APPLICATION NO:
LB/2001/5396

LOCATION:
102 High Street, Wargrave Reading.

APPLICANT:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS

PROPOSAL:
Proposed two storey rear extension to listed building.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Helen Pollock**

508

010

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs Pitcher
C/O Clive Pedlar FRICS
Old Farm Cottage
East Chalderton
Andover
Hants
SP11 8LR

Application Number: LB/2001/5396

Parish: **WARGRAVE**

Location: **102, High Street, Wargrave, Reading.**

Proposal: **Proposed two storey rear extension to listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Detailed drawings in respect of the new joinery shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason
1. In pursuance of Section 18 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Reason
2. In order to safeguard the special architectural or historic interest of the building.

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Informative
1. This permission relates to the application as amended with revised plans numbers 1441/07 B, 1441/8 B and 1441/9 B submitted to the Local Planning Authority on 14th March 2002 and does not approve the proposals as originally submitted.

Informative
2. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WHE13, WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

ORCHARD END.

ADDRESS 102, HIGH STREET PARISH WARGRAVE.

PLOT No. LISTED BUILDING ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03459	Mrs J. Seed	Alterations to access	27 11 75	N/A Ref
04255	"	"	15.3.76	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date June 7, 2002
My ref. HS/PP/LB/2001/5396

Clive G E Pedlar F R I C S
Chartered Building Surveyor
Old Farm Cottage
East Cholderton
Andover
Hampshire
SP11 8LR

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
http://www.wokingham.gov.uk

Dear Mr Pedlar

ORCHARD END, 102 HIGH STREET, WARGRAVE

Thank you for your letter dated 14 May 2002 which has been forwarded to me for comment.

I have had another look at the basement area and of course you are quite right about the openings into which you are proposing to add doors and the architraves.

As the basement, like many other houses of this period, was built to a lower standard and specification, I suggest frames not linings are fixed to the existing and new openings with beads not architraves as I had previously suggested.

If you agree with the above suggestion you could provide a standard door frame and bead detail to discharge this condition of the approval.

Yours sincerely

HAROLD SANDERS
Conservation Architect

CLIVE G.E. PEDLAR, F.R.I.C.S.
Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 651 6712 54

PLANNING SERVICES	
POL	TLS
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APP	
CS	
16 MAY 2002	
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	FILE:

14 May 2002

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1NR

Your Ref: LB/2001/5389

Dear sirs

Re: Orchard End, 102 High Street, Wargrave

I acknowledge receipt of your recent communication regarding details to joinery. ? FROM WHOM ?!

You have indicated on the plan that you returned to me that the door mouldings and architraves should be to match existing.

The door openings in the basement do not have architraves but comprise frames set within the brickwork. There are no doors in the basement and therefore nothing to match.

So far as the rest of the house is concerned the doors are all of different patterns, there being no predominant style. Some of the door shave four panels, some six, others are flush with single panels planted on. Architraves too, because of the varying stages of development of the property are of different designs and sizes. There is no predominant architrave to match.

I have made some amendments to Drawing 1441 4.1 Now Revision A showing door mouldings and architraves suggested for your approval.

Yours sincerely

C L Pedlar

Clive G E Pedlar FRICS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~19 NOV 2001~~ 03 DEC 2001	Map No. 21 ... Site CH
Officer: HP | Application No. LB | 2001 | 5396	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) PROPOSED TWO STOREY REAR EXTENSION TO LISTED BUILDING

Location: 102 HIGH STREET

Parish: WARGRAVE Ward: Wargrave. 5.12.01

Applicant: MR/MRS PITCHER

Fee Received..... 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	Show proposed dev. + parking Scale?	27/11	✓ 3/12
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	Other side elevation.	27/11	✓ 3/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ... Wargrave

Listed Building 1 (2) 2*

Advertisement Required ... Listed Building in Conservation Area

---

Date Site Notice Sent : 5.12.017 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 .....
The Victorian Society .....
Ancient Monuments Society .....
Society for Prot of Ancient Buildings re: demolition of part of the principal building.
Council for British Arch. .....
English Heritage
RCHME

Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Note to officer: Site lies within a Groundwater Protection Zone)

.....

.....

Pre-apps attached to full application.

NEIGHBOURS:

SN + see map.

