S/6

APPLICATION NO:
F/2002/6481

LOCATION:
54 Fidlers Walk, Wargrave Reading.

APPLICANT:
Mrs N K Cooper

PROPOSAL:
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: 01/06/2002

APPLICATION WILL HAVE EXPIRED ON:
24/06/2002

APPROVED

CASE OFFICER: Louise Smith

423

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs N K Cooper
The Toy Box
54 Fidlers Walk
Wargrave
Berks
RG10 8BA

Application Number: F/2002/6481

Parish: **WARGRAVE**

Location: **54, Fidlers Walk, Wargrave, Reading.**

Proposal: **Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.**

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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 EN1 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 *and* WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

Date: 28 May 2002

To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/6481

Location: 54, Fidlers Walk, Wargrave, Reading.

Proposal: Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Applicant: Mrs N K Cooper.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 07/06/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

No additional comments

PLANNING SERVICES	
POL	
DC	
APP	
CS	
14 JUN 2002	
COPIES TO	ACK:
	FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6481	LS
BUILDING CONTROL NUMBER	BN 2002/1340.	
APPLICANT/~~AGENT~~	Mr S. Cooper	
ADDRESS OF SITE	The Toy Box 52 Fiddlers Walk CRAGRAVE	
DESCRIPTION OF PROPOSED WORK	s/s front ext & s/s rear conservatory (create opening between kitchen & study to form DC. open-plan family area. BC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 14/5/02	rec'd 29/4/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	18/6/02	

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	

Application Number F/2002/6481
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C049~~	~~R049~~	
~~4~~	~~C122~~	~~R122~~	
	INFORMATIVES		

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
- No soakaways ~~shall~~ should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances ~~shall~~ should the water table be intersected.
- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1 ED3.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 12.6.02

GWP Zone

RECORD OF SITE VISIT

SITE ADDRESS: 54 Fidlers Walk Wargrave Reading.

APPLICATION NUMBER: F/2002/6481

OFFICER: Louise Smith

DATE OF SITE VISIT: 13/5/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post in front gdn.

2. DESCRIPTION OF SURROUNDINGS
Residential rd - variety of repeated housing designs.
predominantly detached, red brick.
mostly 2/s dwellings, some bungalows.

9 houses of same design to No 54

3. DESCRIPTION OF SITE/BUILDING
detached dwelling - integral front gge + adjoining car port.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back from No 53 from Fidlers Walk.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3.

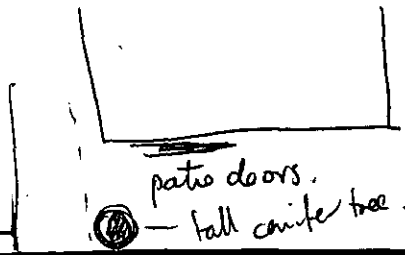
LEVELS Drives slope down from road.

BOUNDARY TREATMENT left (No 53) 1.8m fence (c.b.) + conifer at edge of 54.

OTHERS
No 53 on c. 0.30m higher land

No 53 has rear conservatory to other side. c. 3.5m to rear projection

No 4 Langhans Way
same designs
applicant dwelling
→ infilled [illegible] carport next to gge



WORK SHEET FOR : Louise Smith

Application Number : F/2002/6481

Applicant : Mrs N K Cooper .

Location : 54, Fidlers Walk, Wargrave, Reading.
Proposal : Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : ....13/5/2.....

Date Registered : 29/04/2002

Earliest Date for Decision : 01/06/2002

Latest Consultation Date/Site Notice Expiry Date : 01/06/2002

This application will have expired on: 24/06/2002. 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 :

Highways.
Parish Council - no objection

Planning Issues :

Identified settlement
Impact on neighbouring properties
" " Street scene
Highway Safety.

Application Number: F/2002/6481

Appraisal :

The site is a detached dwelling with integral front garage and adjoining car port, situated within the identified settlement boundary of Wargrave.
This application proposes a single storey front extension by means of infilling 2.7m depth of the car port and a single storey rear conservatory. The latter would project 3m to the rear of the dwelling with a flat roof design (2.4m high).

