1615

APPLICATION NO:
F/2002/6341

APPROVED

LOCATION:
8 Hillcrest, Arborfield Gross Reading.

APPLICANT:
Mr/Mrs T Ward

PROPOSAL:
Proposed new pitched roof on existing flat roof dormer and new window in side elevation (kitchen).

EARLIEST DATE FOR DECISION: **12/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/06/2002

CASE OFFICER: **Louise Smith**

289

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Ward
8 Hillcrest
Arborfield Cross
Reading
Berks
RG2 9PX

Application Number: F/2002/6341

Parish: **ARBORFIELD**

Location: **8, Hillcrest, Arborfield Cross, Reading.**

Proposal: **Proposed new pitched roof on existing flat roof dormer and new window in side elevation (kitchen).**

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6341

Applicant : Mr/Mrs T Ward .

Location : 8, Hillcrest, Arborfield Cross, Reading.
Proposal : Proposed new pitched roof on existing flat roof dormer ~~and new window in side elevation (kitchen)~~.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/4/2

Date of Neighbour Notifications : .....

Date of Site Visit : 22/4/2 .....

Date Registered : 10/04/2002

Earliest Date for Decision : 12/05/2002

Latest Consultation Date/Site Notice Expiry Date : 12/05/2002

This application will have expired on: 05/06/2002. 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 :

Planning Issues :
Identified Settlement
Impact on character of streetscene .

Application Number: F/2002/6341

Appraisal :

The site is a semi-detached dwelling situated within the identified settlement boundary of Arborfield. The dwelling has had a rear conservatory erected in the past. This application proposes a new pitched roof to the existing flat roof dormer extension. The pitched roof would be set 30cm below the ridge of the main dwelling above.

Impact on character of street scene

The dormer window is visible on the Everley road approach into Arborfield. It is considered that the new pitched roof would be preferable to the existing flat roof design and more in keeping with the character of the street scene.

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

Application Number F/2002/6341
Conditions/Reasons for Refusal

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

BASIA - reduce height of dormer?
Windows - PD?

RECORD OF SITE VISIT

SITE ADDRESS: 8 Hillcrest Arborfield Cross Reading.

APPLICATION NUMBER: F/2002/6341

OFFICER: Louise Smith

DATE OF SITE VISIT: 22/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Rd leading out of Arborfield
Mixture of housing styles - ages, semis + detached properties bungalows also

3. DESCRIPTION OF SITE/BUILDING Edge of settlement.
S/S exts + conservatory Semi-detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
adjoins neighbouring semi -

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Slopes up to rear garden.

BOUNDARY TREATMENT 3m high hedge to side concerned.

OTHERS
Aesthetics - Pitched roofed dormer to flat roof would be more attractive

No overlooking would result from new windows

* PRE - APP ATTACHED *

Application Number : F/2002/6341	Map No : 89
Case Officer : LS	Site Area : 0.03
Valid Date : 10/04/02	Received Date: 10/04/2002

Level : Delegated Application

Description : Proposed new pitched roof on existing flat roof dormer and ~~new window in side elevation (kitchen)~~

Location : 8, Hillcrest, Arborfield Cross, Reading.

Parish : AB Ward : ARB

Applicant : Mr/Mrs T Ward .

Fee Required: £110 Fee Received: £110 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N+ see map

(S/N front and rear)

OTHERS

Pre-app attached

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

Tel: (0118) 974 6463

Date: 18 April 2002

My ref: F/2002/6341

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/2002/6341
8, Hillcrest, Arborfield Cross, Reading.
Proposed new pitched roof on existing flat roof dormer and new window in side elevation (kitchen).

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6341**
8, Hillcrest, Arborfield Cross, Reading.
Proposed new pitched roof on existing flat roof dormer and new window in side elevation (kitchen).
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor G Cowan

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

Received by Wokingham District Council

Application No: F/2002/6341

Proposal:
Proposed new pitched roof on existing flat roof dormer and new window in side elevation (kitchen).

Location:
8, Hillcrest, Arborfield Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6341 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

18 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1HARTS CLOSEREADING	RG2 9QH
		2HARTS CLOSEREADING	RG2 9QH
		3HARTS CLOSEREADING	RG2 9QH
		4HARTS CLOSEREADING	RG2 9QH
		5HARTS CLOSEREADING	RG2 9QH
		6HARTS CLOSEREADING	RG2 9QH
		7HARTS CLOSEREADING	RG2 9QH
	THREE FIRS	THREE FIRSEVERSLEY ROADREADING	RG2 9PR
		7HILLCRESTREADING	RG2 9PX
		~~8HILLCRESTREADING~~	~~RG2 9PX~~

Neighbour consultation list F/2002/6341

Environmental Services

For office use only.
Application number: 10.APR.2002* 6341

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 T WARD 8 HILLCREST ARBORFIELD CROSS READING BERKSHIRE RG2 9PX 0118 976 1703
2	Agent's Name Address and postcode Phone number	
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	8 HILLCREST
4	Give brief details of the proposal for example, two storey side extension. About the application	1) REPLACE FLATROOF OVER DORMER WITH PITCHED ROOF 2) NEW WINDOW IN KITCHEN
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.	1) TILES + OPEN EVES DETAIL TO MATCH EXISTING HOUSE 2) OLD 2ND HAND WINDOW TO MATCH
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 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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 ☐ HILLCREST ROAD MART CLOSE
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

Date 08/04/02

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

ADDRESS 1-8 HILLCREST 5, 4, 7

PARISH ARBO.

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 010/73	W.R.O.C	Mod. - Improvements	19.10.73	APP. N/A
07094	M. L. Parsons.	Garage access NO.7	15.12.77.	N/A C/A
BR 7207	"	"	29.9.77	APP N/A
BR 24557	MR. A. EGGY 4	S/S. EXTENSION	16.5.85	APP N/A
BR 24905	MR. P. WEARING	CONSERVATORY	25.6.85	APP N/A
23530 -	MR. A. EGGY 4	S/S. EXTENSION	20.6.85	C/A