1772A

WOKINGHAM DISTRICT COUNCIL APPLICATION NUMBER 03/DEC/2001* 5596

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *~~have~~ has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of all the persons, other than *~~myself~~ himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *~~have~~ has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed C L Pedder FRICS

*On behalf of Mr & Mrs N. Pitcher

Date 16th November 2001

* Delete where inappropriate

ORCHARD END.

ADDRESS 102, HIGH STREET PARISH WARGRAVE

PLOT No. LISTED BUILDING ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03459	Mrs J. Seed	Alterations to access	27 11 75	N/A Ref
04255	"	"	15.3.76	N/A App

1871/A

WOKINGHAM DISTRICT COUNCIL

03.DEC.2001 * Application No. * 5396

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME Mr + Mrs N. Pitcher
   ADDRESS 102. High Street Wargrave
   POST CODE RG10 8DE
   PHONE 0118 9402 424

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME Clive Pochin FRICS
   ADDRESS Old Farm Cottage East Cholderton Andover Hants
   POST CODE SP11 8LR
   PHONE 01264 772377

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION 102 High Street Wargrave

   (b) What type of building, e.g. barn , dwelling, does the Application relate to.
   BUILDING TYPE Dwelling

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE Dwelling

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   5 sets

---

5. Applicants interest in land?
   e.g. owner, lessee, potential purchaser
   Owner

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   Two storey rear extention

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   Pebble dash render to match existing building

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☒
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☒
(b)	Demolition of a building in the curtilage of the principal building	☐	☒
(c)	Demolition of a part of the principal building	☒	☐
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☒	☐
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☒

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed? 1144 m³
(b) What is the cubic content of the part to be removed? 2.18 m³
(c) What was the date (approx.) of the erection of the section to be removed? Not known

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. No

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed C L Bull on behalf of Mr & Mrs N. Pitcher

Date 16/11/07

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 05 December 2001 06 DEC 2001

Application Number: LB/2001/5396

Proposal: Proposed two storey rear extension to listed building..

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

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

NO 102 HIGH ST. IS A LISTED BUILDING, SET BACK FROM THE ROAD PART OF AN ORIGINAL HOUSE EARLY C19, EXTENDED IN C20. WITH A FLAT ROOF AND LARGE LANTERN LIGHT. AND DIVIDED INTO TWO UNITS. A RECENT ADDITION OF THE CLOAKROOM IS NOT A PARTICULARLY SENSITIVE DESIGN AND THE DETAILING DOES NOT REFLECT A BUILDING OF THIS PERIOD OR STATURE.

THE PROPOSAL AT GROUND FLOOR IS TO RELOCATE THE KITCHEN TO THE REAR OF THE PROPERTY AND WITH A NEW DINING AREA PROVIDE A VISUAL LINK WITH THE GARDEN.

THE EXISTING GROUND FLOOR PLAN SHOULD INCLUDE THE WHOLE OF THE BUILDING TO CLARIFY THE WHOLE OF THE DWELLING TO CLARIFY THE EXTENT OF THE WORK INCLUDING THE NEW USE FOR THE PRESENT KITCHEN.

AT FIRST FLOOR IT IS PROPOSED TO ADD AN EXTRA BED ROOM WITH ENSUITE BATHROOM OVER THE EXISTING SINGLE STOREY EXTENSION.

I CONSIDER THE PROPOSAL COULD HAVE A MINIMAL VISUAL IMPACT ON THE ADJOINERS PROPERTIES AND ITS FORM COULD ENHANCE THE RELATIONSHIP BETWEEN THE LISTED BUILDING AND ITS SETTING WITHIN THE VERY PRIVATE GARDEN.

I THEREFORE SUPPORT THE PRINCIPLE OF THE PROPOSAL SUBJECT TO THE ADDITIONAL INFORMATION AND DETAILING OF ROOF, EAVES WINDOWS DOORS AND NEW FLAT ROOF & VENT PIPE

THE VISUAL IMPACT ON THE HIGH ST AND CONSERVATION AREA WILL BE MINIMAL.

Harold Sanders

14. DEC. 01.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2001/5389

Proposal:
Proposed new windows in existing opening of listed building plus internal alterations to basement.

Location:
102 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 21/12/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected 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)

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 before **11/01/2002**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 21/12/2001

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2001/5396

Proposal:
Proposed two storey rear extension to listed building.