Impact on Neighbouring properties:
The proposed single storey front extension would have no adverse impact on neighbouring properties.

The conservatory would be set in 1.8m from the side boundary (1.8m fence) with No 53 and on c. 0.3m lower ground than this neighbour. There is sufficient screening to prevent overlooking. Although it would project 7m from this neighbour (3m from this neighbours conservatory) the scale and light weight structure of the development would prevent any overshadowing or overbearing impacts.

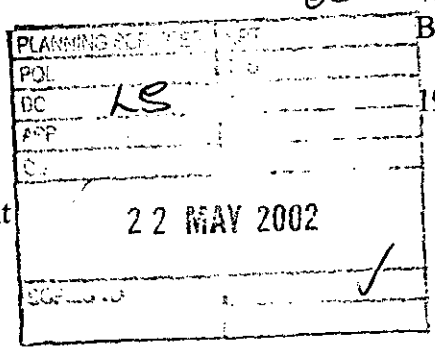
Impact on character of area:
The conservatory would be screened to the rear of the property and furthermore a similar structure is found at the neighbouring property, No 53.
No's 1, 2, 3, 4, 5, 55, 56, 57 and 58 Fidlers Walk mirror the design of No 54. Although none of these properties have infilled part of their carport, it is not considered that this proposal would detract from the character of the streetscene. Furthermore, No 4 Langhams Way (a neighbouring street) is a similar designed house and has infilled all of their front car port.

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

Highway Safety:
Our highways department see no threat to highway safety and have therefore conditionally approved the application

53 Fidlers Walk
Wargrave, Reading
Berkshire, RG10 8BA

19th May 2002.



The Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Sir/Madam,

With reference your letter outlining the following development proposal:

Application Number: **F/2002/6481**
Site Address: 54, Fidlers Walk, Wargrave, Reading
Proposal: Proposed single storey fron extension to dwelling and single storey rear extension to form conservatory.

Having reviewed the plans for the development proposal outlined above, I had concerns regarding the effect on our privacy that the proposed single storey rear extension would have.

After discussions with the owners of 54 Fidlers Walk, they have agreed to raise the height of two fence panels near the proposed conservatory from their current height of six feet to eight feet; this to be done prior to completion of the rear extension.

On the basis of this agreement, I have no objections to the development proposal.

Yours faithfully,

Giles Powell

Cc: Cooper, 54 Fidlers Walk, Wargrave, Berkshire RG10 8BA.

Date: 28 May 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6481

Location: 54, Fidlers Walk, Wargrave, Reading.

Proposal: Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Applicant: Mrs N K Cooper.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 07/06/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

C049, R049

C122, R122

30/05/02

PLANNING SERVICES HPT 56498
POL TLS
DC LS ENF
APP
CS
15 MAY 2002
COPIES TO FILE

ADDITIONAL PLAN

6481

Fax

To:	Louise Smith	**From:**	Steve Cooper
Fax No:	0118 9746484	**Date:**	16 May, 2002
Tel No:		**Pages:**	3
Ref:	F/2002/6481 54 Fidlers Walk, Wargrave	**CC:**	

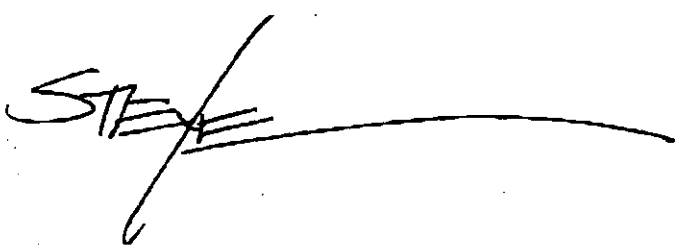
Dear Louise

Further to our telephone conversation please find attached 2 drawings that show the car spaces as requested by the Highways department.