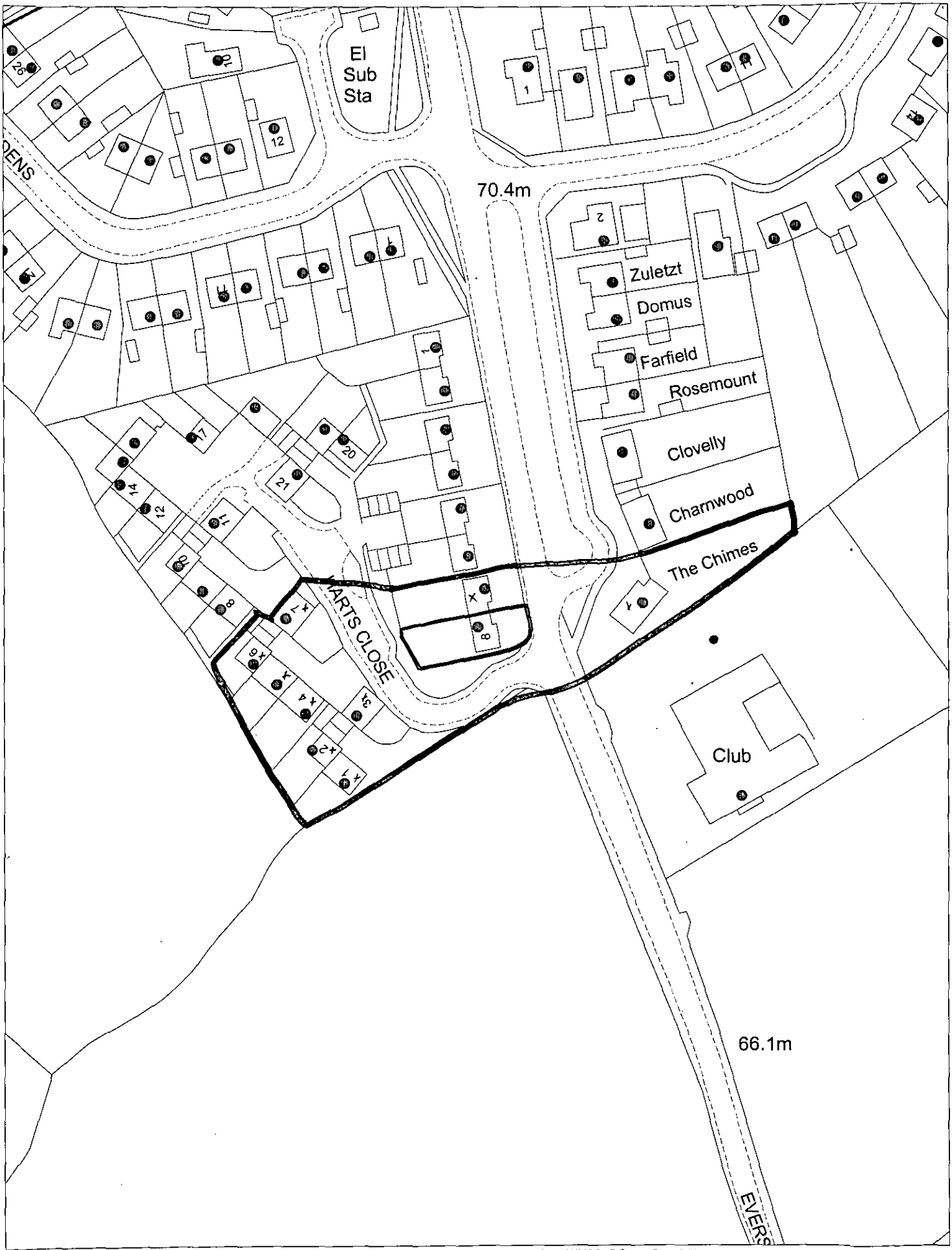
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS NO8 PDenq: Pitched roof to flat roof dormer - Mr Ward 12.10.00

DRAINAGE

10.APR.2002 6341



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Development Control Section, Environmental Services, Wokingham District Council.

