residents of no. 102, of the flat roof/balcony area. This would lead to overlooking and loss of privacy for the occupiers of no. 100, as people on the flat roof would be able to look in through their windows and out over their rear garden and private patio area. For reasons of loss of privacy and overlooking, we consider that the proposal is unacceptable.

- If the proposed doorway on to the flat roof were blocked up, this would also be unacceptable, as it would present a long blank wall when viewed from no. 100, which would have an overbearing impact upon the occupiers of no. 100. In

addition, the blank wall would present an intrusive and unattractive elevation when viewed from the rear of other properties in the High Street, Station Road and Church Street. For these reasons, we consider that a first floor extension is inappropriate and should not be permitted.

- In addition, the design of the first floor extension, with a hipped roof, is extremely bland and of modern appearance. Given that this is a Listed building in a Conservation Area, much more thought should have gone into the design. A recent meeting of the Parish Council considered that the whole harmony of the 250 year old building would be adversely affected by such an incongruous and inappropriate extension.

- The single storey extension at the rear of the kitchen is also unacceptable in that, coupled with the first floor extension, it would intrude further into the undeveloped area behind the existing, and well established, building line at the rear of the property. It would also offer, by way of its flat roof, further opportunities for overlooking of the rear garden of no. 100. It is believed that both the Parish and District Council's have policies, which seek to discourage the use of flat roofed extensions.

- In summary, the proposed extensions should be refused permission for reasons of: adverse impact upon the privacy and quality of life of the occupiers of no. 100 and inappropriate impact upon the character and appearance of the Listed Building and Conservation Area.

It is hoped that these comments can be given due consideration by yourself and that permission should not be granted for either of these applications. As discussed with you on the telephone, I would appreciate it if you could arrange to view the proposal from Mr & Mrs Smelt's property. Please telephone me so that we can arrange a convenient time and date for the visit. I look forward to hearing from you.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc Mr & Mrs Smelt

Date: 09 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5394

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Date: 09 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2001/5396

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to listed building.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Date: 09 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2001/5389

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed new windows in existing opening of listed building plus internal alterations to basement.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S..

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2001/5394(Planaps) / (Ludhouse) LB/2001/5389 + 5396 Date Rec. 24/12/01

Location: 102 High Street

Parish Wargrave

Applicant: MR + MRS Pitcher.

Description of attached plans Additional plans showing the existing ground floor layout + photographs of the property as existing.

Drawing No's: 1441/4, 1441/01A + photographs 1-4

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)	Harold	✓
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 10 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 Helen P.

Consultations Sent by Admin. on 09.01.PS

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

5389
5394
5396

20 December 2001

51201

PLANNING SERVICES	RPT
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DC HP	ENF
APP	
CS	
24 DEC 2001	
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	FILE:

H Sanders, Esq
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: LB2001/5396 and F2001/5394 and LB 2001/5389

Dear Mr Sanders

Re: Orchard End, 102 High Street, Wargrave - Mr and Mrs Pitcher

Following our telephone conversation on 20th December, I now enclose four copies of the basement plan and section as existing.

You explained the need for me to provide you with ground floor layout as existing to enable you to fully consider the application. The ground floor has not been measured in detail because it was not anticipated that any work would be carried out in that area other than to remove the kitchen units from the centre room. I have prepared an outline drawing of the ground floor layout and enclose four copies of the plan as requested. Please bear in mind that this has been done from memory and from measurements of floors above and below. It does however illustrate how the existing kitchen is lit only from a very high level window which is in a lightwell partly recessed into the flat roof. In order for this situation to be more clearly seen I enclose some photographs showing the covering to that lightwell.

I understand that some concern has been raised about the door leading onto the flat rofo from the proposed extension. As you will see form the photographs there is already a door in the back wall leading onto the roof which is used for maintenance purposes only. Access to clean the glass, paint the woodwork, check the flashings and clear the gutters is periodically necessary and the doors is solely for that purpose.

I am sure that Mr and Mrs Pitcher would consider any practical observations that you or the neighbours might have in this regard. Photograph 2 is a view looking across the back of the property towards the bay of Number 100 High Street from the approximate position of the proposed door.