Please note that drawing A is to a scale of 1:100 but does not include the whole property, however drawing B shows all of the property but is not to scale.

If you have any queries or if this fax has not come through properly please call me on 07889 153 086.

Kind regards



STEVE

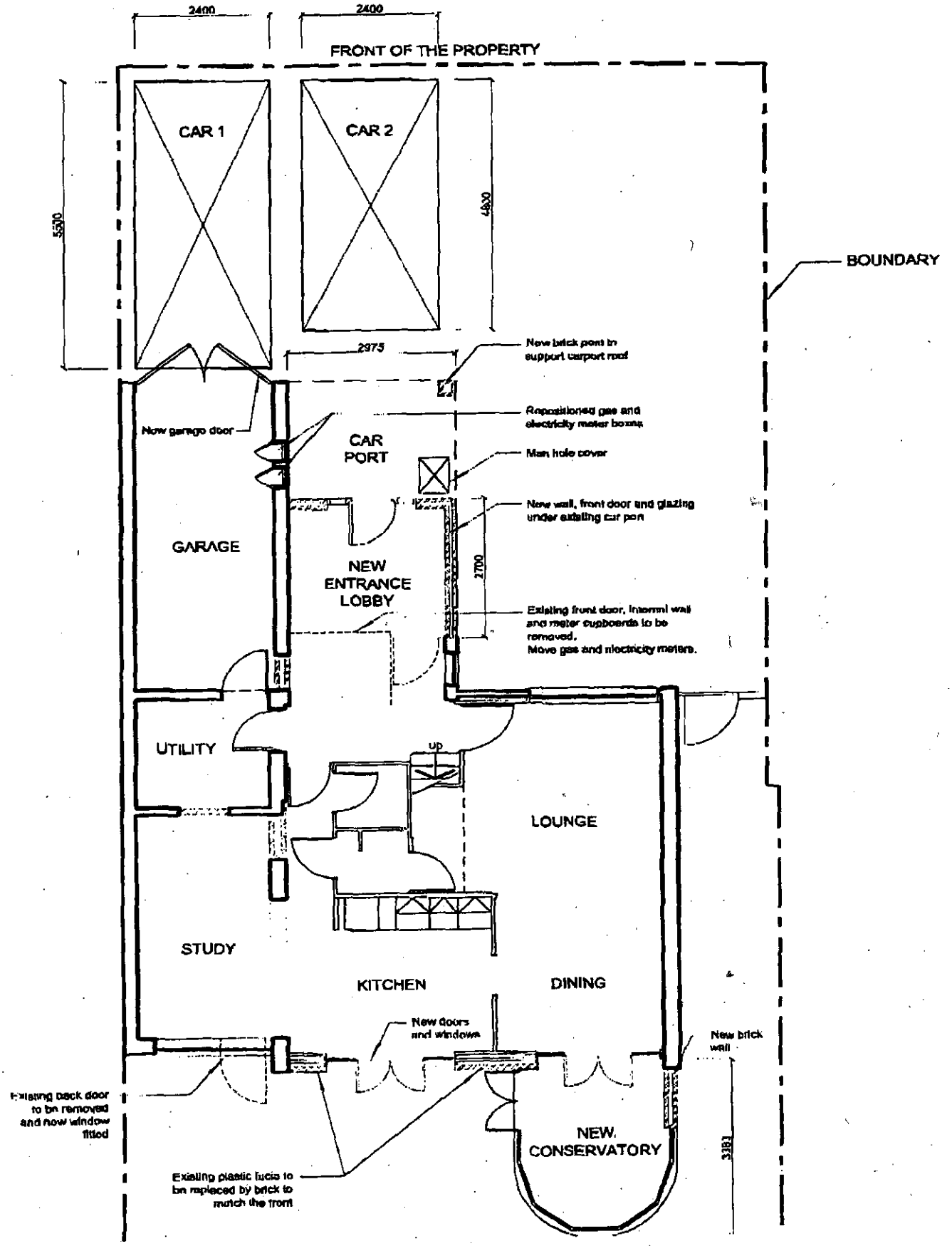
F/2002/6481 54, Fi... 0118 931 0166 NARGRAVE. RG10 8BA

ADDITIONAL PLAN

A) scale 1:100

SCALE 0 1 2 3 4 5 6

6481



MP

FROM: Louise Smith

DELEGATED

DATE: 08 May 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/6481

Proposal: Proposed single storey front extension to dwelling and single storey rear extension to form conservatory..

