APPLICATION NO:
F/2001/3164

LOCATION:
54 Victoria Road, Wargrave Reading.

APPLICANT:
Richard Wilson

PROPOSAL:
Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499)

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/03/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Richard Wilson
54, Victoria Road
Wargrave
Reading
RG108AE

Application Number: F/2001/3164

Parish: **WARGRAVE**

Location: **54, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499)**

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 condition, the reason for which is specified hereunder.

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

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

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 Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative

2. You are advised that the development hereby approved does not dispense with the need to comply with, or discharge the conditions attached to planning permission No. F/2000/1499 dated 04/07/2000. The conditions attached to that permission remain to be complied with in full.

John Mitchell
Development Control Manager
Date: 21/02/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3164 GA
BUILDING CONTROL NUMBER	F2000/1411/Addy
APPLICANT/AGENT	Architectural Services
ADDRESS OF SITE	54 Victoria Road WARGRAVE
DESCRIPTION OF PROPOSED WORK	(Amendment to consent F/2000/1499)

loft ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00767/02A	00767/02A
ELEVATIONS	00767/04 rec'd 15/2/01	00767/04 rec'd 15/2/01
FLOOR PLANS	- L	- L

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/2/01	

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	

Received by Wokingham District Council

Application No: F/2001/3164

Proposal:
Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499)

Location:
54, Victoria 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 10/02/2001. 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

17 January 2001

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

Tel: 0118 974 6442

Date: **17 January 2001**

My ref: F/2001/3164

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/2001/3164
54, Victoria Road, Wargrave, Reading.
Proposed modification of loft extension to dwelling
(Amendment to consent F/2000/1499)

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/2001/3164**
54, Victoria Road, Wargrave, Reading.
Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499)
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: **17 January 2001**

My ref: F/2001/3164

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

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54, Victoria Road, Wargrave, Reading.
Proposed modification of loft extension to dwelling
(Amendment to consent F/2000/1499)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3164**
54, Victoria Road, Wargrave, Reading.
Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3164

Applicant: Richard Wilson.

Location: 54 Victoria Road, Wargrave, Reading.

Proposal: Proposed modification of loft extension to dwelling (Amendment to consent F/2000/1499).

Site Notice Displayed? :	YES	NO	DATE
	✓ Yes		22/01/01

Date of Neighbour Notifications : 17/01/01

Date of Site Visit : 06/02/01

Date Registered : 11/01/2001

Earliest Date for Decision : 10/02/2001

Latest Consultation Date/Site Notice Expiry Date : 10/02/2001
14/02/01

This application will have expired on: 08/03/2001. 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 response has 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/2001/3164

Appraisal :

The application property is one of the older dwellings on Victoria Road, probably Victorian in period.

The application proposes minor amendments to the development which received planning permission on the 4th July 2000.

The changes comprise: raising the rear roof slop and elevational detailing of dormers and the proposed rear elevation.

The amendments as initially submitted also included extending an approved first floor rear balcony. This would have given rise to overlooking of the neighbour to the east. Revised drawings have been submitted with the balcony reinstated to the depth as approved.

The amendments in all other respects are considered acceptable causing neither harm to the street scene nor neighbour amenity.

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

Application Number: F/2000/3164
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	**FULL PERMISSION - 5 YEARS**
			INFORMATIVE
1	N16		**INSERT:** Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1. LBE1
2			**Your are advised that the development hereby approved does not dispense with the need to comply, or discharge the conditions attached to planning permission no. F/2000/1499, dated 04/07/2000. The conditions attached to that permission remain to be ~~discharged~~ in full.** COMPLIED WITH

21/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 54 Victoria Road, Wargrave, Reading.

APPLICATION NUMBER: F/2000/3164

OFFICER: George Allpress

DATE OF SITE VISIT: 06/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising mix of semi-detached, detached houses and small terrace groups.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.56 to the east, unattached no.52 to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES No trees in the vicinity of the proposed extension.

