SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3040

LOCATION:
7 Pages Croft, Wokingham.

APPLICANT:
Mr & Mrs Graham C/O Andesign

PROPOSAL:
Proposed pitched roof to replace existing flat roof section of existing roof.

EARLIEST DATE FOR DECISION: **21/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/02/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Graham
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/3040

Parish: **WOKINGHAM**

Location: **7, Pages Croft, Wokingham.**

Proposal: **Proposed pitched roof to replace existing flat roof section of existing roof.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 06/02/2001

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: **28 December 2000**

My ref: F/2000/3040

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

Dear Councillor

Application Number: F/2000/3040
7, Pages Croft, , Wokingham.
Proposed pitched roof to replace existing flat roof section of existing roof.

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/2000/3040**
7, Pages Croft, , Wokingham.
Proposed pitched roof to replace existing flat roof section of existing roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/3040

Proposal:
Proposed pitched roof to replace existing flat roof section of existing roof.

Location:
7, Pages Croft, , Wokingham.

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 21/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 December 2000

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

Tel: 0118 974 6442

Date: **28 December 2000**

My ref: F/2000/3040

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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

Dear Councillor

Application Number: F/2000/3040
7, Pages Croft, , Wokingham.
Proposed pitched roof to replace existing flat roof section of *existing roof.*

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

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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/2000/3040**
7, Pages Croft, , Wokingham.
Proposed pitched roof to replace existing flat roof section of existing roof.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3040

Applicant: Mr & Mrs Graham C/O Andesign.

Location: 7 Pages Croft, Wokingham.

Proposal: Proposed pitched roof to replace existing flat roof section of existing roof.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		04/01/01

Date of Neighbour Notifications: 28/12/00

Date of Site Visit: 11/01/01

Date Registered: 15/12/2000

Earliest Date for Decision: 21/01/2001

Latest Consultation Date/Site Notice Expiry Date: 21/01/01
25/01/01 (GA)

This application will have expired on: 09/02/2001. 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:

~~At the time of writing no comments have been received.~~

WOKINGHAM TOWN COUNCIL – NO COMMENTS

Planning Issues: The issues raised by this application are impact to neighbour amenity and street scene.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/3040

Appraisal:

The application property is set within an attractive residential enclave which is characterised by large houses of mixed design set within in a landscaped setting.

The application property is neo-georgian, symmetrical in its design and with a Roof which is pitched on all sides but flat topped.

The application proposes doing away with the flat top, continuing the rake of the roof at the existing pitch to achieve a fully pitched roof.

The application property does not lie within a conservation area, it is not listed. The application property is set in relatively large and spacious grounds with considerable separation between this property and its neighbours.

That proposed would not impact on neighbour amenity. The proposed alterations are minor, non-controversial and not considered to result in harm to the street scene, and no interest of historical or architectural merit would be compromised.

The alterations may or may not facilitate usage of the roof space as habitable accommodation. If that were the case then it would be beyond the scope of planning control. There are therefore no highways issues.

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

Application Number: F/2000/3040
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

John Mitchell
6/2/00

RECORD OF SITE VISIT

SITE ADDRESS: 7 Pages Croft, Wokingham.

APPLICATION NUMBER: F/2000/3040

OFFICER: George Allpress

DATE OF SITE VISIT: 11/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement comprising attractive houses in landscaped setting.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.5 to the north, no.8 to the east and no.6 to the west.

5. SITE CONSTRAINTS

TREES	N/A.
ACCESS/PARKING	N/A.
LEVELS	Level.
BOUNDARY TREATMENT	1.5 to 1.8 metre high brick wall to front fencing and hedging elsewhere.
OTHERS	None

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2000/3040

Proposal: *Proposed pitched roof to replace existing flat roof section of existing roof*

Site Address: 7 Pages Croft, Wokingham

Applicant: Mr & Mrs Graham C/O Andesign

Your observations are required in respect of this application **by 21/01/2001**

No objections

SIGNED: _____ **DATE:** 24/01/2001

CLERK TO Wokingham Town Council

C.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/3040 relates.

Address of site BEECH HOUSE, 7 PAGES CROFT, WOKINGHAM, BERKSHIRE, RG40 2HN.

Signed M Clarke

Date 4 JANUARY 2001

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 DEC	Map No. 75B Site .018
Officer: GA / Application No. F/2000/3040	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED PITCHED ROOF TO REPLACE EXISTING FLAT ROOF SECTION OF EXISTING ROOF

Location: 7 PAGES CROFT

Parish: WOKINGHAM Ward: Wescott
28-12-2000

Applicant: MR / MRS GRAHAM

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

Enforcement Section (3) 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 : 28.12.2000 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:

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

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

~~PLOT~~ 7 PAGES CROFT

PLAN-NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/22/61	5080	24.4.61	Erection of one detached 4/bed.house and garage	9.5.61 C			
	~~[illegible]~~		~~SHOWER ROOM (MR L WATSON)~~		~~[illegible]~~		
27595			ALT DWELLING & GARAGE (MR & MRS H. BOWYER)	16.4.87 R	APPEAL GRANTED		11-12-87
39813			" APS. (MR & MRS P. GRAHAM)	26.8.92	C/A		
97/65514/F			RENEWAL " " "	13.6.97	C/A		
			PDEng - Alterations - Mr A Hester 19.04.00				

Rec'd 10.30AM 14/12/00

Environmental Services

For office use only.
Application number:

15.DEC.2000* 3040

WOKINGHAM DISTRICT COUNCIL

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	MR & MRS P.A. GRAHAM
	Address and postcode	BEECH HOUSE. 7 PAGES CROFT WOKINGHAM, BERKS RG40 2HN
	Phone number	9785935
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION OF PITCHED ROOF TO REPLACE SUBSTANDARD FLAT ROOF SECTION
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.	TILING TO MATCH EXISTING
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: N/A	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS P.A. GRAHAM

Date 14/12/2000

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

15.DEC.2000* 3040



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

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