I hope that the enclosed photographs and plans will now give you sufficient information to process the application. If I can be of further assistance or any additional information is necessary, please let me know.

Yours sincerely

Clive G E Pedlar FRICS

ADDITIONAL PLAN
5394
5389
5396

NOTES ON PHOTOGRAPHS 1 - 4

1. First floor rear of Number 102 High Street showing the existing door, bathroom window and rear bedroom window. Below the bedroom window is the glazed enclosure to the well giving light to the kitchen. The turret on the left gives light into the living room below.

2. A view across the back of Number 102 looking towards Number 100. The kitchen window can be seen on the right.

3. This shows the existing door onto the flat roof.

4. Back elevation, first floor of Number 100 viewed from the ground.

FROM: Helen Pollock

DATE: 05 December 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
2002	
COPIES TO:	ACK
	FILE

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5394

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 102, High Street, Wargrave, Reading.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Your observations are required in respect of this application **by 29/12/2001** .

The door is inappropriate

Concerns have been expressed regarding the loss of privacy and light.

The extension will detract from the harmonious aspect of the entire building.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 05 December 2001 06 DEC 2001

Application Number: F/2001/5394

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

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

SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION

THE PLANNING ISSUES ARE COVERED IN THESE COMMENTS.

Harold Sanders
17.12.01.

Received by Wokingham District Council

Application No: F/2001/5394

Proposal:
Proposed two storey rear extension to dwelling.

Location:
102, High Street, 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/2001/5394 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. 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 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

05 December 2001

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 05 December 2001

Application Number: F/2001/5394

Proposal: Proposed two storey rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

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

✓ below as applicable;

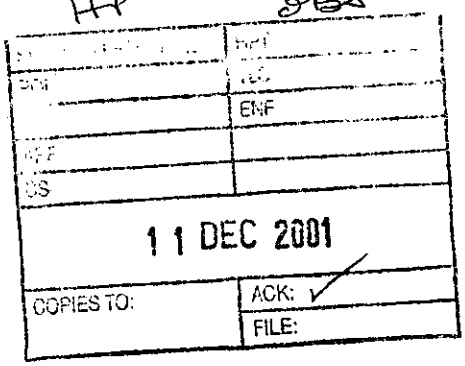
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** AE 07/12/01

HP

	ENF
11 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:



Tudor Cottage
104 High Street
Wargrave
Berks
RG10 8DE

9th December 2001

The Chief Planning Officer
Wokingham District Council
Box 157
Shute End
Wokingham
RG40 1WR

Attn Ms H Pollock

Dear Sir

Development at "Orchard End" 102 High Street, Wargrave
Application No. LB/2001/5396

Thank you for your advice that Mr and Mrs Pitcher are making applications for consent to their proposed development.

The applicants took the trouble to consult us on their proposals prior to making the application and we are familiar with the plans.

We believe that we will be the most affected by the proposals, but in view of the fact that the property is to the North of our own, and the design has been carefully considered to respect our own privacy, we wish to confirm our **support** to the development.

We trust the foregoing will be taken into account when considering the matter.

Yours faithfully

C N & H L Lewington

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

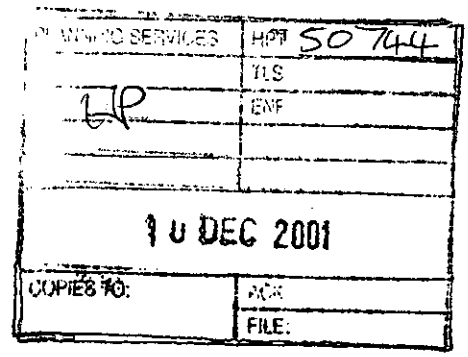
A member of Babtie Group

Our ref Kgb001

Your ref As below

7TH December 01

Ms H Pollock
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Dear Helen.

Planning Application F/2001/5394
102, High Street Wargrave

With reference to the above planning application, after careful consideration I have concluded that there is likely to be a minimum of impact on the archaeological record.

