100 SIN
16/5.

APPLICATION NO:
F/2001/3115

LOCATION:
20 Ridgeway, Wargrave Reading.

APPLICANT:
Mr & Mrs Jones C/O P Collis

PROPOSAL:
Proposed front porch extension to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **Helen Pollock**

RAILEX
Marbleboard

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jones
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
RG10 8NE

Application Number: F/2001/3115

Parish: **WARGRAVE**

Location: **20, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed front porch 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.

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.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3115	HP
BUILDING CONTROL NUMBER	FP 2001/1697	Andy
APPLICANT/AGENT	P. Collis	
ADDRESS OF SITE	20 Ridgeway, WARGRAVE	
DESCRIPTION OF PROPOSED WORK	Front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	687/00	687/00
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/4/01	

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 6480

Date: **10 January 2001**

My ref: F/2001/3115

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/2001/3115
20, Ridgeway, Wargrave, Reading.
Proposed front porch 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3115**
20, Ridgeway, Wargrave, Reading.
Proposed front porch 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**********

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

Tel: 0118 974 6480

Date: **10 January 2001**

My ref: F/2001/3115

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
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Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3115**
20, Ridgeway, Wargrave, Reading.
Proposed front porch 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**********

Received by Wokingham District Council

Application No: F/2001/3115

Proposal:
Proposed front porch extension to dwelling.

Location:
20, Ridgeway, 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 Helen Pollock 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 : Helen Pollock

Application Number : F/2001/3115

Applicant : Mr & Mrs Jones C/O P Collis.

Location : 20, Ridgeway, Wargrave, Reading.
Proposal : Proposed front porch extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	16/1/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/01

Date Registered : 03/01/2001

Earliest Date for Decision : 03/02/2001

Latest Consultation Date/Site Notice Expiry Date : 03/02/2001

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 :

WARGRAVE P.C : NO Objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene

Application Number: F/2001/3115
Appraisal:

The proposed development is for a single storey front extension to form a porch, on a large detached dwelling set in a large plot.

The enclosed area of the porch would be 3.1m wide and 1.8m deep. It would have a flat roof and stand 3m tall. A covered tiled area supported by two pillars is also proposed and this would come 0.9m further out than the enclosed area.

1. Impact upon neighbouring properties

The proposed development is of a single storey nature, is set away from the neighbouring property and a 1.5m brick wall runs along the boundary. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would be set back from the street, and is designed to be in-keeping with the existing dwelling, and other properties in Ridgeway, as many of these properties already have similar porches and covered areas supported by pillars. The materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

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

Application Number F/2001/3115
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	

~~All houses front covered area with pillars~~

All properties in close have covered fronts with pillars except n° 20.

There are to be no windows in elevation facing 22, other elevation overlooks their own garden.

RECORD OF SITE VISIT

SITE ADDRESS: 20 Ridgeway
Wargrave Reading.

APPLICATION NUMBER: F/2001/3115

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/9/15

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Residential V. large detached 2 storey houses (modern)

3. DESCRIPTION OF SITE/BUILDING large detached hse with detached double garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage along wall with 22 as it their garage
2m high boral hedge to front.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING lots

LEVELS N/A

BOUNDARY TREATMENT 1.5m wall along boundary with 22
2m high boral hedge to front.

OTHERS

FROM: Helen Pollock

DATE: 10 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3115

Proposal: Proposed front porch extension to dwelling..

Site Address: 20, Ridgeway, Wargrave, Reading.

Applicant: Mr & Mrs Jones C/O P Collis.

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

No comment .

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

WE01DEBA

FROM: Helen Pollock

DATE: 10 January 2001

DELEGATED

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	PACK
	FILE

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3115

Proposal: Proposed front porch extension to dwelling..

Site Address: 20, Ridgeway, Wargrave, Reading.

Applicant: Mr & Mrs Jones C/O P Collis.

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

No comment .

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 JAN 2001
Officer: HP	Application No. F/2001 / 3115

Map No. 21... Site ..012.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FRONT PORCH EXTENSION TO DWELLING

Location: 20 RIDGEWAY

Parish: WARGRAVE Ward: WARGRAVE 10.01.01

Applicant: MR/MRS JONES

Fee Received 95-00 (1) 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			
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 : 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 app ~~attached~~

NEIGHBOURS:

Site notice and see map. ✓

Environmental Services

For office use only.
Application number: [illegible] 3115

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 JONES 20 RIDGEWAY WARGRAVE BERKS RG10 8BS
2	Agent's Name Address and postcode Phone number	P. COLLIS THE BARN, HATCHGATE FARM COCKPOLE GREEN WARGRAVE RG10 8HE
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.	20 RIDGEWAY WARGRAVE BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT PORCH 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING LEAD ROOF COVERING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NONE
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: Peter [illegible] agent

on behalf of Mr & Mrs JONES.

