APPLICATION NO:
F/2001/3114

LOCATION:
Robins Corner Blakes Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Rothery C/O Mr Paul Douglas Ltd

PROPOSAL:
Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

EARLIEST DATE FOR DECISION: **03/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Rothery
C/O Mr Paul Douglas Ltd
The Green Cottage
Wargrave Road
Henley-On-Thames
Oxon
RG9 3HX

Application Number: F/2001/3114

Parish: **WARGRAVE**

Location: **Robins Corner, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised 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.

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 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.

Informative
2. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 31 January 2001 showing two storey extension to south east elevation, omission of two storey rear extension and amendment to proposed roof profile and dormers and does not approve the proposals as originally submitted.

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3114	GA
BUILDING CONTROL NUMBER.	FP200/1609	Andy
~~APPLICANT~~/AGENT	Paul Douglas.	
ADDRESS OF SITE	Robin's Corner Blake Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S side ext Loft conversion with dormer wind + raised ro	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	Dwg 1.2	Dwg 1.1 (x2)
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	slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - chimney omitted	
DATE	16/3/01.	

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	

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

Tel: 0118 974 6442

Date: **10 January 2001**

My ref: F/2001/3114

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/2001/3114
Robins Corner, Blakes Road, Wargrave, Reading.
Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised 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/2001/3114**
Robins Corner, Blakes Road, Wargrave, Reading.
Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.
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: **10 January 2001**

My ref: F/2001/3114

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

Dear Councillor

Application Number: F/2001/3114
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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/2001/3114**
Robins Corner, Blakes Road, Wargrave, Reading.
Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.
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/2001/3114

Proposal:
Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Location:
Robins Corner, Blakes Road, 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 03/02/2001. 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

10 January 2001

WORK SHEET FOR: George Allpress

Application Number: F/2001/3114

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Location: Robins Corner, Blakes Road, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		13/01/01

Date of Neighbour Notifications : 10/01/01 Revisions: 07/02/01

Date of Site Visit : 18/01/01

Date Registered : 03/01/2001

Earliest Date for Decision : 03/02/2001

Latest Consultation Date/Site Notice Expiry Date : 03/02/2001
17/02/01 (GA)

This application will have expired on: 28/02/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

Landscape Architect - whilst I have no objections there are a number of issued to be addressed - existing hedge and trees along the eastern boundary of the property form a defined edge to the existing settlement and adjacent rural land which is designated as Green Belt and ASLI. In order to ensure the successful retention of these locally important landscape features the applicant should be required to produce for approval a tree protection plan in accordance with BS 5837.

Wargrave Parish Council - no additional comments.

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

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/2000/3114

Appraisal :

The application property is a small detached bungalow which is situated on the west side of Blakes Road at a point approximately 100 metres from the junction with Victoria Road. The property lies within an existing settlement. Opposite the site is open country side. The dwelling does not lie within a conservation area and there are no tree preservation orders applicable to this site.

The application in effect proposes converting or redeveloping the dwelling to form a chalet style house with extensions. The property would be extended on its south east flank at two storeys and with a single storey rear projection, also on this side of the building. The roof would be raised and front and rear dormer windows are proposed.

The property has a relatively deep frontage and is well screened from the street by planting within the garden. The initially proposed scheme was considered at odds with the character of the dwelling and because of the juxtaposition of opposing elements and over large dormers within the design, which would have resulted in harm to the street scene. The revised proposal is considered to have addressed those issues successfully and to propose an enlarged dwelling, more conventional in its appearance and that would not harm the street scene. The proposal is considered in character with the recent pattern of extensions in this locality.

The adjacent property to the NW (Witherley Cottage) is largely shielded from the application site by its own garage extension, therefore no material harm to amenity. The adjacent property to the SE (Gurnett Cottage) is sufficiently off the boundary to ensure no harm to amenity.

There is adequate space on site to accommodate sufficient off street parking.

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

Application Number: F/2001/3114
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
approved.....			INSERT: .....in the side elevations of the extensions hereby
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.
2	N02		--PLANS..... 31ST JAN 2001
			---TWO STOREY EXTENSION TO SOUTH EAST ELEVATION,
			OMISSION OF TWO STOREY REAR EXTENSION AT REAR
			AND AMENDMENT TO PROPOSED ROOF PROFILE AND
			DORMERS....