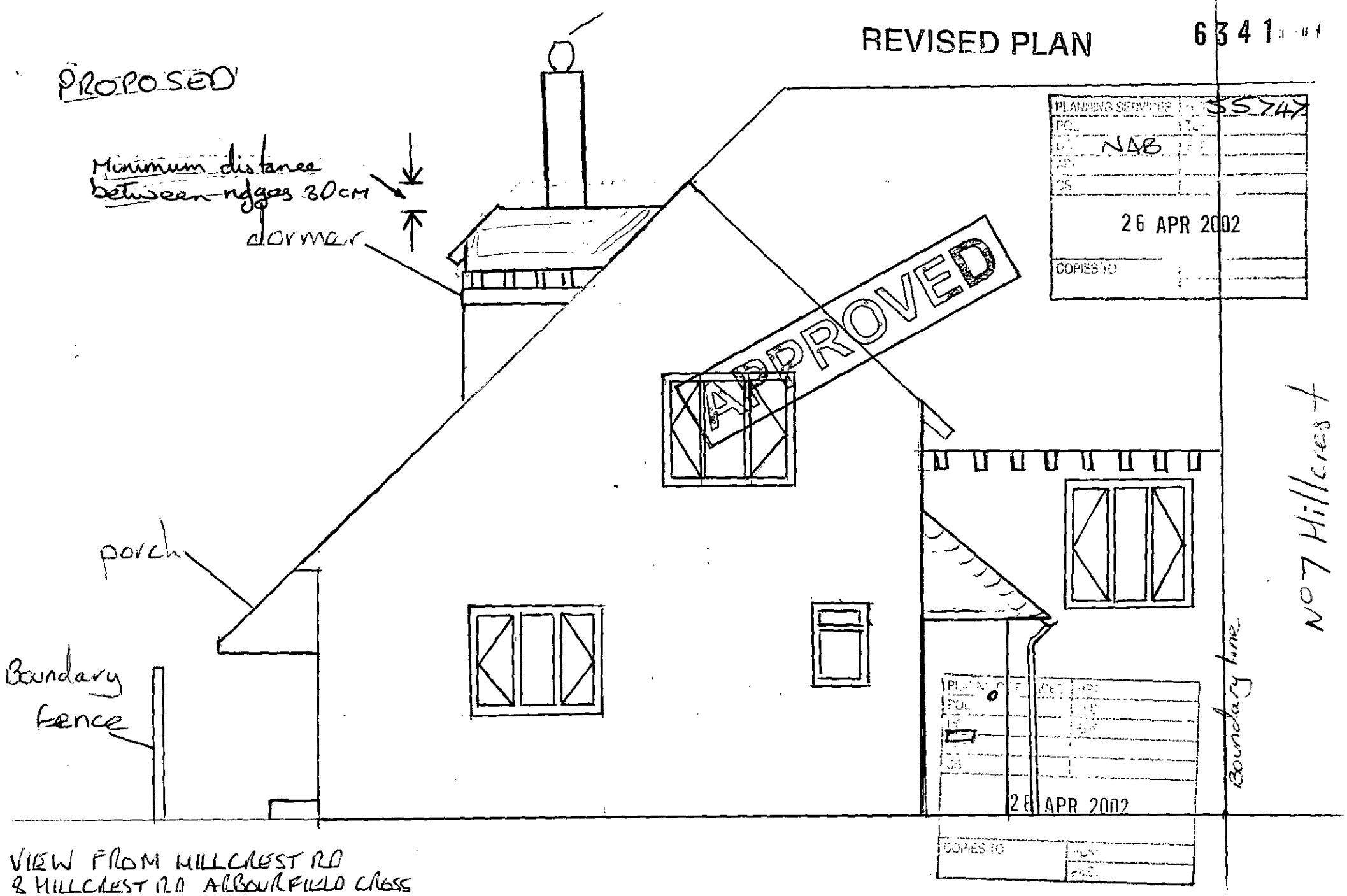
16 April 2002

Scale: 1 : 1250

REVISED PLAN

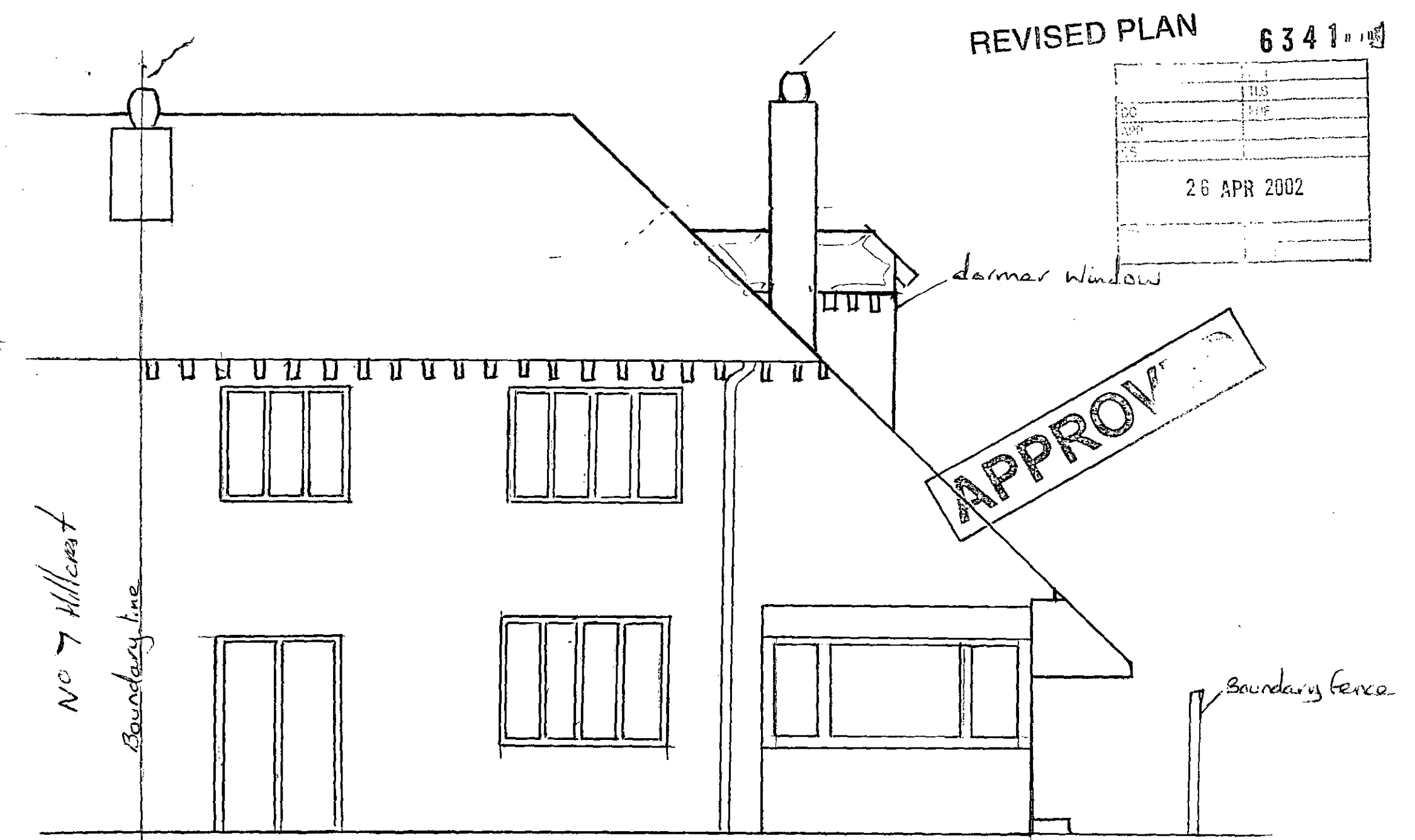
6341

PROPOSED



VIEW FROM HILLCREST RD
& HILLCREST RD ARBOURFIELD CROSS
SCALE 20mm = 1M
DRAWN BY T WARD

revision 1



Rear View
8 Hillcrest Arborfield Cross
Scale 20mm = 1M
PROPOSED

revision 1

REVISED PLAN

6341

PROPOSED

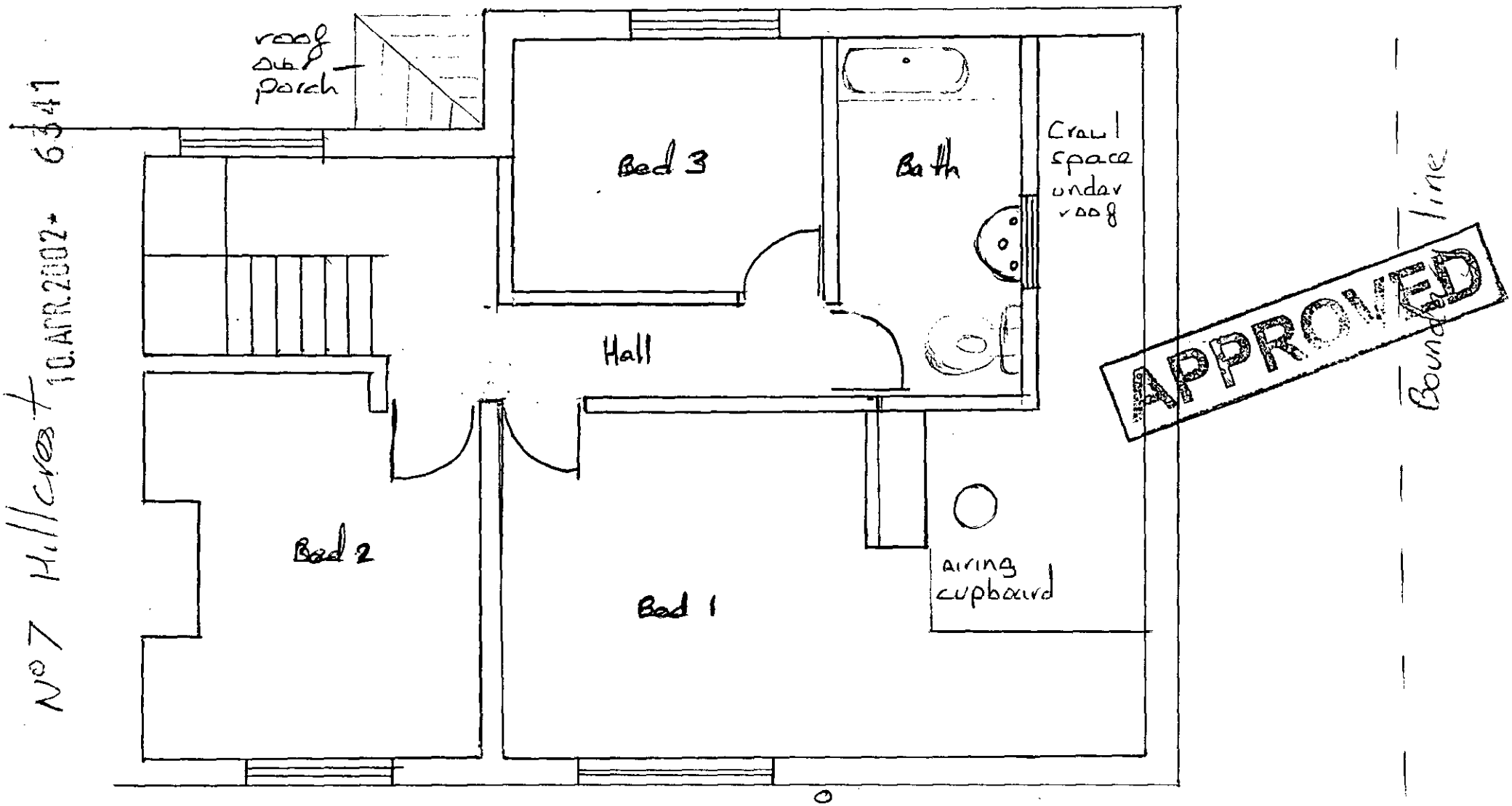