Date 22.12.00

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

[redacted]

ADDRESS 20 RIDGEWAY PARISH WARGRAVE

PLOT No. 11 (GREENLANDS) ORD. SHEET No. SU.7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/42/62	TRUSTEES OF SIR WILLIAM CAIN	O/APP. RESIDENTIAL DEV	22.2.62	N/A REFUSE
0/84/66	MESSRS BRIDGE WALKER HOMES	" "	19.5.66	N/A REFUSE
0/157/66	" "	" "	30.8.66	N/A REFUSE
0/242/66	" "	" "	2.1.69	N/A REFUSE
0/16/69	NEW IDEAL HOMESTEADS LTD.	LAYOUT - 83 HOUSES + GARAGES ROADS	22.7.70	N/A C/A
0/66/70	" "	CONSTRUCTION - ROADS + SEWERS 80 HOUSES + GARAGES	3.9.70	APP N/A
82/70	" "	DETACHED HOUSE + INTEGRAL GARAGE	29.10.70	APP C/A
101/70	MCCLEAN HOMES SOUTHERN LTD	S/ST. ELEVATION	8.9.86	C/A
26/23	MR. S. HOGGS	NEW ROOF TO GARAGE + ELE	26.9.86	APP
AREA 1565	"			

DATE OF COMPLETION

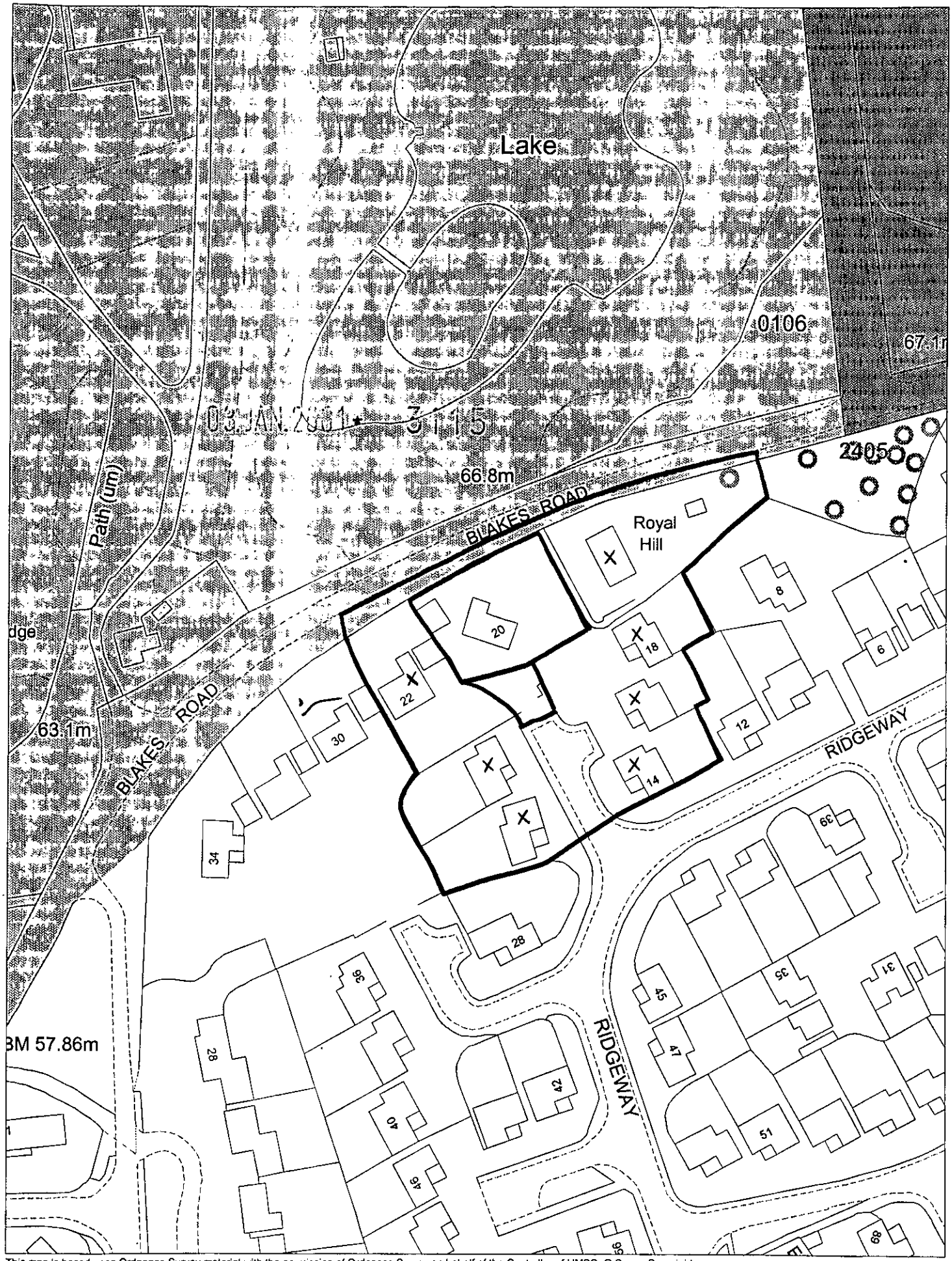
MINISTRY DECISION 0/16/69 - ~~GRANTED ON~~ APPEAL POSTPONED

SPECIAL ORDERS

DRAINAGE

091074

[redacted]



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

N W E S