Location:
102 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 21/12/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
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Date: 21/12/2001

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16 JAN 2002
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ENGLISH HERITAGE
SOUTH-EAST REGION

Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Slough SL1 2HN

Our ref: LB/2001/5396
Your ref: WO/39147

Direct dial: 01483 252 029

f.a.o. Helen Pollock

9th January 2002

Dear Ms Pollock

Notification under Environmental Circular 14/97
Application for Listed Building Consent

Address: 102, High Street, Wargrave

Thank you for notifying English Heritage about this application for listed building consent. This is a case with which we think your professional staff is fully able to deal.

Should your officers nevertheless need further guidance please do not hesitate to contact me again.

Where the plans and drawings change after we have been notified, it would be helpful if you could draw these changes to the attention of this office.

Drawings: 1441/07A; /08A; /01; /09; /06.

Yours sincerely

Matthew Bailey

pp Graham Steaggles
Historic Areas Adviser
South East Region

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

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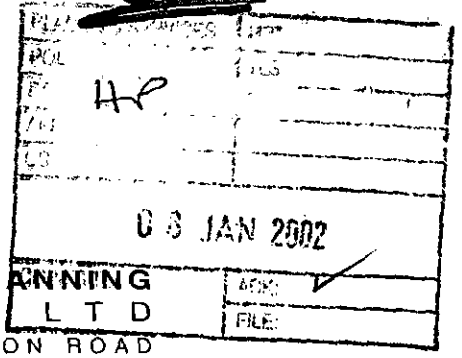

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS374

07 January 2002

Ms H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Pollock

RE: 102 HIGH STREET, WARGRAVE
APPLICATIONS F/2001/5394 AND LB/2001/5396

I am writing on behalf of Mr & Mrs Smelt, who own and occupy 100 High Street, Wargrave, which adjoins the application property. I would like to raise the following objections on behalf of Mr & Mrs Smelt:

- The plans are incomplete. Nos. 100 and 102 form a single building, which is not conventionally sub-divided into 2. In particular, the proposed floor plans and elevations do not show windows in the rear elevation of no. 100, which look out on to the flat roof above the living room of no. 102. If these windows were shown on the plans, especially the landing window, it would be clear that the occupiers of no. 102 could step out on to the flat roof above the living room and look directly into the windows and the garden and patio areas at the rear of no.100. It is requested that more information is shown on the plans to illustrate this point, which constitutes unacceptable overlooking and loss of privacy.

- The first floor extension shows a door opening on to the flat roof, which would provide much easier access than currently exists. There is currently a small access door, which faces the rear garden of no. 102 and provides limited access to the flat roof for maintenance, etc. However, the creation of a more substantial doorway facing no. 100 would, inevitably, lead to far greater use, by the residents of no. 102, of the flat roof/balcony area. This would lead to overlooking and loss of privacy for the occupiers of no. 100, as people on the flat roof would be able to look in through their windows and out over their rear garden and private patio area. For reasons of loss of privacy and overlooking, we consider that the proposal is unacceptable.

- If the proposed doorway on to the flat roof were blocked up, this would also be unacceptable, as it would present a long blank wall when viewed from no. 100, which would have an overbearing impact upon the occupiers of no. 100. In

addition, the blank wall would present an intrusive and unattractive elevation when viewed from the rear of other properties in the High Street, Station Road and Church Street. For these reasons, we consider that a first floor extension is inappropriate and should not be permitted.

- In addition, the design of the first floor extension, with a hipped roof, is extremely bland and of modern appearance. Given that this is a Listed building in a Conservation Area, much more thought should have gone into the design. A recent meeting of the Parish Council considered that the whole harmony of the 250 year old building would be adversely affected by such an incongruous and inappropriate extension.

- The single storey extension at the rear of the kitchen is also unacceptable in that, coupled with the first floor extension, it would intrude further into the undeveloped area behind the existing, and well established, building line at the rear of the property. It would also offer, by way of its flat roof, further opportunities for overlooking of the rear garden of no. 100. It is believed that both the Parish and District Council's have policies, which seek to discourage the use of flat roofed extensions.

- In summary, the proposed extensions should be refused permission for reasons of: adverse impact upon the privacy and quality of life of the occupiers of no. 100 and inappropriate impact upon the character and appearance of the Listed Building and Conservation Area.