[signature]
27/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Robins Corner, Blakes Road, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3114

OFFICER: George Allpress

DATE OF SITE VISIT: 18/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached suburban houses.

3. DESCRIPTION OF SITE/BUILDING Detached bungalow, single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Witherley Cottage to the NW, Gurnett Cottage to the SE - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Private drive with access and egress points and single storey garage, front parking for two to three cars.
LEVELS	Fall to north.
BOUNDARY TREATMENT	Hedge and timber fencing
OTHERS	None

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

Date: 07 February 2001

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3114

Location: Robins Corner, Blakes Road, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Case Officer: George Allpress

The new plans show the following: Two storey extension to south east elevation, omission of two storey extension at rear and amendments to proposed roof profile and dormers. Drawing no 1.1.

Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

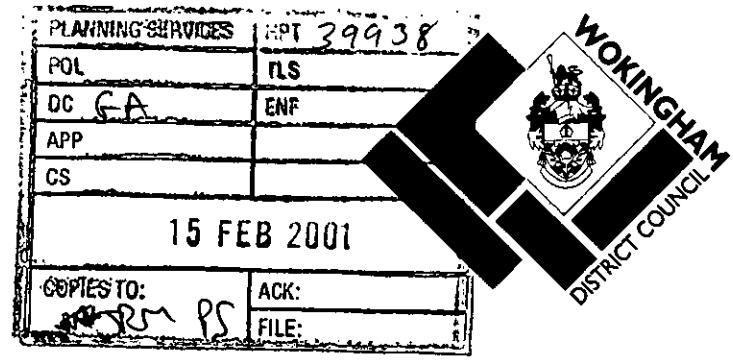
No additional comments

Tel. 0118 974 6442

Date: 07 February 2001

Your Ref:

My Ref: George Allpress / **F/2001/3114**



Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Perry,
Can you get copies of these amended plans & send out
Ta Jo

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2001/3114

Site Address: Robins Corner, Blakes Road, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Revised/additional plans show: Two storey extension to south east elevation, omission of two storey extension at rear and amendments to proposed roof profile and dormers. Drawing no 1.1.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **17/02/2001**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2001/3114** in all communications and any response should be addressed to **George Allpress** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **0118 974 6442**.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Details please

WEOTOEBA

MF+ : 114.

PLANNING SERVIC	
POL	
DC	FNF
APP	
CS	
16 FEB 2001	
COPIES TO:	ACK:
	FILE:

Date: 07 February 2001

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3114

Location: Robins Corner, Blakes Road, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Case Officer: George Allpress

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Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

No additional comments

Date: 07 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3114

Location: Robins Corner, Blakes Road, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Case Officer: George Allpress

The new plans show the following: Two storey extension to south east elevation, omission of two storey extension at rear and amendments to proposed roof profile and dormers. Drawing no 1.1.

Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

(RING ONE)

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

App No. F/2001/3114 (Planaps) / (Ludhouse) Date Rec. 31/01/01

Location: ROBINS CORNER, BLAKES ROAD, WARGRAVE, READING Parish WARGRAVE

Applicant: MR & MRS ROTTERY

Description of attached plans TWO STOREY EXTENSION TO SOUTH EAST ELEVATION, OMISSION OF TWO STOREY EXTENSION AT REAR AND AMENDMENTS TO PROPOSED ROOF PROFILE AND DORMERS.

Drawing No's: 1 of 1

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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)		☐
	~~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: ALL THOSE INITIALLY CONSULTED 'A/O'

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

Consultations Sent by Admin. on 07.02.01

Yellow - Part One Copy
Green - Officer's Copy

Paul Douglas Ltd

Building surveyor & Consultant

Phone: 01491 411558
FAX: 01491 411558
Mobile: 0958401371
email: pauldouglasltd@btinternet.com

Company Number 03636682

The Green Cottage, Wargrave Road, Henley-on-Thames, Oxon. RG9 3HX

PLANNING SERVICES

POL	LS 39355
DC	
APP	
CS	
31 JAN 2001	
COPIES TO:	ACK:
	FILE:

FAO Mr G. Allpress
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

29th January 2001

Dear Mr Allpress,

Ref : George Allpress - F2001/3114

Sorry to hear you were too ill to make our meeting on Monday 29th January. I hope you are now feeling better .

Regarding the application for the proposed extension at Robins Corner, Wargrave I was going to present the enclosed drawings for your comment. Following our conversation on the 22nd January I'm sure you will see that you criticism of the original application has been "taken on board". Thus, I hope this application, will now meet with a more favourable response.