Site Address: 54, Fidlers Walk, Wargrave, Reading.

Applicant: Mrs N K Cooper .

Your observations are required in respect of this application **by 01/06/2002** .

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
30 MAY 2002
COPIES TO | ACK:
FILE:

No objection .

SIGNED: _____ DATE: 20/5/02

Clerk To Wargrave Parish/Town Council.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 15th May 2002
My ref: LS/F/2002/6481

Mrs N K Cooper
54 Fidlers Walk
Wargrave
Berkshire
RG10 8BA

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

Dear Mrs Cooper

RE: APPLICATION F/2002/6481

I write with reference to the above application. Our Highways Department has requested a plan showing 2 car parking spaces for the property. Spaces should measure 4.8m by 2.4m, and 5.5m by 2.4m in front of a garage.

Please can you submit these plans to me no later than the 24th May 2002.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

Louise Smith
Planning Officer

FROM: Louise Smith

DELEGATED

DATE: 08 May 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/6481

Proposal: Proposed single storey front extension to dwelling and single storey rear extension to form conservatory..

Site Address: 54, Fidlers Walk, Wargrave, Reading.

Applicant: Mrs N K Cooper .

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
20 MAY 2002	
COPIES TO	ACK:
	FILE:

Your observations are required in respect of this application **by 01/06/2002** .

No objection .

SIGNED: _____ DATE: 20/5/02

Clerk To Wargrave Parish/Town Council.

Reply Req

PLANNING SERVICES	HPT 56687
POL	VLS
DC LS	ENF
APP	
C	
22 MAY 2002	
COPIES TO	ACK
	INT

The Toy Box
54 Fidlers Walk
Wargrave
Berkshire
RG10 8BA

20th May 2002

Louise Smith – Planning Officer
Environment Services Department
Planning Services
P O Box 157
Shute End Wokingham
Berkshire RG40 1WR

RE: APPLICATION F/2002/6481

Dear Louise

I hope you had a good holiday.

We are in receipt of a copy of a letter, to you, from our neighbour Mr Giles Powell – 53 Fidlers Walk, Wargrave regarding our proposed planning application.

Mr Powell has discussed his concerns with us regarding privacy. In principle we would be willing to increase the height of the fencing, but is this allowed?
A 2.44m (eight-foot) fence seems a bit drastic. At present, the existing 1.83m (six-foot) fence already gives privacy to their ground floor.

Would you be kind enough to advise us of what should be done? In the event of planning permission being required for two higher fence panels, could this be an addition to our existing application?

Please do telephone me if you feel a verbal explanation would help. I can be reached daily on our home telephone number 0118 9401377 or mobile number 07740 512 322.

Thanking you again for your assistance with regard to our application

29/5
Contacted
Mrs Cooper
to explain

Yours sincerely

Mrs Nikki Cooper

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 08 May 2002

Application Number: F/2002/6481

Proposal: Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Parish: WARGRAVE PARISH

Site Address:
54, Fidlers Walk, Wargrave, Reading.

Applicant:
Mrs N K Cooper .

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).

Highways request a revised plan showing the parking available for the property. Spaces to be 4.8m by 2.4m minimum.
(5.5m by 2.4m in front of garage).