It is hoped that these comments can be given due consideration by yourself and that permission should not be granted for either of these applications. As discussed with you on the telephone, I would appreciate it if you could arrange to view the proposal from Mr & Mrs Smelt's property. Please telephone me so that we can arrange a convenient time and date for the visit. I look forward to hearing from you.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc Mr & Mrs Smelt

CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

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14 February 2002

Miss H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Woingham
Berks
RG40 1NR

Dear Miss Pollock

Re: Application Number F2001/5394 and LB2001/5396 - 102 High Street Wargrave

Thank you for spending time with Neill Pitcher and myself on Tuesday February 12th. It was good of you to explain to us the stumbling blocks with the application and the concerns expressed by others affected by the application.

In line with the decisions arrived at between us, I now enclose herewith drawings showing the much reduced first floor proposals. 4.5 metres maximum from the back wall to the limit of the outside of the extension. As you will see this is a little cramped however will provide my client with the additional space he so desperately needs.

I have incorporated a small bay on the back wall which I think does reflect the angles that Mr Saunders was concerned about.

I know that you set a limit of a possible 4.5 metres however you will see from the drawings that there is a load bearing existing wall just 200mm further on. Rising off the existing wall would certainly present a lot less problems. It would also be structurally sound.

I know that you now wish to re-consult with the objectors and their representatives. Is there any more that I can do or any more information you need or drawing copies etc? If so please let me know.

Yours sincerely

Clive G E Pedlar FRICS

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DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS374

02 April 2002

Ms H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Pollock

RE: 102 HIGH STREET, WARGRAVE
APPLICATIONS F/2001/5394 AND LB/2001/5396

I am in receipt of your letter dated 19 March regarding the submission of revised plans with respect to the above site. I have studied the submitted revised plans and I have the following comments to make:

- The block plan on drawing 1441/9B has not been amended to match up with the other plans, which show the first floor extension reduced in depth from 7.5 metres to 4.5 metres. This plan needs to be amended.

- Although the first floor extension has been reduced in depth, it is still proposed to be of some considerable size. When viewed from the drawing room and the patio of no. 100, the extension will have an overbearing and obtrusive impact. As it is to the south of no. 100, it will also result in additional overshadowing and loss of light. For these reasons, we believe that the extension should not be approved at first floor level.

- The north flank elevation on drawing 1441/9B shows a window in the north-facing elevation of the first floor extension, which would serve a short corridor to the proposed bedroom. This window is a considerable cause of concern to Mr & Mrs Smelt, as it will offer the opportunity for overlooking of their main bedroom, drawing room and garden patio area. As the main window to the bedroom is in the west-facing elevation, there would seem to be no need for this window in the north facing elevation, which would generate relatively little light anyway. It is suggested that this window could be deleted, without harming the scheme and this would remove the possibility of overlooking in this instance.

- With regard to the large, west-facing window to the proposed bedroom, it must be specified that this is not to be a French or patio style window, which could provide access on to the flat roof above the extended kitchen. It must be specified that this is a window only and not an access to the flat roof. This is to ensure that occupiers of no. 102 do not use the flat roof area to the detriment of the amenities of no.100 by way of additional overlooking.

- Whilst our view is that permission should not be granted, which was also the view of Helen Pollock in a telephone conversation we had on 29 January, it is accepted that the council may have promised the applicant permission, given that these revised plans have been submitted at the 11th hour. If this is the case, then it is wholly unacceptable to the occupiers of no. 100. The advice they were given on 29 January was that the application was likely to be refused. If the proposal is allowed to go ahead after this advice was given, it would, in my view, constitute mal-administration by the council. It is likely that my clients will apply to the Local Government Ombudsman for compensation if the proposal is given the go-ahead.

- Notwithstanding the above, if the extensions are allowed, it is extremely important that the privacy and amenities of the occupiers of no. 100 are taken into account and preserved. Therefore, conditions should be placed on the consent removing the window in the northern elevation and ensuring that the large window in the west elevation is not used for access on to the flat roof. A further condition should be placed on the consent requiring that any additional openings in either of the extensions should be subject to a new planning application to be submitted to the council. It is hoped, however, that this will not be necessary.