P	AMENDED SERVICES	APT
O		
N		
M		
L		
K		

26 APR 2002

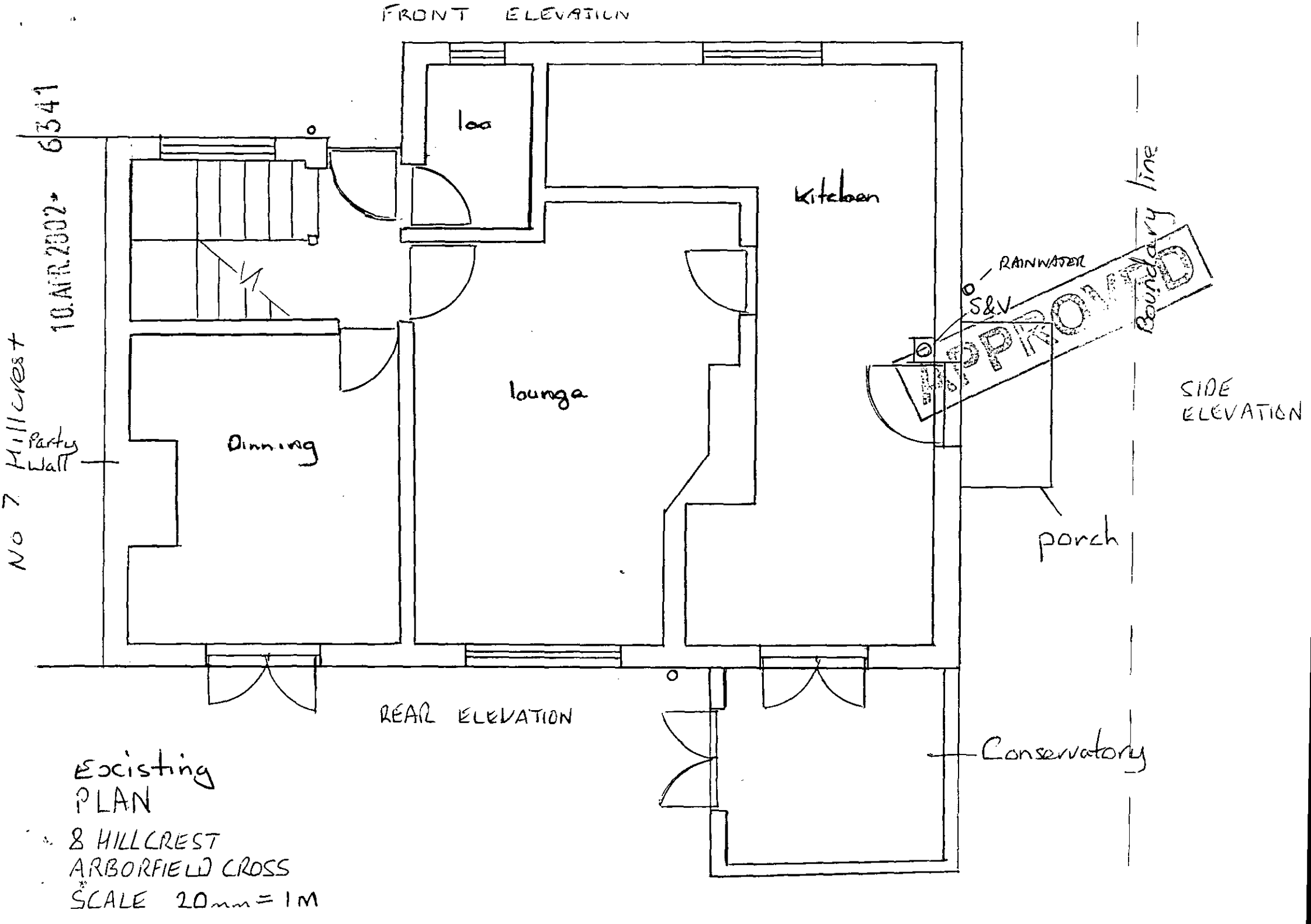
VIEW FROM HARTS CLOSE
@ HILLCREST ARBORFIELD CROSS
SCALE 20mm = 1M
DRAWN BY T WARD

revision 1



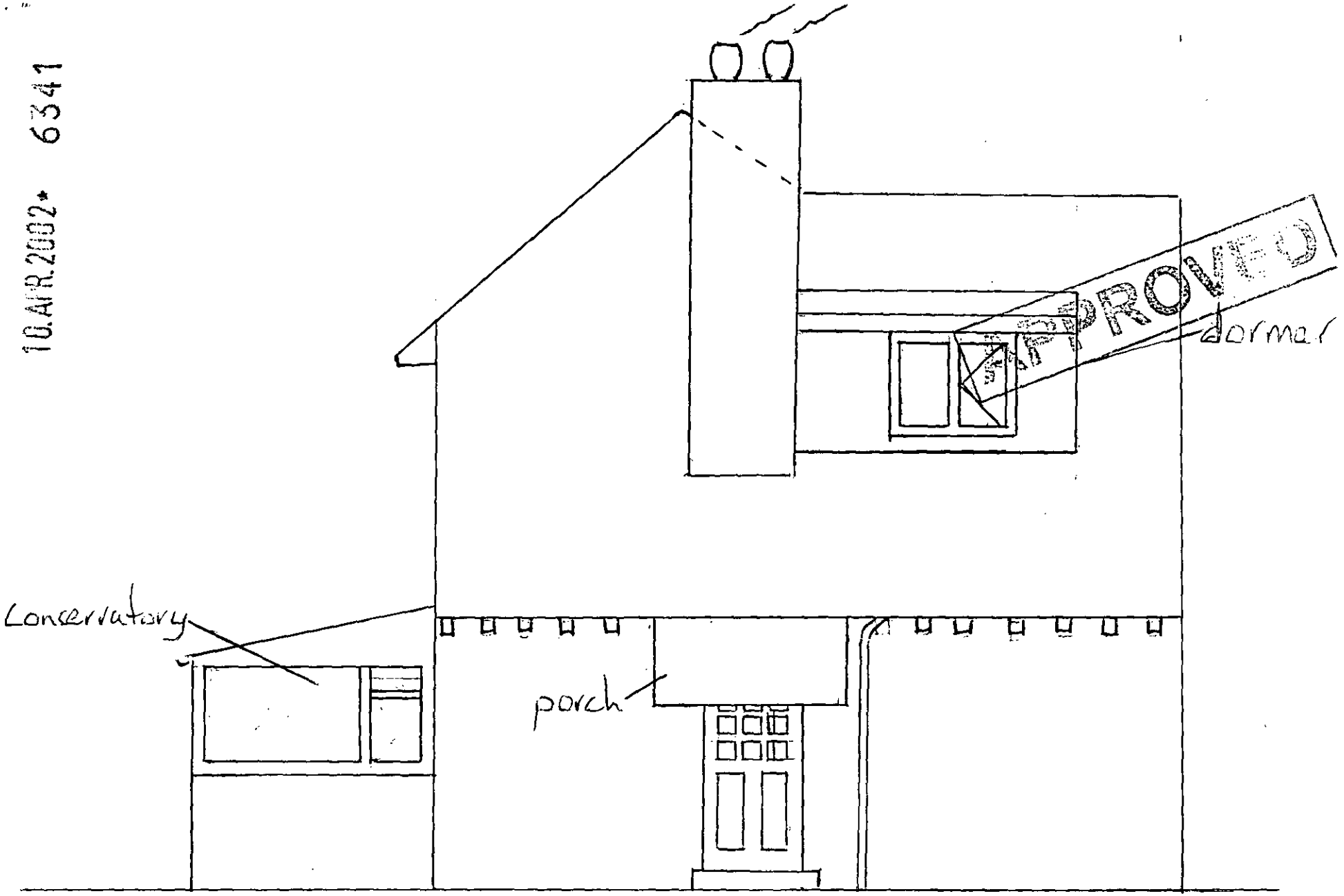
No 7 Hillcrest 10.APR.2002 6341

First floor Plan
& Hillcrest Arborfield Cross
scale 20mm = 1m
Drawn by T Ward
Existing