Signed: _____ **Print name:** AC 9/5/02

ADDRESS 54, FIDLERS WALK. PARISH WARGRAVE

PLOT No. 72 ORD. SHEET No. SU. 7978 (21)

BUILDER

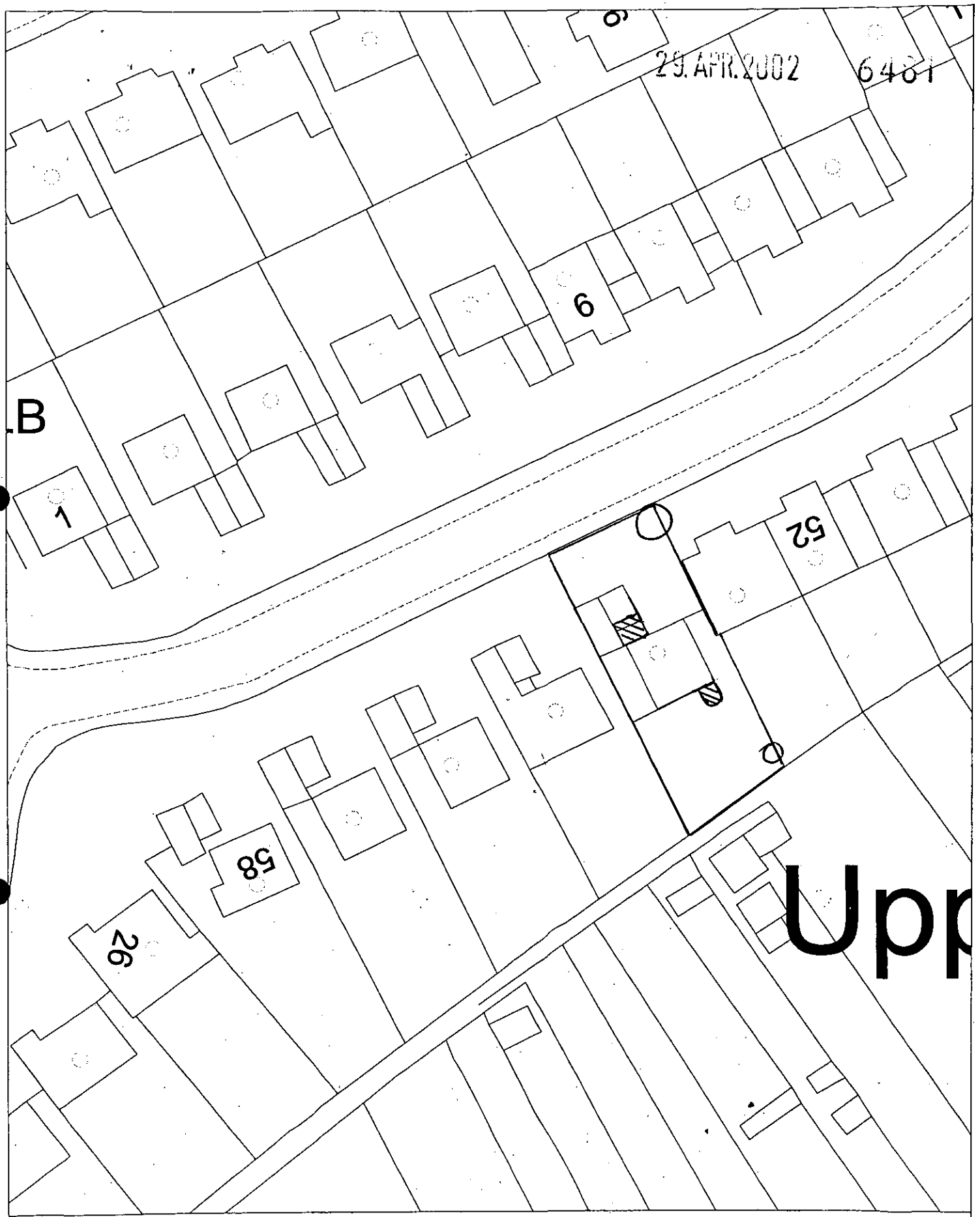
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/306/61	Mrs J Dentry	Outline Res Dev.	12 12 61	N/A C/A
121/63	J McLean & Son Ltd	Layout 62 houses	4 10 63	N/A C/A
PD 650/63	" "	Details " "	28 11 63	App N/A
27/65	" "	65 dwellings	3 5 65	N/A C/A
PD 179/65	" "	Details " "	13 5 65	App N/A
BR10187	MR & MRS A. WRIGHT	S/STOREY EXTENSION	31.1.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PdEng - Alts to carport - Mr Cooper - 5/4/02 PPreq