If you would be good enough to, call me on your return to arrange a meeting for any futher discussion necessary.

Yours sincerely

Paul Douglas

3114

REVISED PLAN

FROM: George Allpress

DELEGATED

DATE: 10 January 2001

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT 39066
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3114

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof..

Site Address: Robins Corner, Blakes Road, Wargrave, Reading.

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Your observations are required in respect of this application **by 03/02/2001** .

The proposal's north elevation design is not in keeping with the locality.

The Parish Council understand that the Planning Officer has made some suggestions to the applicant regarding possible amendments. The Parish Council would find these suggested changes acceptable and look forward to commenting on a revised submission.

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

FROM: George Allpress

DATE: 10 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3114

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof..

Site Address: Robins Corner, Blakes Road, Wargrave, Reading.

Applicant: Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

Your observations are required in respect of this application **by 03/02/2001**.

POL	TLS
DC	ENF
APP	
CS	

29 JAN 2001

ACK:

FILE:

The proposal's north elevation design is not in keeping with the locality.

The Parish Council understand that the Planning Officer has made some suggestions to the applicant regarding possible amendments. The Parish Council would find these suggested changes acceptable and look forward to commenting on a revised submission.

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

Paul Douglas Ltd

Building surveyor
& Consultant

Phone: 01491 411558
FAX: 01491 411558
Mobile: 0958401371
email: pauldouglasltd@btinternet.com

Company Number 03636682

The Green Cottage, Wargrave Road, Henley-on-Thames, Oxon, RG9 3HX

FAO Mr G. Allpress
Planning Services
Wokingham District Council
PO Box 157, Shute End
Wokingham, Berks
RG40 1WR

Ref : Robins Corner, Wargrave - F/2001/3114

Dear Mr Allpress, 17th January 2001

Please, find enclosed amended drawings as per your request dated January 10 th showing the first floor windows on the plan as well as the elevations . I hope these meet with your approval.

If you have any quiries please do not hesitate to contact me at the above address.

Yours sincerely

Paul Douglas

SUPERSEDED

PLANNING SERVICES	HPT 38923
POL	TLS
DC GA	ENF
APP	
CS	
22 JAN 2001	
COPIES TO:	ACK:
	FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 17th January 2001

Location:	Robins Corner, Blakes Road, Wargrave, Reading
Proposal:	Proposed single storey extension to dwelling and loft conversion with dormer extensions and raised roof.
Application Number:	F/2001/3114

In response to your consultation dated 10th January 2001 for the above application, the tree and landscape comments are as follows:

Whilst I have on objections to the proposal in principle there are a number of detailed issues to be addressed:

The existing Apple Tree shown on the drawing to be removed has already been cut down to a stump approximately 1m high. Can you please confirm that this tree is not protected (TPO or within a Conservation Area). Site is not in Conservation Area nor is tree protected by TPO. CB

The existing hedge and trees along the eastern boundary of the property form a defined edge to the existing settlement and adjacent rural land which is designated as Green Belt and ASLI. In order to ensure the successful retention of these locally important landscape features the applicant should be required to produce for approval a tree protection plan in accordance with BS 5837.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

From: George Allpress

12 JAN 2001

Date: 10 January 2001

Application Number: F/2001/3114

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof..

(2)

Site Address:
Robins Corner, Blakes Road, Wargrave, Reading.

Applicant:
Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

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

Countryside opposite property is designated as Green Belt & ASLI
House itself within the Identified Settlement.

Views over countryside to east
Tree already cut down to a stump
[illegible]

retain boundary vegetation
tree protection plan for trees on
eastern boundary → protect during
construction

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 10 January 2001

Application Number: F/2001/3114

Proposal: Proposed single storey side extension to dwelling and loft conversion with dormer extensions and raised roof.

Parish: WARGRAVE PARISH

Site Address:
Robins Corner, Blakes Road, Wargrave, Reading.

Applicant:
Mr & Mrs Rothery C/O Mr Paul Douglas Ltd.