Excisting
PLAN
8 HILLCREST
ARBORFIELD CROSS
SCALE 20mm = 1M

10 APR 2002* 6341



VIEW FROM HARTS CLOSE
@ HILLCREST ARBORFIELD CROSS
SCALE 20mm = 1M
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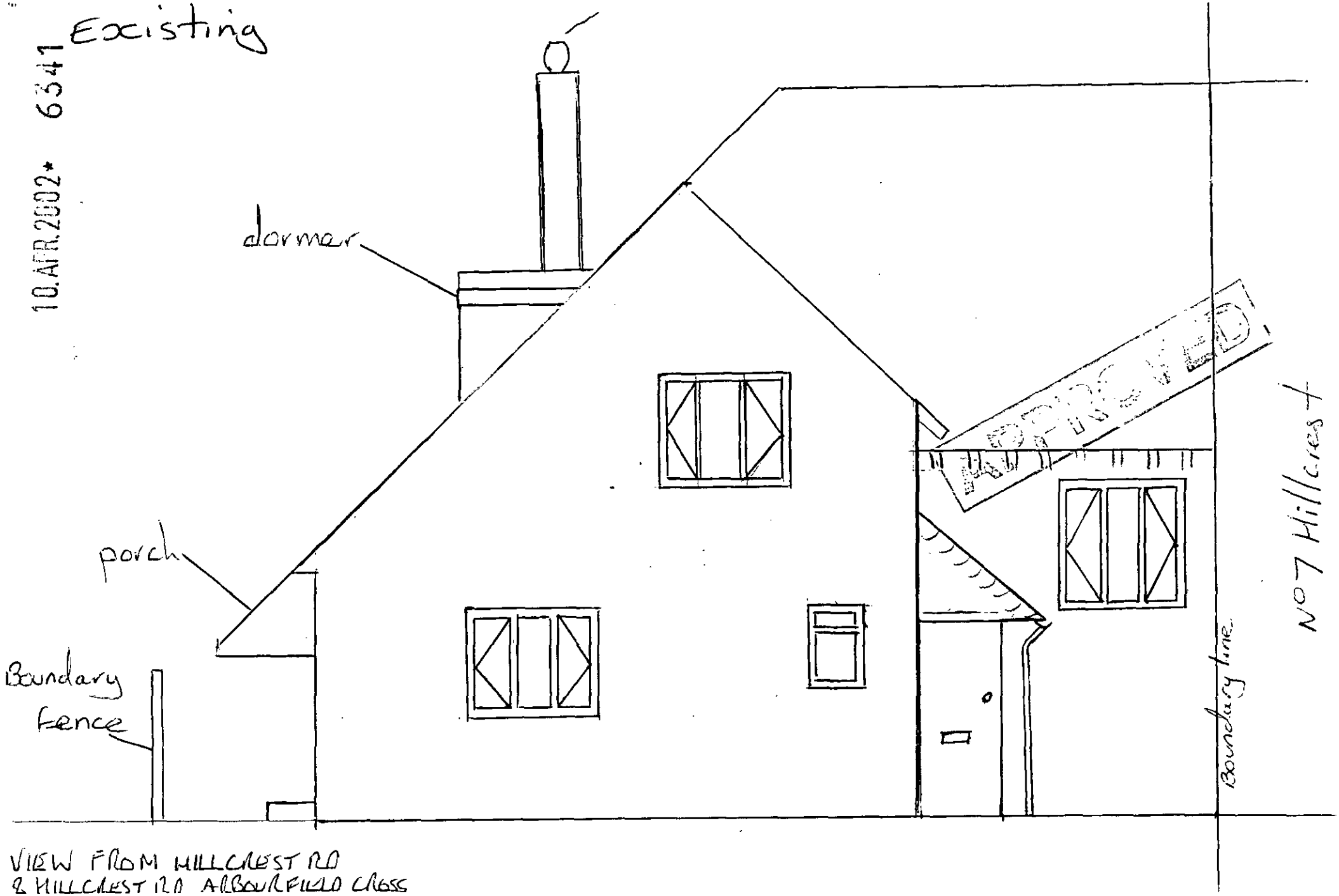
Existing

Existing

10.APR.2002* 6341



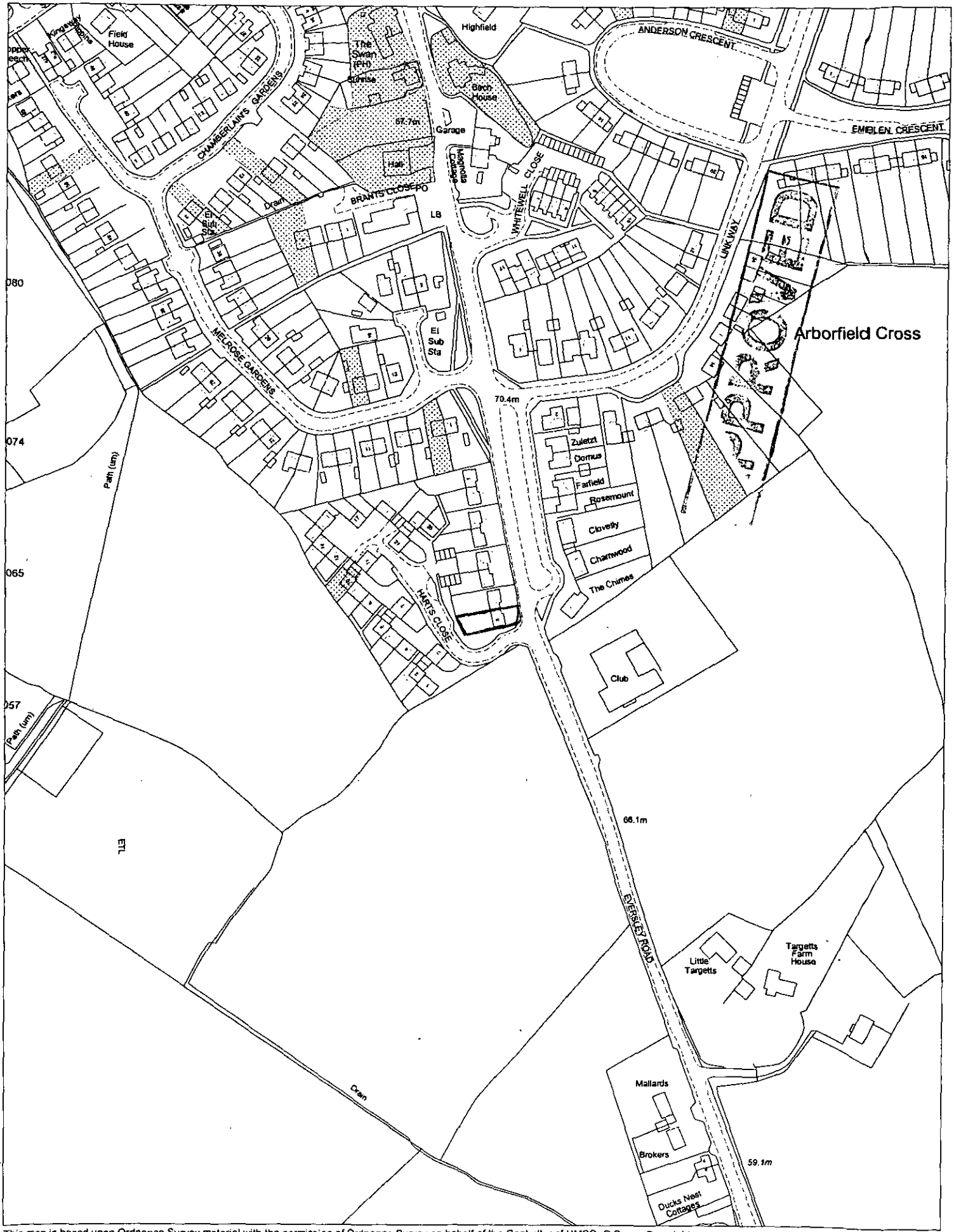
VIEW FROM HILLCREST RD
& HILLCREST RD ARBOURFIELD CROSS
SCALE 20mm = 1M
DRAWN BY T WARD