ACCESS/PARKING Street parking.

LEVELS House approximately 1.8 metres above the level of the road, but level with neighbouring houses.

BOUNDARY TREATMENT Dwarf wall to front timber fencing at rear.

OTHERS None

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3164 relates.

Address of site 54 VICTORIA RD

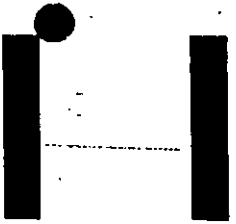
WARGRAVE RG10 8AE

Signed R H Wilson

Date 22nd Jan 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

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 JAN 2001
Officer: GA	Application No. F/2001/3164

Map No. 21 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED MODIFICATION OF LOFT EXTENSION TO DWELLING (AMENDMENT TO CONSENT F/2000/1499)

Location: 5 H VICTORIA ROAD

Parish: WARGRAVE Ward: Wargrave.

Applicant: RICHARD WILSON

Fee Received 0.00 Required ..... Additional ..... Refund .....
Amendment.

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		phoned to check	
4	Correct S 66 certificate	Previous applic was Cert B. because encroachment involved	18/1	
5	Elevation plans		To call back.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	S[redacted].		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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:

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

NEIGHBOURS:

..... S/N + See map. .....
.....
.....
.....
.....
.....
.....
.....
.....

1, BEADED LIGHTS. 'THIMBLE HALL'

ADDRESS 54, VICTORIA ROAD PARISH WARGRAVE. E

PLOT No.

ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/600/70	Mrs K Simons	Alterations & bathroom	5 11 70	App n/a
766/71	"	Garage.	5 8 71	App Refuse. C/A
F/2000/1499	Mr & Mrs R WILSON	Rep. exist flat roof dorm to pit. roof dorm, 1st flr r. Ext & S/St R. Ext	04.07.00	

DATE OF COMPLETION

MINISTRY DECISION APPEAL ALLOWED 9.1.73 (766/71)

SPECIAL ORDERS PD Enq - S/SH/R - Ms Lyons - 19/5/99

DRAINAGE

2, BEADED LIGHTS. 'ROSETTA COTTAGE'

ADDRESS 56, VICTORIA ROAD. PARISH WARGRAVE

PLOT No.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL. ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 11 JAN 2001 * 3164

AMENDMENT TO F/2000/1499 CONSENT

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 Address and postcode Phone number	RICHARD WILSON 54 VICTORIA RD WARGRAVE BERKS RG10 8AE 0118 940 3425
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.	As Above
4	Give brief details of the proposal for example, two storey side extension. About the application	MODIFY LOFT 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.	BRICKS, ROOFTILES, ROUGHCAST & WOODWORK ALL 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: 3	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.		

AMENDMENT TO #/2000/1699 CONSENT.