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.
12/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 JAN 2001
Officer: GA	Application No. F/2001/3114

Map No. 21... **Site** ...0.108.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND LOFT CONVERSION WITH DORMER EXTENSIONS AND RAISED ROOF

Location: ROBINS CORNER, BLAKES ROAD

Parish: WARGRAVE Ward: WARGRAVE 10.01.01

Applicant: MR/MRS ROTHERY

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	main position of extensions + parking layout.	requested 3/1	✓ done. to follow.
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	New 1st floor windows shown on elevations but not on floor plan	10.01.01	
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 : 10.01.01 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 + Robins Corner, Blakes Road
.....Opposite green belt.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 03.JAN.2001 * 3114

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 Rothery Bottle Cottage Littlewick Green SL6 3RX 01628822666
2	Agent's Name Address and postcode Phone number	Mr Paul Douglas The Green Cottage Wargrave Road Henley-on-Thames Oxon RG9 3HX 01491 411558
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.	Robins Corner Blakes Road Wargrave Berkshire
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey side extension & loft conversion
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.	Bricks to match existing, White painted timber, White uPVC windows, Roof tiles 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: 2	Proposed: 3
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 Rolfe

Date 28th/12/00

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

19 030 003

ADDRESS Robins Corner. Blakes Road. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17751	Mr G Pdiquin	Stationing / Caravan	8 5 51	N/A 31 T 52
195/52	" "	Bungalow	2 5 52	App App
PD/390/60	" "	Garage	6 10 60	App N/A
PD/110/66	" "	Extension	17 3 66	App N/A
PD 133/73	" "	Garage	14 9 73	App N/A

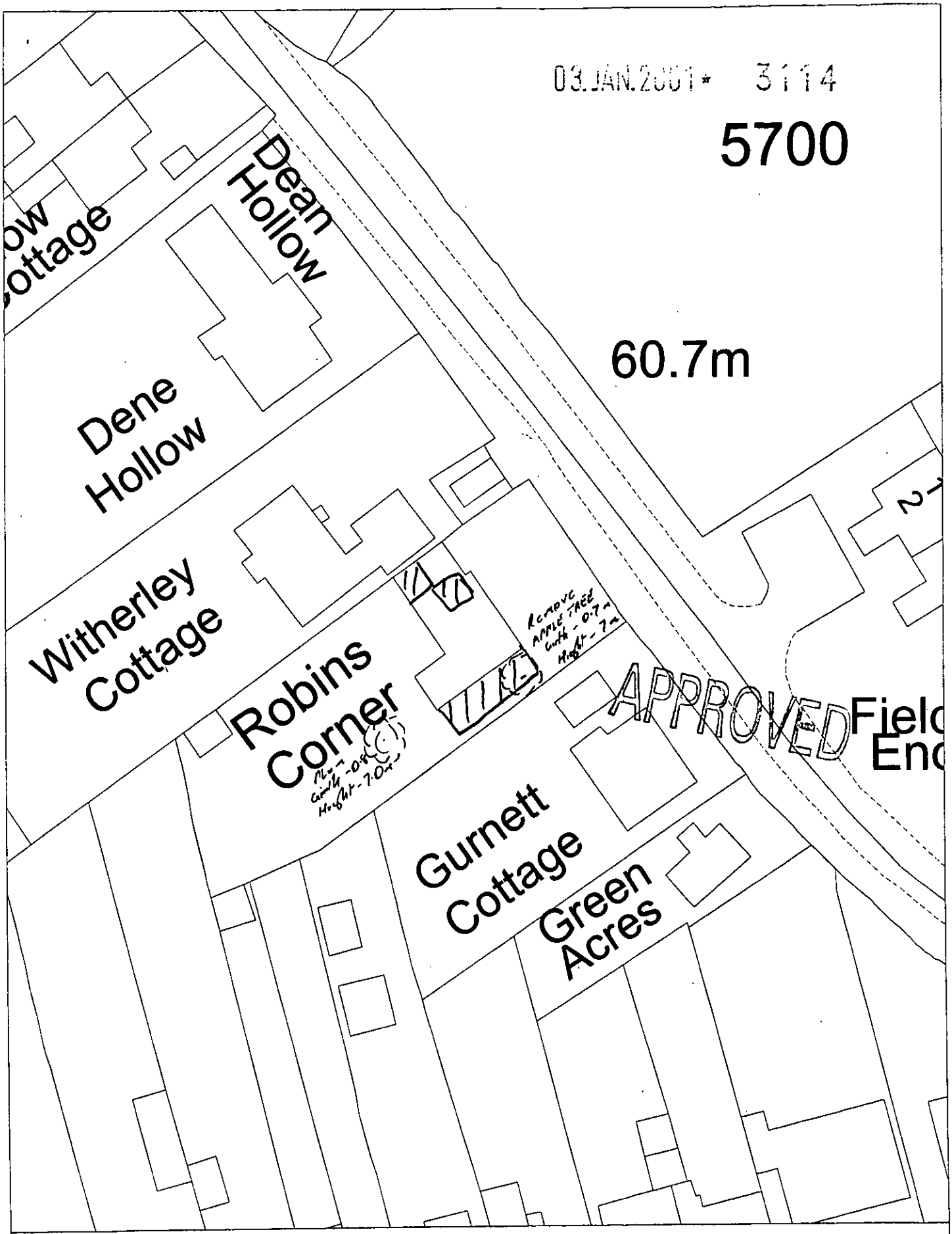
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