I trust that the above comments can be taken fully into account when the application is determined. It will be clear to you that Mr & Mrs Smelt of no. 100 are still extremely dissatisfied with the proposal in terms of overlooking, overbearing impact and loss of light.

We would like to reiterate most strongly that, in our opinion, these applications should be refused. However, if, for any reason, permission is granted, suitable conditions must be placed on the consent, as explained above.

I would appreciate it if you would let me know when you have finalised your recommendation with regard to this site. I look forward to hearing from you in the near future.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc R Smelt Esq

Date: 19 March 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5396 20 MAR 2002

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to listed building.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: Projection of first floor extension reduced to 4.5m. Drawing nos: 1441/07B, 1441/8B, 1441/9B.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

THE EXTENT OF PROJECTION, FROM THE REAR OF THE LISTED BUILDING, THE EAVES AND RIDGE LINES HAVE ALL BEEN REDUCED TO MINIMISE THE VISUAL IMPACT ON THE ADJOINING PROPERTY AND HOST BUILDING.

THE GROUND FLOOR EXTENSION HAS ALREADY BEEN ACCEPTED AS AN ENHANCEMENT TO THE PREVIOUSLY EXTENDED PART OF THE LISTED BUILDING.

ANY CONCERNS ON OVERLOOKING COULD BE ADDRESSED BY OBSCURE GLASS TO THE WINDOW ADJOINING THE STEPS LEADING TO THE NEW BEDROOM.

Harold Sanders 04.04.02.

Orchard End
102 High Street
Wargrave
Berks. RG10 8DE

Tel: 0118 940 2424

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14 March 2002

Ms H. Pollock
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham, Berks.
RG40 1WR

Dear Ms Pollock,

Planning Application No. F/2001/5394 and LB/2001/5396
102 High Street, Wargrave

I understand from Clive Pedlar that you have now received the plans and elevations showing the revisions to the proposed first floor extension at the rear. My reason for writing is to point out that as the proposed extension has been so substantially reduced, it could no longer become the principal bedroom and therefore the alterations to Bedrooms 1 and 3 as shown on Drawing No. 1441/07 are no longer intended. The existing bathroom will remain en suite with Bedroom 1. I have tried to contact you on the telephone in order to ascertain whether you will require a further amendment to the plans to show this or whether this letter will be sufficient explanation. *

Whilst writing, I should be grateful if you could let me know when we may hear the outcome of our application No. LB/2001/5389.

I look forward to hearing from you.

Yours sincerely,

Neill Pitcher

Neill Pitcher

* We have spoke since.

FROM: Helen Pollock

DATE: 05 December 2001

DELEGATED

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WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2001/5396

Proposal: Proposed two storey rear extension to listed building..

Site Address: 102, High Street, Wargrave, Reading.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Your observations are required in respect of this application **by 29/12/2001** .

The door is inappropriate

Concerns have been expressed concerning the loss of privacy and light.

The extension will detract from the harmonious aspect of the entire building.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 05 December 2001 06 DEC 2001

Application Number: LB/2001/5396

Proposal: Proposed two storey rear extension to listed building..

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

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

NO 102 HIGH ST. IS A LISTED BUILDING, SET BACK FROM THE ROAD PART OF AN ORIGINAL HOUSE EARLY C19, EXTENDED IN C20. WITH A FLAT ROOF AND LARGE LANTERN LIGHT. AND DIVIDED INTO TWO UNITS. A RECENT ADDITION OF THE CLOAKROOM IS NOT A PARTICULARLY SENSITIVE DESIGN AND THE DETAILING DOES NOT REFLECT A BUILDING OF THIS PERIOD OR STATURE.

THE PROPOSAL AT GROUND FLOOR IS TO RELOCATE THE KITCHEN TO THE REAR OF THE PROPERTY AND WITH A NEW DINING AREA PROVIDE A VISUAL LINK WITH THE GARDEN.

THE EXISTING GROUND FLOOR PLAN SHOULD INCLUDE THE WHOLE OF THE BUILDING TO CLARIFY THE WHOLE OF THE DWELLING TO CLARIFY THE EXTENT OF THE WORK INCLUDING THE NEW USE FOR THE PRESENT KITCHEN.

AT FIRST FLOOR IT IS PROPOSED TO ADD AN EXTRA BED ROOM WITH ENSUITE BATHROOM OVER THE EXISTING SINGLE STOREY EXTENSION.