If you wish to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

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

Tel: 0118 974 6480

Date: **05 December 2001**

My ref: F/2001/5394

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2001/5394
102, High Street, Wargrave, Reading.
Proposed two storey rear extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5394**
102, High Street, Wargrave, Reading.
Proposed two storey rear extension to dwelling.
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 6480

Date: **05 December 2001**

My ref: F/2001/5394

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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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5394**
102, High Street, Wargrave, Reading.
Proposed two storey rear extension to dwelling.
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 (*) PRE-APPS ATTACHED (*)

Start date:	~~19 NOV 2001~~ Valid 03 DEC 2001
Officer: HP	Application No. F/2001/5394

Map No. 21 ... Site ... 013 .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 102 HIGH STREET

Parish: WARGRAVE Ward: Wargrave 5/12-013

Applicant: MR/MRS PITCHER

(10)

Fee 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	block plan only returned		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show proposed dev. + parking Scale ?	27/11	✓ 3/12
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	other side elevation	27/11	✓ 3/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ... Wargrave .....

Listed Building 1 (2) 2*

Advertisement Required ..... (See LB application) .....

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 lies within a Groundwater Protection Zone — See note from Conrad Moore re Planning Informatives; .....

.....

Pre-apps attached .....

NEIGHBOURS:

S/N + See map .....

CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

03 DEC 2001 5394

30 November 2001

03 DEC 2001

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Re: 102 High Street, Wargrave

Thank you for your letter of 27th November returning block plans and seeking additional information. I enclose herewith 11 copies of Drawing Number 1441/9 which shows the block plan and parking arrangement at a scale of 1:500 as requested also the north elevation overlooking the flat roof and garden. I hope that these additional drawings will suffice your needs and enable you to process the application.

On the application form the property is described at present as being a four bedroomed house. The fourth bedroom is an attic room really only suitable for emergency use because of its very restricted head room and the noise generated by the water and header tanks which are located in that room. It is divided by an exposed roof truss which severely limits the available space for more than very occasional use. The additional space now being applied for is largely because of the lack of suitability of the attic for use as a bedroom.

I return herewith the one copy of the application form that you sent me with the block plans. The block plans have now been superceded by the detail shown on Drawing 1441/9.

If I can be of further assistance or you require to make a site visit, please let me know.

Yours sincerely

C L Pedlar

Clive G E Pedlar FRICS

CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

03 DEC 2001 * 5394

16 November 2001

Wokingham District Council
Environmental Services
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Sirs

Re: 102 High Street, Wargrave

Following discussions between Neill Pitcher and your Officers I now enclose a formal application for Town and County Planning Consent and Listed Building Consent for the extension to 102 High Street.

In the design of the extension we have borne in mind the comments made during consultations and have reduced the size and bulk of the first floor extension from the original proposal. We have also softened and made it more subservient by the use of a tiled roof rather than the heavy parapet which featured in the original design.

The main part of the house enjoys good height rooms and it seems inappropriate to reduce the height dramatically in the proposed accommodation. The height has however been reduced in an attempt to bring down the roof line.

Mr Pitcher and his family have lived at the property for many years and now find that the accommodation provided is not completely adequate for their present needs and rather than sell and move away they would far rather live in the same place and extend the property sympathetically.

If you have any queries concerning the application or if a discussion would be helpful please do not hesitate in letting me know.

Yours sincerely

Clive G E Pedlar FRICS

ORCHARD END.

ADDRESS 102, HIGH STREET — PARISH WARGRAVE.

PLOT No. LISTED BUILDING — ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03459	Mrs J. Seed	Alterations to access	27 11 75	N/A Ref
04255	"	" "	15.3.76	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only. Application number: 03.DEC.2001* 5394

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 N. Pitcher 102 High Street Wargrave Berks RG10 8DE 0118 940 2424
2	Agent's Name Address and postcode Phone number	Clive Pedlar FRICS Old Farm Cottage East Cholderton Andover Hants SP11 8LR 01264 772377
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.	102 High Street Wargrave Berks RG10 8DE
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey rear extension
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 ☐ No trees to be cut
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Pebble dash to match existing building
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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.