Rear View
8 Hillcrest Arborfield Cross
Scale 20mm = 1M

Existing

10 APR 2002* 6341



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Engineering Section, Environmental Services, Wokingham District Council.
5 April 2002

Scale: 1 : 2500

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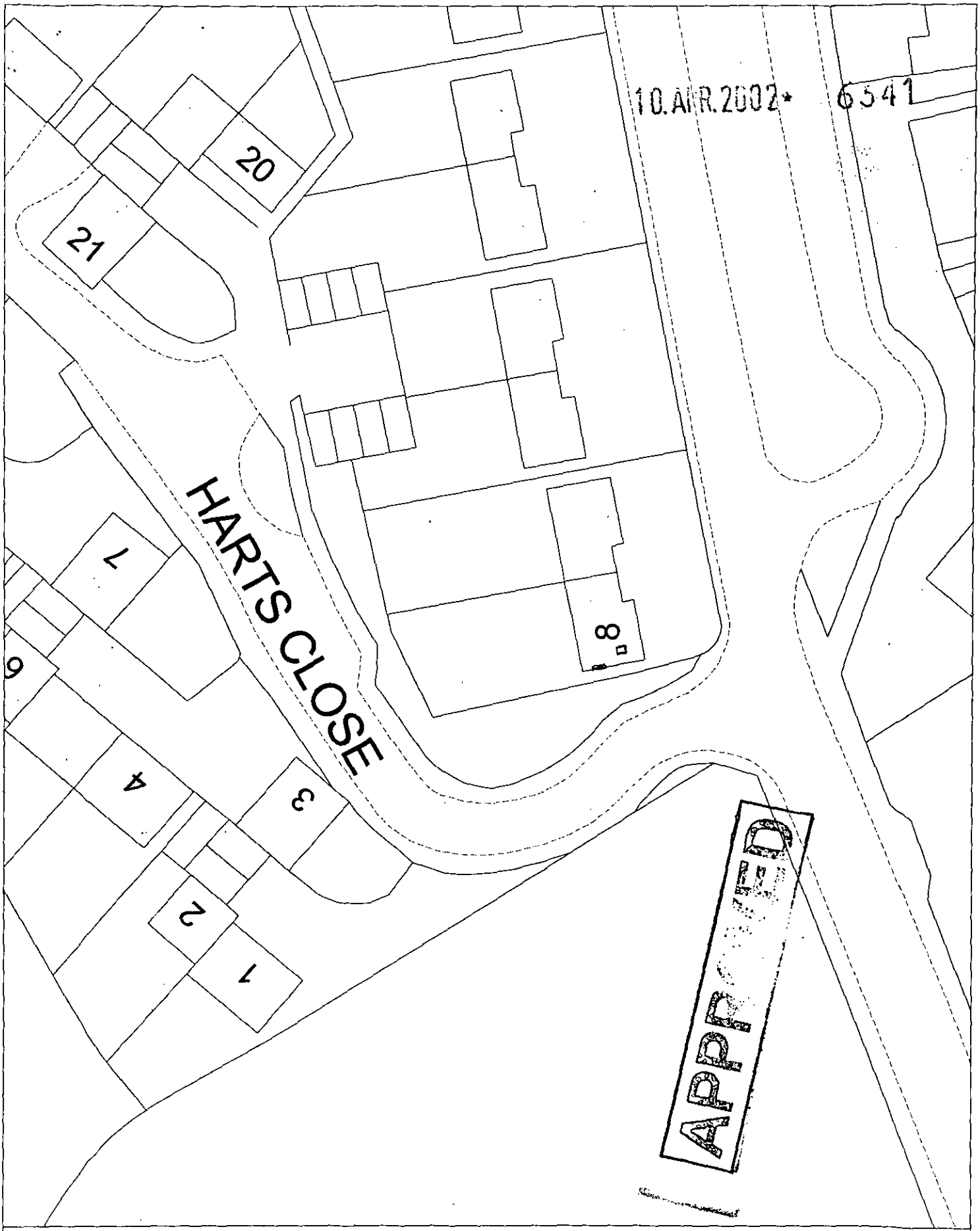