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: RHE Wilson

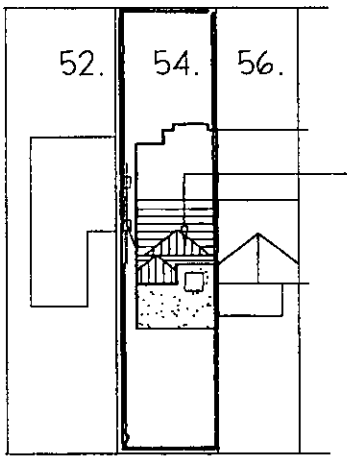
on behalf of

Date 10/Jan/2001

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

11.JAN.2001* 3164

VICTORIA ROAD



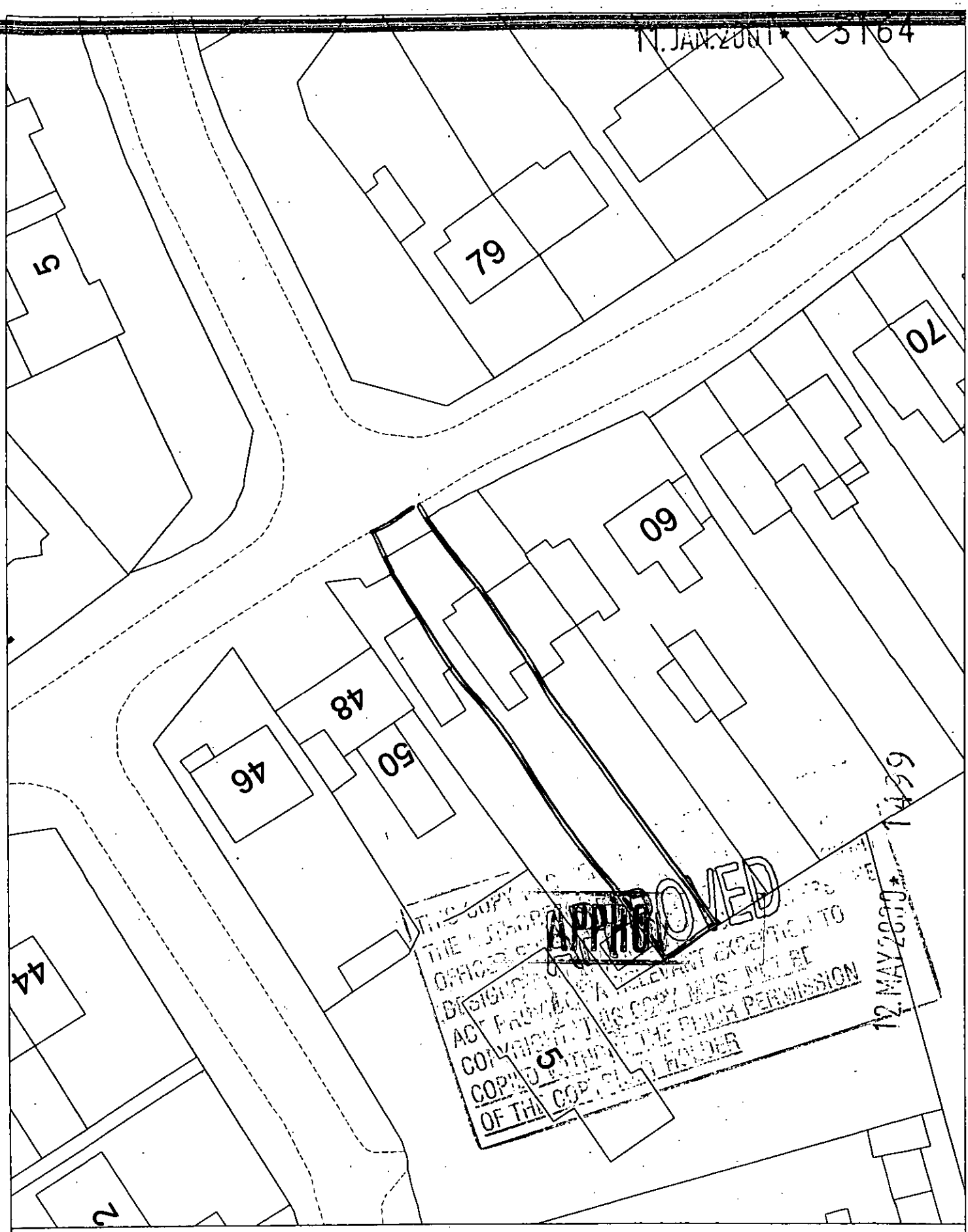
Proposed roof modifications and ground floor extension

APPROVED

Revision A June 2000
Rear of 52 amended

Job: 54, Victoria Road Wargrave	Date: May 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Alterations and Extensions Block Plan	Scale: 1:500		
	Drawn by: PS	Drawing No: 00767/02 Revision: A	