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 17 April 2002

N
W E
S

29. APR. 2002 6481



Site Plan, Scale: 1 to 2500

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Date: 17 April 2002

N
W E
S

* PRE-APP ATTACHED *

Application Number : F/2002/6481	**Map No :** 21
Case Officer : LS	**Site Area :** 0 04
Valid Date : 29.4.02	**Received Date: 29/04/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Location : 54, Fidlers Walk, Wargrave, Reading.

Parish : WA **Ward : WAR** 8.5.02 B.

Applicant : Mrs N K Cooper .

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8.5.023

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

OTHERS

(Note to officer: Site is in a Groundwater Protection Zone - See guidance notes from Conrad Moore re planning informatives)

Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
		129VICTORIA ROADREADING	RG108AG
		131VICTORIA ROADREADING	RG108AG
		4FIDLERS WALKREADING	RG108BA
		5FIDLERS WALKREADING	RG108BA
		53FIDLERS WALKREADING	RG108BA
		54FIDLERS WALKREADING	RG108BA
		55FIDLERS WALKREADING	RG108BA
		6FIDLERS WALKREADING	RG108BA
		133VICTORIA ROADREADING	RG108AG

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

Tel: (0118) 974 6463

Date: 08 May 2002

My ref: F/2002/6481

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6481
54, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

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/2002/6481**
54, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.
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 Etheridge

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

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

Tel: (0118) 974 6463

Date: 08 May 2002

My ref: F/2002/6481

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6481
54, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6481**
54, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.
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 Browne
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6481

Proposal:
Proposed single storey front extension to dwelling and single storey rear extension to form conservatory.

Location:
54, Fidlers Walk, 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 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/2002/6481 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 01/06/2002. 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

08 May 2002

6481

Environmental Services

For office use only.
Application number:

29. APR. 2002 6481

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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	MRS. N K COOPER THE TOY BOX 54 FIDLERS WALK WARGRAVE BERKS RG10 8BA
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.	THE TOY BOX 54 FIDLERS WALK WARGRAVE BERKS RG10 8BA
4	Give brief details of the proposal for example, two storey side extension About the application	NEW CONSERVATORY AT REAR & EXTEND FRONT DOOR UNDER CAR PORT
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
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: 3	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	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 22/4/02

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

ADDRESS 54, FIDLERS WALK. PARISH WARGRAVE

PLOT No. 72 ORD. SHEET No. SU. 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/306/61	Mrs J Dentry	Outline Res Dev.	12 12 61	N/A C/A
121/63	J McLean & Son Ltd	Layout 62 houses	4 10 63	N/A C/A
PD 650/63	" "	Details " "	28 11 63	App N/A
27/65	" "	65 dwellings	3 5 65	N/A C/A
PD 179/65	" "	Details " "	13 5 65	App N/A
BR10187	MR + MRS A. WRIGHT	S/STOREY EXTENSION	31.1.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEng - Alts to carport - Mr Cooper - 5/4/02 PPreq