I CONSIDER THE PROPOSAL COULD HAVE A MINIMAL VISUAL IMPACT ON THE ADJOINING PROPERTIES AND ITS FORM COULD ENHANCE THE RELATIONSHIP BETWEEN THE LISTED BUILDING AND ITS SETTING WITHIN THE VERY PRIVATE GARDEN.

I THEREFORE SUPPORT THE PRINCIPLE OF THE PROPOSAL SUBJECT TO THE ADDITIONAL INFORMATION AND DETAILING OF ROOF, EAVES WINDOWS DOORS AND NEW FLAT ROOF & VENT PIPES.

THE VISUAL IMPACT ON THE HIGH ST AND CONSERVATION AREA WILL BE MINIMAL.

Harold Sanders

14. DEC. 01.

See Part One Plans.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 05 December 2001

Application Number: LB/2001/5396

Proposal: Proposed two storey rear extension to listed building.

Parish: WARGRAVE PARISH

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

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).

As per app no. 5394.

Signed: _____ **Print name:** AC.

Received by Wokingham District Council

Application No: LB/2001/5396

Proposal:
Proposed two storey rear extension to listed building.

Location:
102, High Street, 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 LB/2001/5396 to enable the library staff to locate the correct information.

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 29/12/2001. 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 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.

Head Planning and Transportation

05 December 2001

TO:DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 29/01/02

Location:
102 High Street Wargrave
Proposal:
Two storey rear extension to dwelling
Application Number: LB/2001/5396

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

Having considered the additional information and the proposal in relation to the adjoining property, I conclude that the ground floor extension could enhance the layout and accommodation of the property, and would not have an adverse impact on the neighbours or conservation area.

I do not consider an addition at first floor would encourage the additional use of the upper floor as a sitting area. Any possible overlooking could be resolved by the removal of the proposed door. If a window replaced the door, to minimise the access onto the roof, then it could be glazed with obscure glass.

However the additional mass of building at first floor will have a detrimental impact on the listed building, which was listed for its group value, within the Conservation Area. Any extension would dominate the rear of the existing building in scale and situation and therefore must be detrimental to its character.

Harold Sanders
Conservation Architect

CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

S2145

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17 January 2002

Miss H Pollock
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Miss Pollock

Re: 102 High Street, Wargrave - Application number F2001/5394 and LB 2001 5396

The applicants, Mr and Mrs N Pitcher have sent me a copy of the letter of objection written on behalf of the owner/occupier of 100 High Street.

On behalf of Mr and Mrs Pitcher I would like to address the points raised and put the issues into perspective.

A strong objection is raised to the door in the side of the new extension at first floor level Circumstances concerning the access to the flat roof area is not being altered. The existing and proposed doors are of standard usable width and the concern about the use of the flat roof area is unfounded. The neighbours' privacy will not be prejudiced in any way more than it may be considered to be at present. Nevertheless the neighbours' worries about the existing arrangements are understood and the applicant has expressed a willingness to discuss improving the proposal if necessary.

The objection to a blank wall (if the doorway were omitted) is overstressed. The flank of the proposed addition would be seen clearly from one window of the first floor projecting bay of Number 100. However, the angle at which it could be viewed from the ground floor however would obscure the majority of the lower part of that wall so that only the eaves and roof were visible from inside the house.

It is difficult to reconcile the comments about a blank wall being unattractive from other properties when the Ordnance Survey sheet is consulted. Some of the positions cited are on the remote side of the extension from where the wall would be visible.

The roof design was changed from its original concept after discussion with the Conservation Officer. The hip is incorporated to reduce bulk and light obstruction.

The flat roof over the single storey extension is accessible through a window for maintenance purposes only. It is not a roof terrace and is certainly not intended to afford a facility for overlooking neighbours' gardens.

A properly constructed flat roof is as reliable and efficient as a pitched roof. However the proposal does reduce the overall flat roof area from that which exists.

I hope that the above clarifies the objections from the applicants' perspective. They are, however, willing to discuss issues arising from the application and will be happy to meet for that purpose.

Yours sincerely



Clive G E Pedlar FRICS

Date: 19 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5396

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to listed building.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: Projection of first floor extension reduced to 4.5m. Drawing nos: 1441/07B, 1441/8B, 1441/9B.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Date: 19 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5394

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: Projection of first floor extension reduced to 4.5m. Drawing nos: 1441/07B, 1441/8B, 1441/9B.