PD 3/3/01



Site Plan, Scale: 1 to 500

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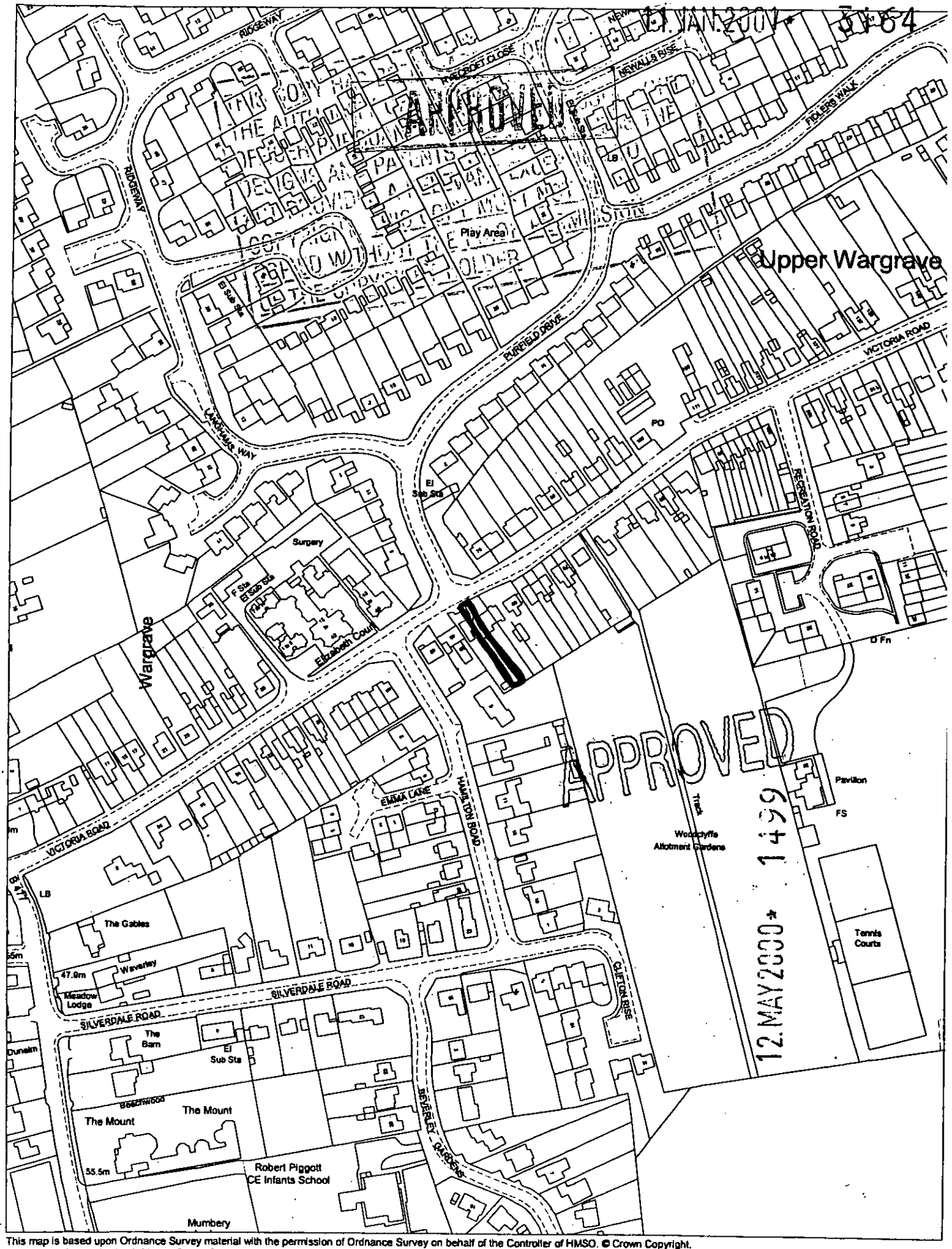
Date: 12 May 2000



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Central Support Section, Environmental Services, Wokingham District Council.
12 May 2000

Scale: 1 : 2500

N
W E
S