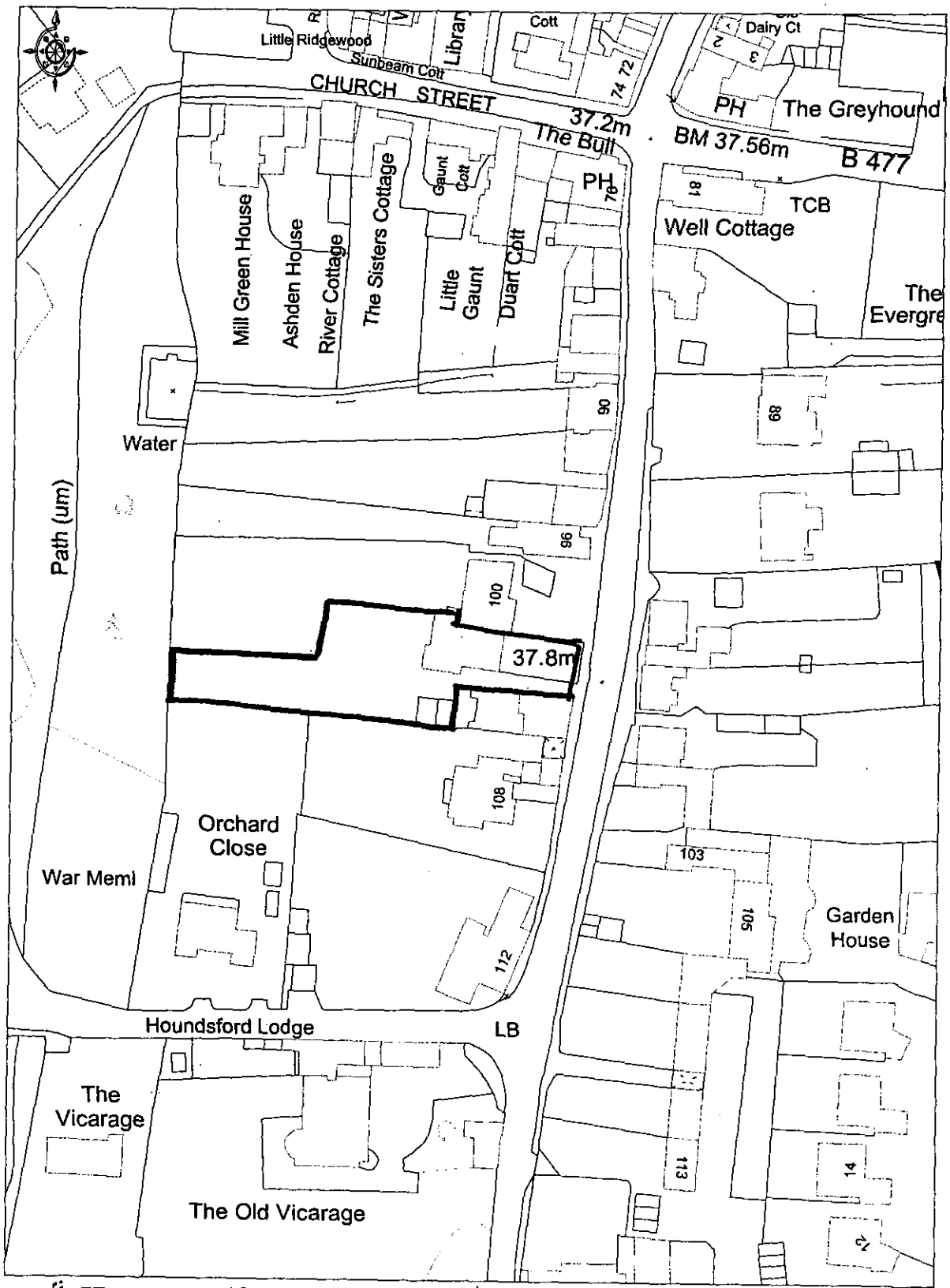
Your signature: C L Pedl

on behalf of Mr & Mrs N. Pitcher

Date 16/11/05

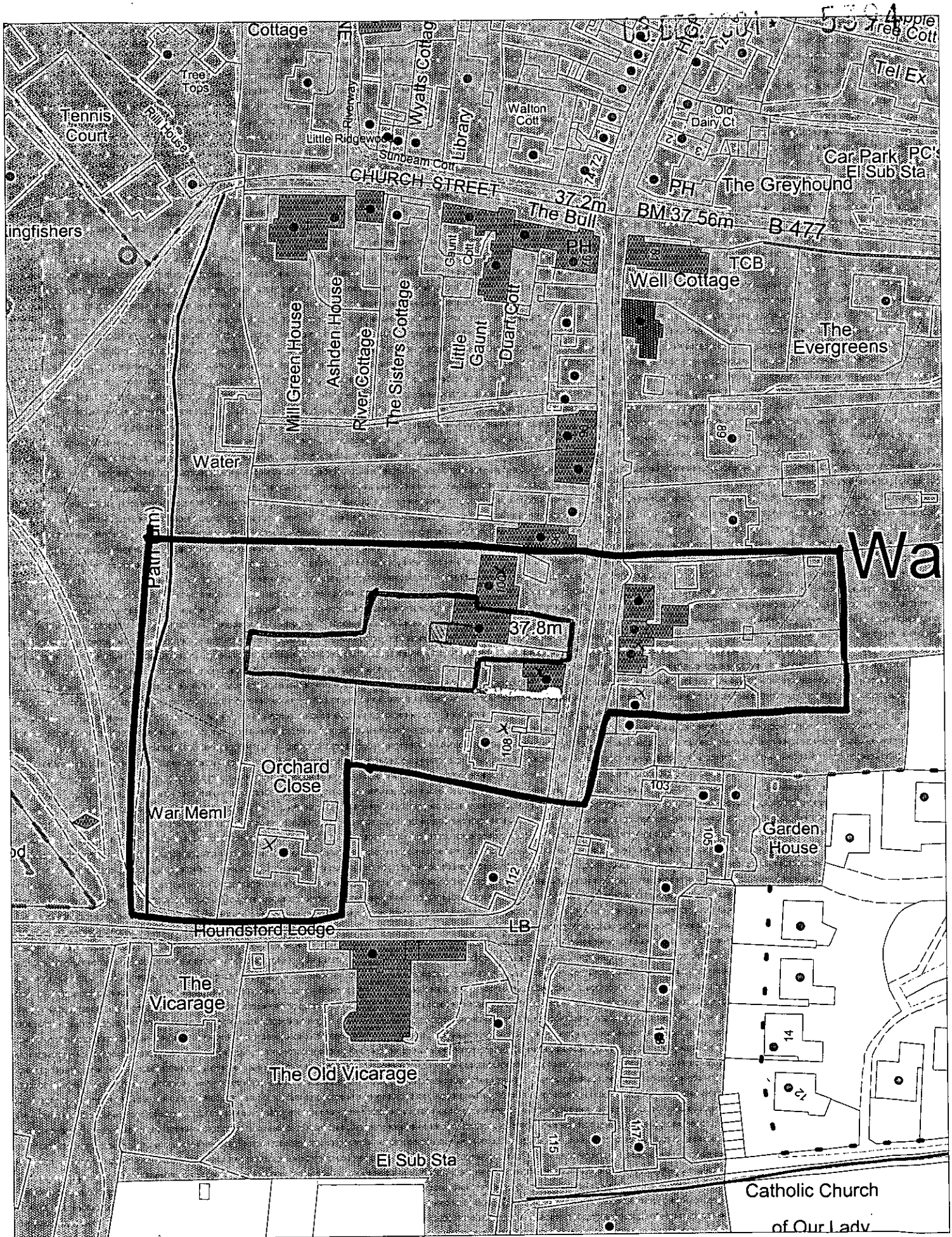
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

03.DEC.2001* 5396



Ordnance Survey © Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

Orchard End, 102 High Street, Wargrave



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Development Control Section, Environmental Services, Wokingham District Council.

26 November 2001

Scale: 1 : 1250

N W E S

ADDITIONAL PLAN

5394 1
5389 2
5396 3



1



2

5394

ADDITIONAL PLAN 5389

5396



3



4