Comments are required by 29/03/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2001/5374 (Planaps) / LB/2001/5396 (Ludhouse) Date Rec. 14/03/02

Location: 102 High St

Parish Worgrave

Applicant: Mr Pitcher

Description of attached plans Revised plans showing projection of proposed 1st floor extension reduced to 4.5m.

Drawing No's: 1441/07 B, 1441/8 B, 1441/9 B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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) Harold. ✓
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: Mr & Mrs Smeet - 100 High St, Worgrave

Mr J Bailey, DLP, 10 Denton Rd, Wokingham. 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 Helen P.

Consultations Sent by Admin. on 19.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

CLIVE G.E. PEDLAR, F.R.I.C.S.
Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

11 March 2002

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Ms Helen Pollock
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
5394
5396

Dear Ms Pollock

Re: Orchard End, 102 High Street, Wargrave - Mr N Pitcher

Following our meeting and various telephone conversations, I enclose herewith six copies of the revised drawing showing the much reduced first floor extension. At our meeting you set an absolute limit of 4.5 metres. In my letter sending you the first sketch I explained that the main load bearing wall was already in existence but that this was 200mm further on. I confirm that you were unwilling to extend by this small amount in order to get a safe load bearing situation over an existing wall. The extension would have been on a steel beam support but the reduced extension over the existing wall would have made life a lot easier and have been kinder to the building.

I hope that I have now interpreted the discussions that we have had correctly. The first floor is reduced to 4.5 metres from the face of the back wall, the windows in each flank are now long and thin and mirror the existing bathroom window approximately 500mm wide. The bay at the rear now reverts to a window as previous but a smaller version because of the smaller extension and reduced height.

Please do let me know if I have misinterpreted any of our discussions, otherwise I look forward to what we hope will be a favourable outcome.

Yours sincerely

Clive G E Pedlar FRICS

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

10th December 2001.

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Helen Pollock
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Helen,

APPLICATION LB/2001/5396
102 High St, Wargrave

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Roman and Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for Watching Brief enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Spoke to Kev Beachus 18/12/01 @ 2.47 who confirmed that no conds. would be required + to let his comments of the 7/12/01 stand.

HP.

Group Offices:
Aberdeen
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Brighton
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Cambridge
Cardiff
Chelmsford
Coventry
Croydon
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Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
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Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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102 HIGH ST, WARGRAVE, READING

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

102 HIGH STREET, WARGRAVE
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at 102 High St, Wargrave, at grid reference SU7846 7845.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/5396 submitted to Wokingham District Council, proposes a two storey rear extension to listed building.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The original settlement art Wargrave was south-west of the modern settlement centred on St. Mary's Church. However, following its granting of to the Bishops of Winchester in 1199, the village was moved to its current position and granted borough status in 1218. The application site lies close to the core of the planned settlement, close to an area of land that appears to have been laid out for burgage plots but was never occupied. As a consequence, the site has the potential to contain archaeological remains associated with the origins, development and decline of the planned urban settlement at Wargrave. The site also lies close to a possible Roman Road.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site

- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

HEET FOR : Helen Pollock

pplication Number : LB/2001/5396

Applicant : Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Location : 102, High Street, Wargrave, Reading.
Proposal : Proposed two storey rear extension to listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 28/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Consultation Responses :

Babtie : minimum impact on arch: record.

Highways: C/A

Conservation : Support proposals @ ground floor, Some concern over 1st floor impact on LB.

Parish : Concern over impact on neighbour + characte of listed building.

Cons : No objection

Revised Plans

Neighbours : 1x obj - overlooking, loss of privacy, overbearing, Intrusive, unattractive, Incongruo
(1x Support) also object to S/S also detrimental to LB.

Planning Issues :

(objections Still remain following revisions.

LB + CA
Neighbour
Street Scene.
highways

Application Number: F/2002/5396

The proposed development is a first floor rear extension and single storey rear extension to a large semi-detached listed building, within the conservation area of Wargrave.

The proposed first floor was to stand 5.6m to the eaves, 7.5m to the ridge and have a hipped roof; it was proposed to be 4.4m wide and 6.8m deep. It was however, considered that this proposal would have a detrimental impact on the listed building and the neighbouring property.