DRAINAGE

ADDRESS 54, FIDLERS WALK. PARISH WARGRAVE

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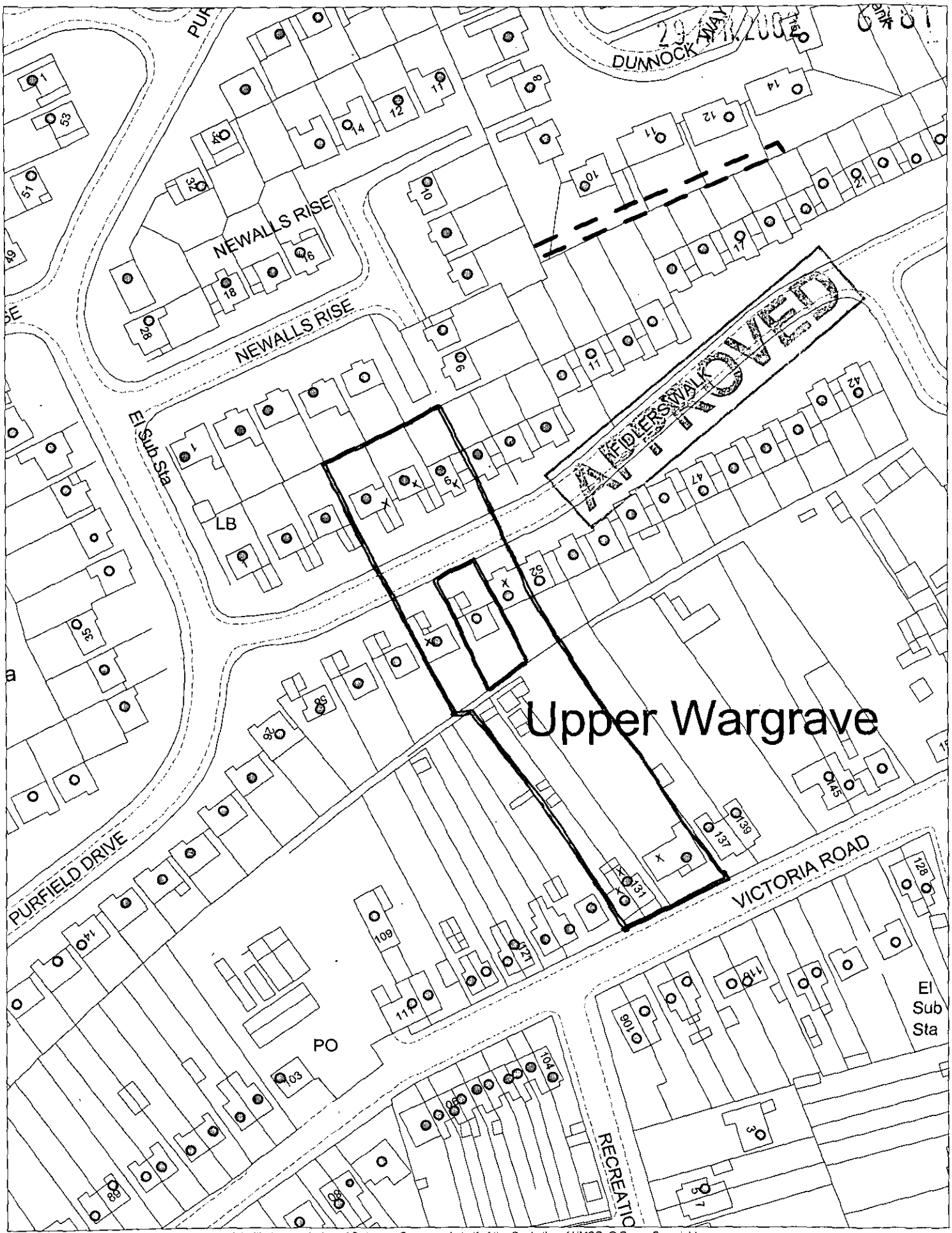
LBC 10167	MR+MRS A WRIGHT	SUNDRY EXTENSION	31.1.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEVQ - Alts to carport. Mr Cooper - 5/4/02 PPreq