03 JAN 2001 * 21114



Site Plan, Scale: 1 to 500

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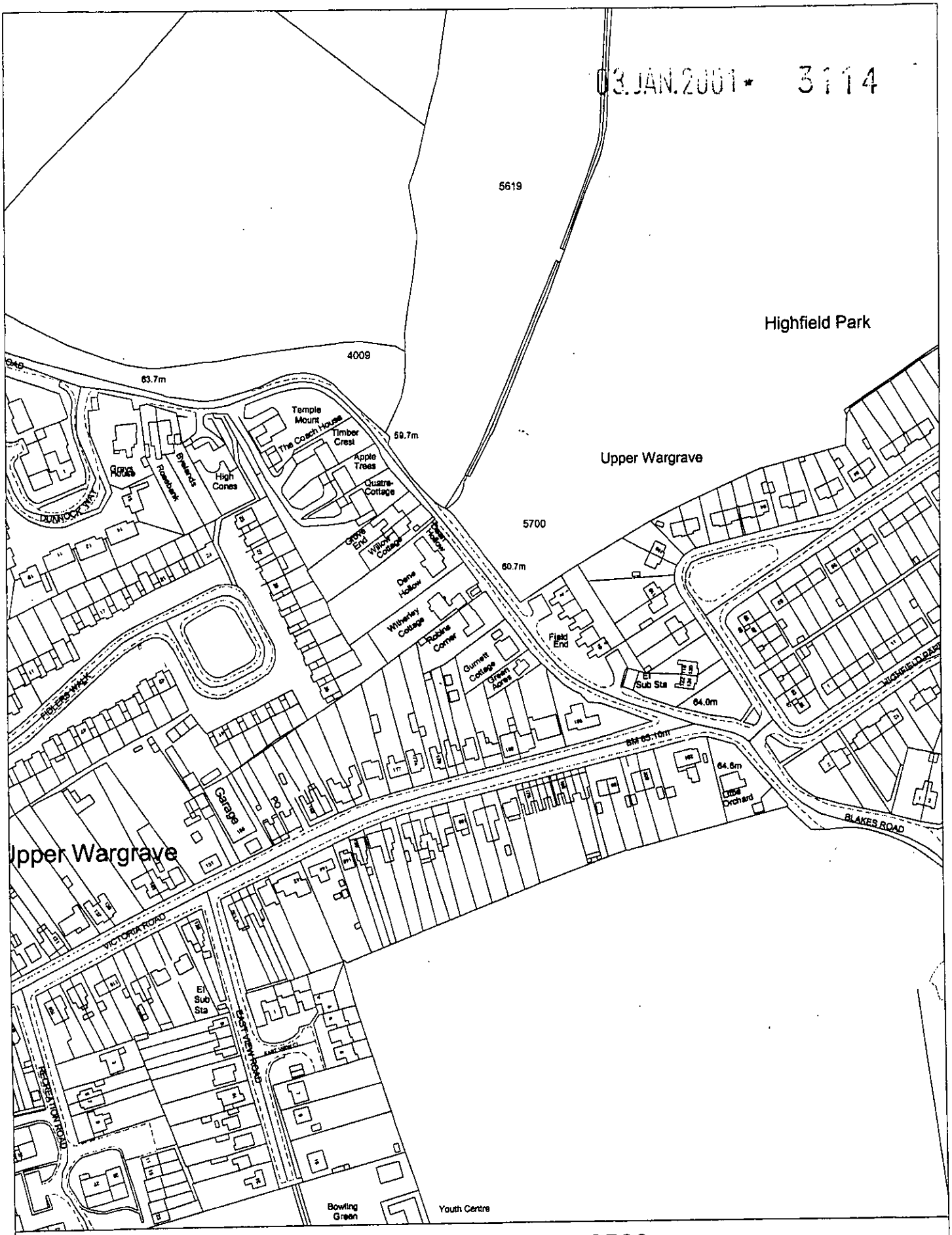
Date: 21 December 2000