Site Plan, Scale: 1 to 500

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Date: 5 April 2002

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PROPOSED

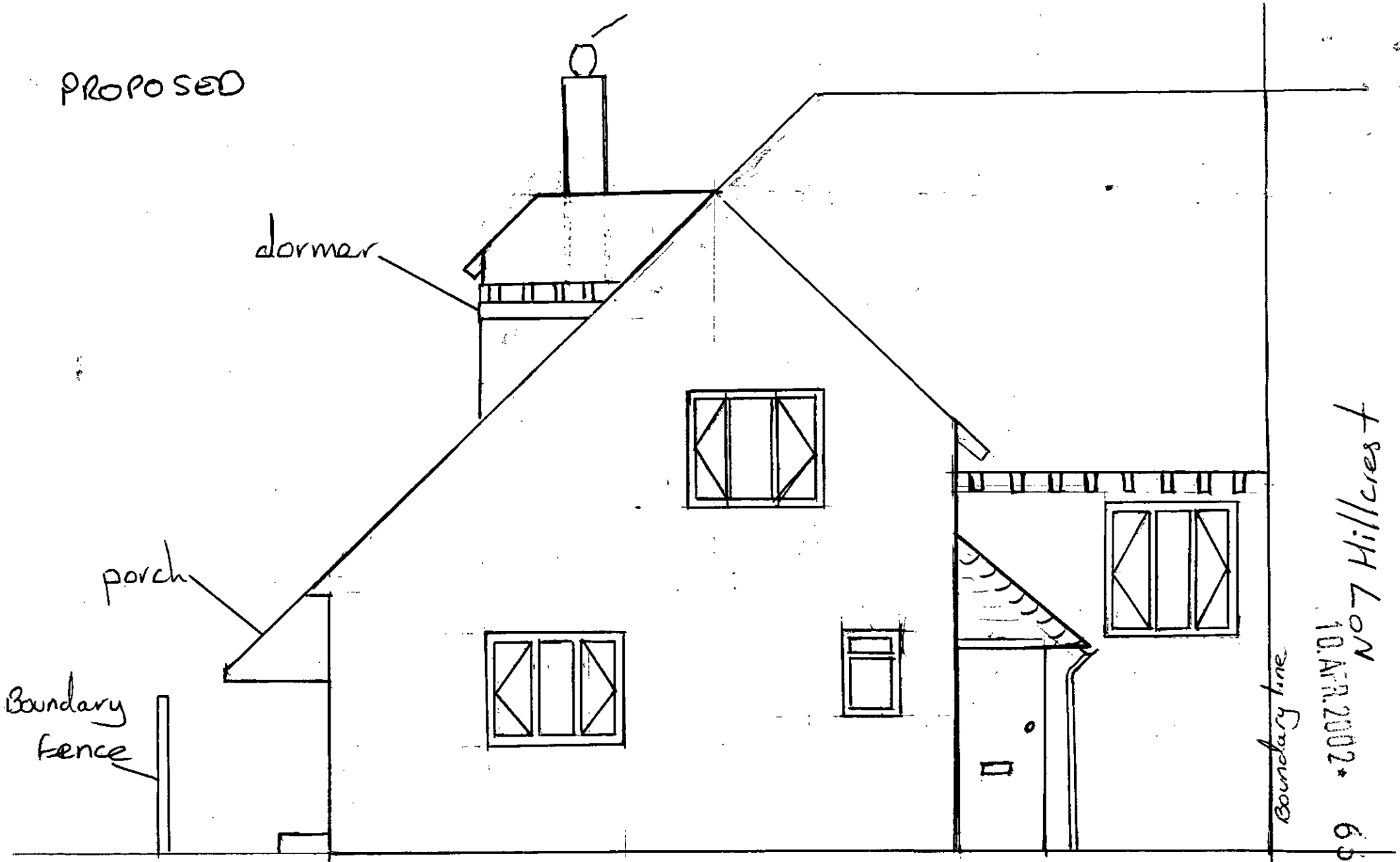


10 APR 2002*

63411

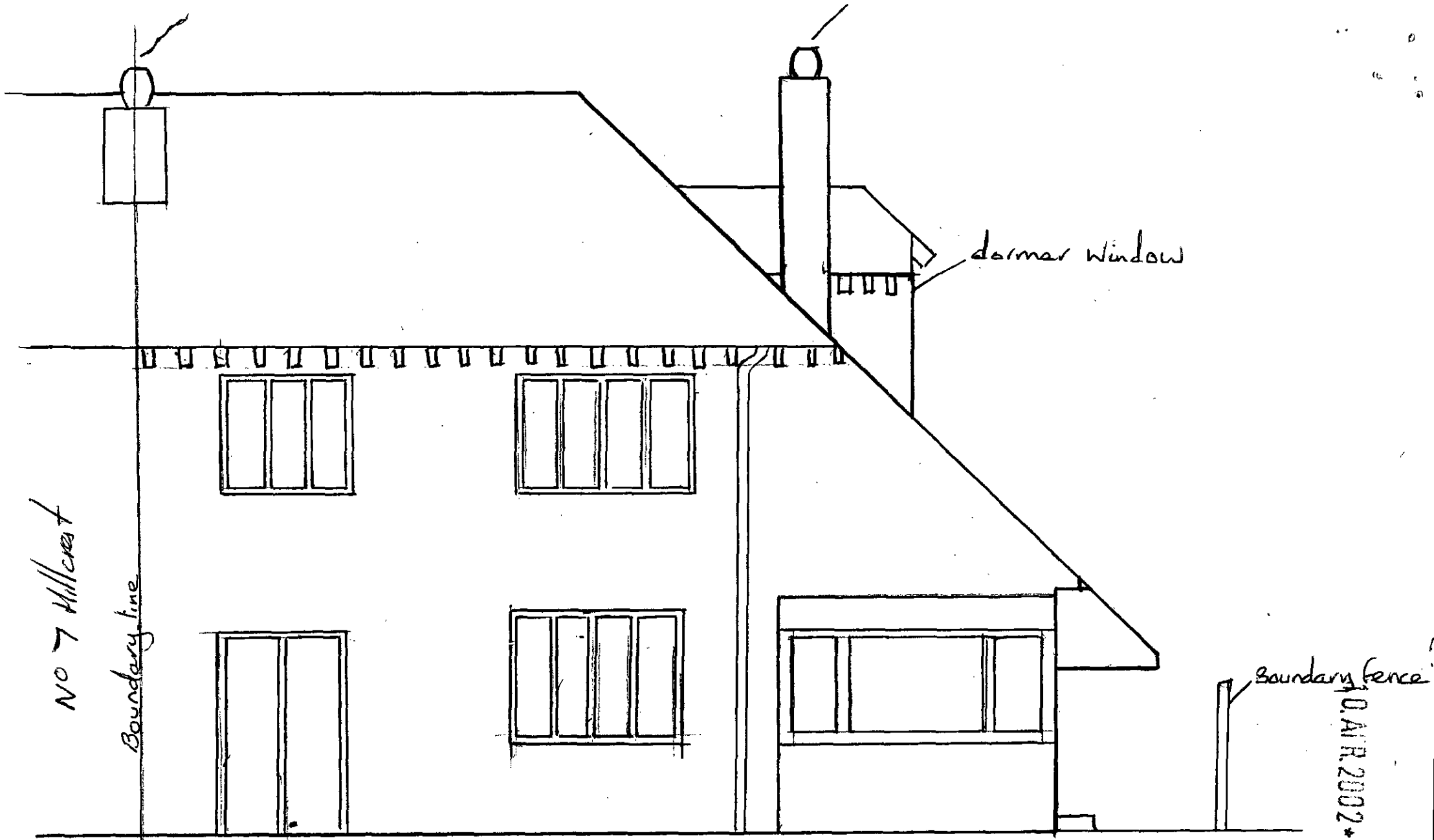
VIEW FROM HALTS CLOSE
@ HILLCREST ARBORFIELD CROSS
SCALE 20mm = 1M 1:50.
DRAWN BY T WARD