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2002

Scale: 1 : 1250

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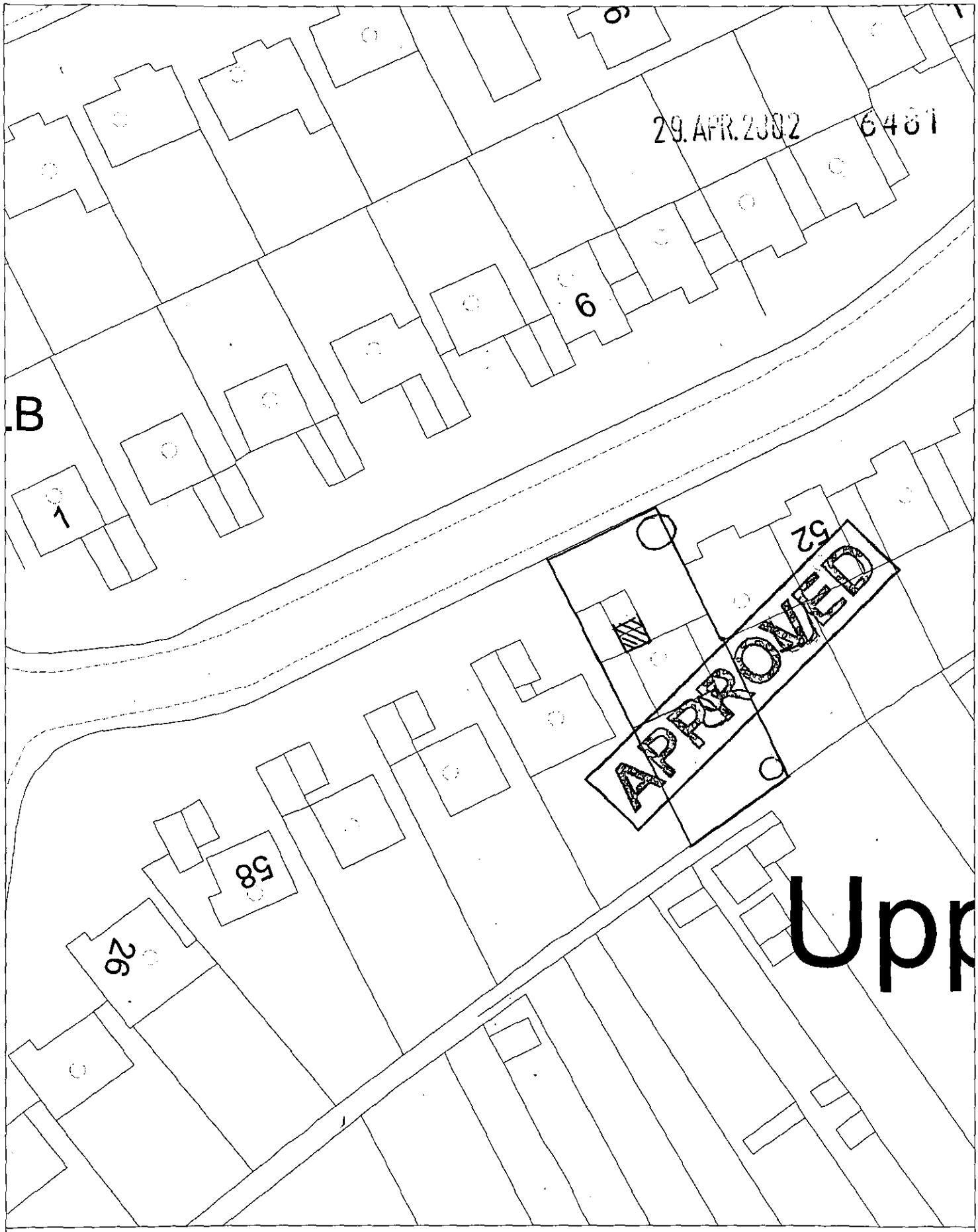

Site Plan, Scale: 1 to 500

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Date: 17 April 2002

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S

F/2002/6481 54, Fi... 0118 931 0166, NARGRAVE. RG10 8BA

ADDITIONAL PLAN

A) scale 1:100

SCALE 0 1 2 3 4 5 6

6481