03.JAN.2001 * 3114



Site Plan, Scale: 1 to 2500

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Date: 21 December 2000

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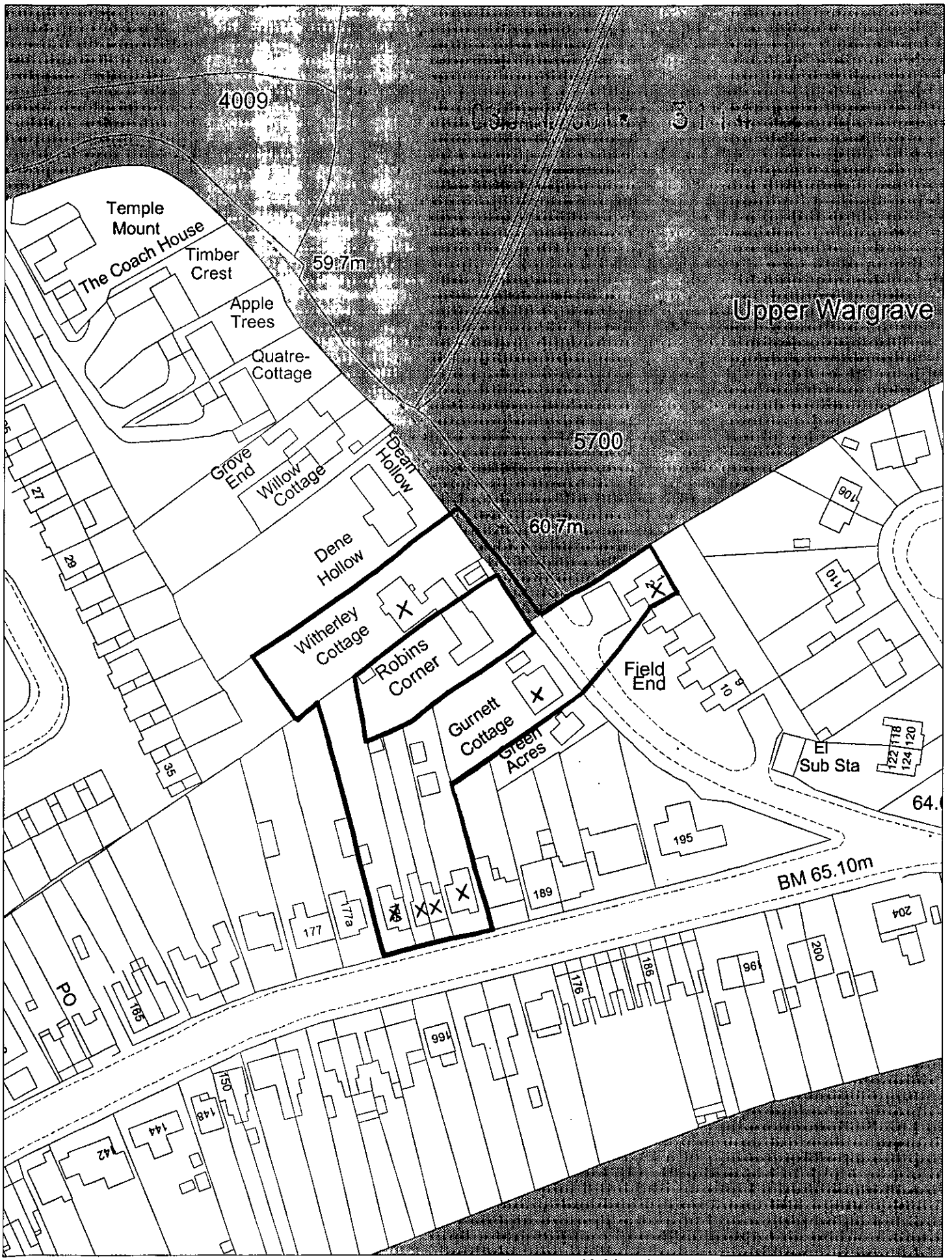

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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001 Scale: 1 : 1250

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