SUPERSEDED



VIEW FROM HILLCREST RD
& HILLCREST RD ALBOURFIELD CROSS
SCALE 20mm = 1M
DRAWN BY T WARD

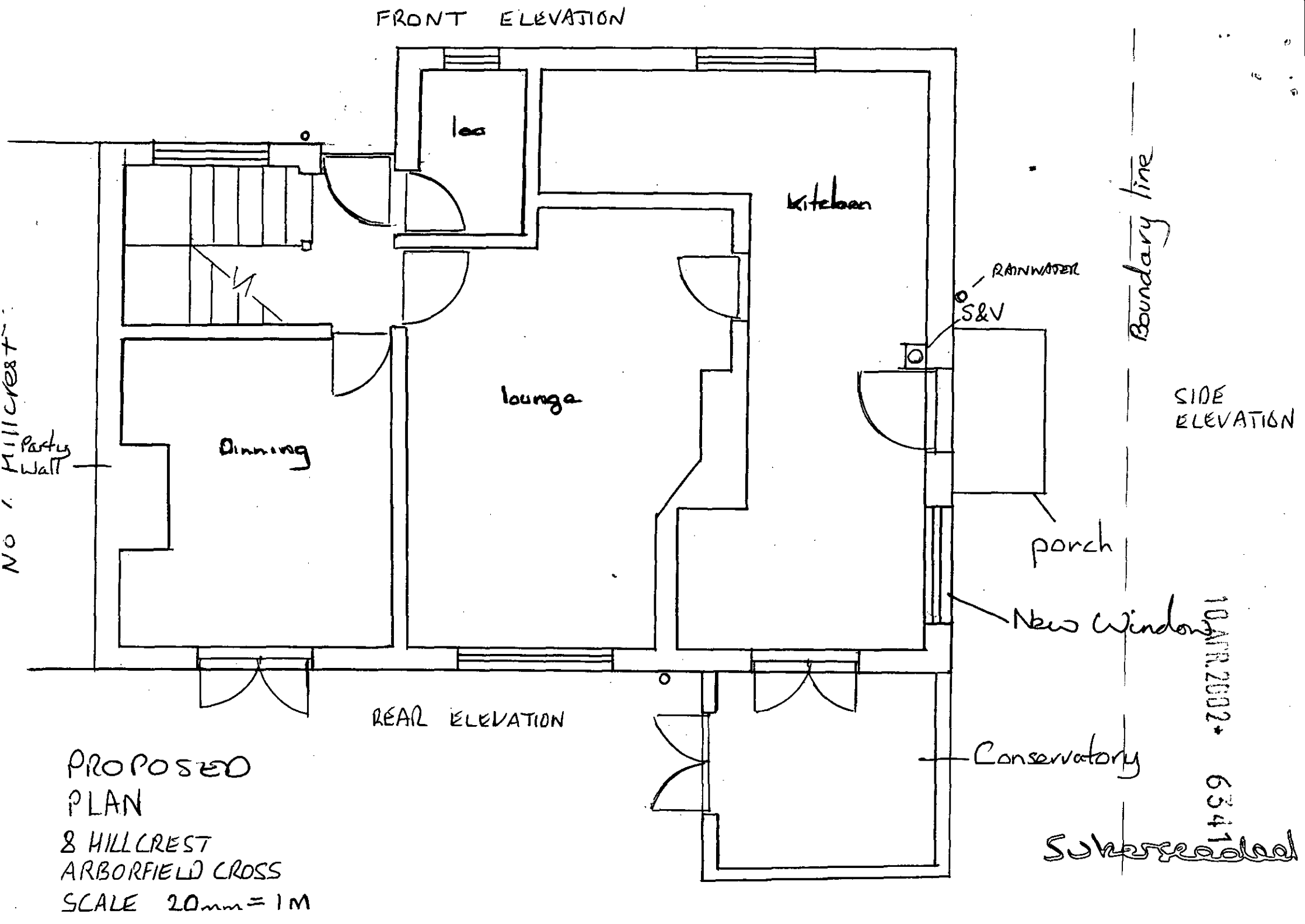
Superseaded

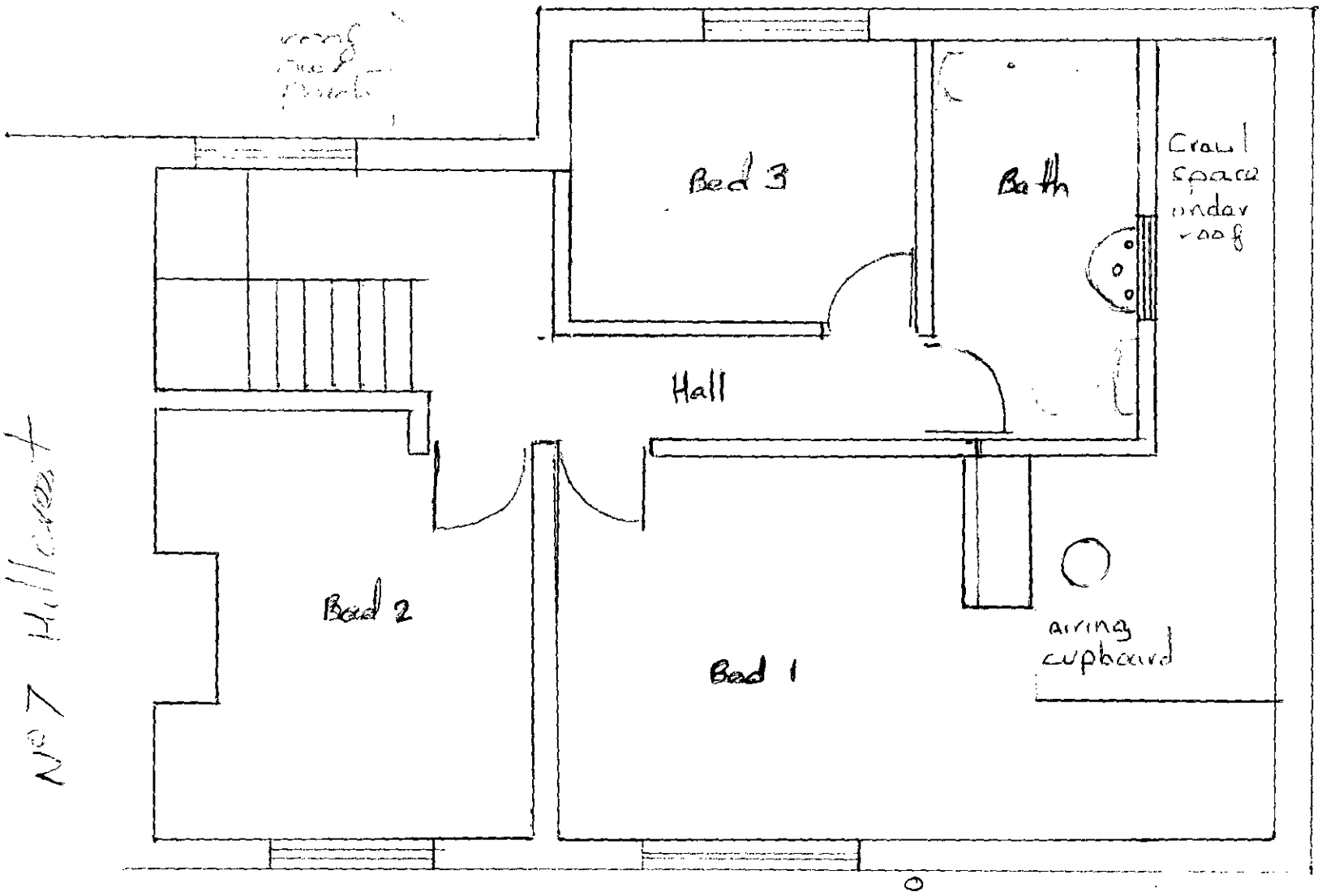


Rear View
8 Hillcrest Arbourfield Cross
Scale 20mm = 1M
PROPOSED

Superseded

10 APR 2002


FRONT ELEVATION
lea
kitchen
lounge
dinning
RAINWATER
S&V
Boundary line
SIDE ELEVATION
No 7 Hillcrest
Party Wall
porch
New Window
REAR ELEVATION
Conservatory
10 APR 2002
6541
Submitted
PROPOSED
PLAN
8 HILLCREST
ARBORFIELD CROSS
SCALE 20mm = 1M



No 7 Hillcrest

Boundary line

First floor Plan
6 Hillcrest Arborfield Cross
Scale 20mm = 1m
Drawn by T Ward

PROPOSED

10 APR 2002*

Superseded