Revised plans were subsequently submitted on the 14/03/02 reducing the height of the proposal to 6.6m at the ridge and 5.2m to the eaves and reducing the depth of the proposal to 4.5m.

The single storey rear extension would be 3.4m long and 4.4m wide; with a flat roof to match existing standing 3.7m to the top of the decorative parapet.

The proposed extensions are intended to form an additional bedroom and en-suite at first floor level and a new kitchen and dining area at ground floor.

1. Impact upon neighbouring properties

The proposed development is 7.7m from the boundary with the adjoining property (No. 100) and the closest window facing the proposal is in excess of 10m from the proposal. The proposal as originally submitted could have had a detrimental overbearing impact on the adjoining property, however the revised plans have significantly reduced the bulk of the proposal, by reducing both the height and length, and it is now considered the proposals would have no significant impact upon the adjoining property.

2. Impact upon the street scene & character of the conservation area

Only 1.8m of the proposed first floor section of the development will be visible to the side of the main building and is designed to be in keeping with the existing dwelling and the character of the area. It is therefore considered that the proposed development would have no significant impact upon the street scene or conservation area.

3. Impact on Highway Safety

The proposed development will increase the number of bedrooms at the property from 4 to 5, so 4 off road parking spaces are required, this standard has been meet and providing the parking is permanently maintained there will be do detrimental impact on highway safety.

4. Impact on listed building

The proposed development has been designed to fit well with the architectural style of the listed building. The existing rear extension at the property will in the opinion of the conservation architect be enhanced by the proposed ground floor extension which will provide an improved link between the house and garden. The first floor extension has in the revised plans been carefully designed to reduce any impact to the building. It is considered that the proposals would have no detrimental impact on the listed building and the conservation architect supports the proposals.

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

Application Number LB/2001/5396
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007		Section 18(1) of planning (LB + CA) Act 1990
2	C190	R190	
3	C191	R191	Delete 'and/or Samples of materials, as appropreate' and 'Incluing full Sized moulding profiles'.
~~4~~	~~C044~~	~~R044~~	~~'first floor level or above'~~
~~5~~	~~C049~~	~~R049~~	
~~6~~	~~C122~~	~~R122~~	
~~7~~	~~C137~~	~~R137~~	~~'extension'~~
Informative for approvals			
N16			NO2 revised plans 1441/07B, 8B and 9B Rec'd 16.3.02
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WHE13, WBE1, WOS3.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. T Cureton
(Development Control Manager)

Date: 17/4/02

See notes over page

RECORD OF SITE VISIT

SITE ADDRESS: 102 High Street
Wargrave Reading.

APPLICATION NUMBER: LB/2001/5396

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Bedroom of 100 looks directly from bay window over the proposed existing flat roof ≈ 0.5m. Possibly some overlooking into bay. However observe glazing may overcome problem.

- loss ~~of~~ of view + possibly some light from lounge/study area.

---

raised patio Area in garden of 100. Would have view of proposed extension.

(overbearing?)

existing bay of 100 ≈ 2.5m

93753 x2

2·5m Yew hedge. S

Proposed to build above existing flat

roof @ 1st floor →

Rear garden enclosed with a 2·5m clipped yew hedge, some to be removed to allow ext. → no Impact.

- ground floor ext no Impact.
- Proposed 1st floor ext no Impact good ov stand from all neighbours.
- Proposed door @ 1st floor not a problem as roof area very small, + unable as balcony - only roof for existing sky light.

→ POS. Some ov looking of neighbour → speak to Nicola as she did pre app.

- level site

Applicationo	Name & Address
LB/2001/5396	C.N. & H.L. Lewington Tudor Cottage 104 High Street WARGRAVE RG10 8DE
LB/2001/5396	Mr & Mrs Smelt C/o Jim Bailey, Director Development Land & Planning Consultants Ltd Ritz Plaza House 10 Denton Road WOKINGHAM. RG40 2DX
Application Approved	Letters sent 24.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	P/2001/5394 + LB/2001/5396	HP
BUILDING CONTROL NUMBER.	FP 2002/3675 Andy Lee	
~~APPLICANT~~/AGENT	Clive Pedlar.	
ADDRESS OF SITE	102 High Street WARGRAVE	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

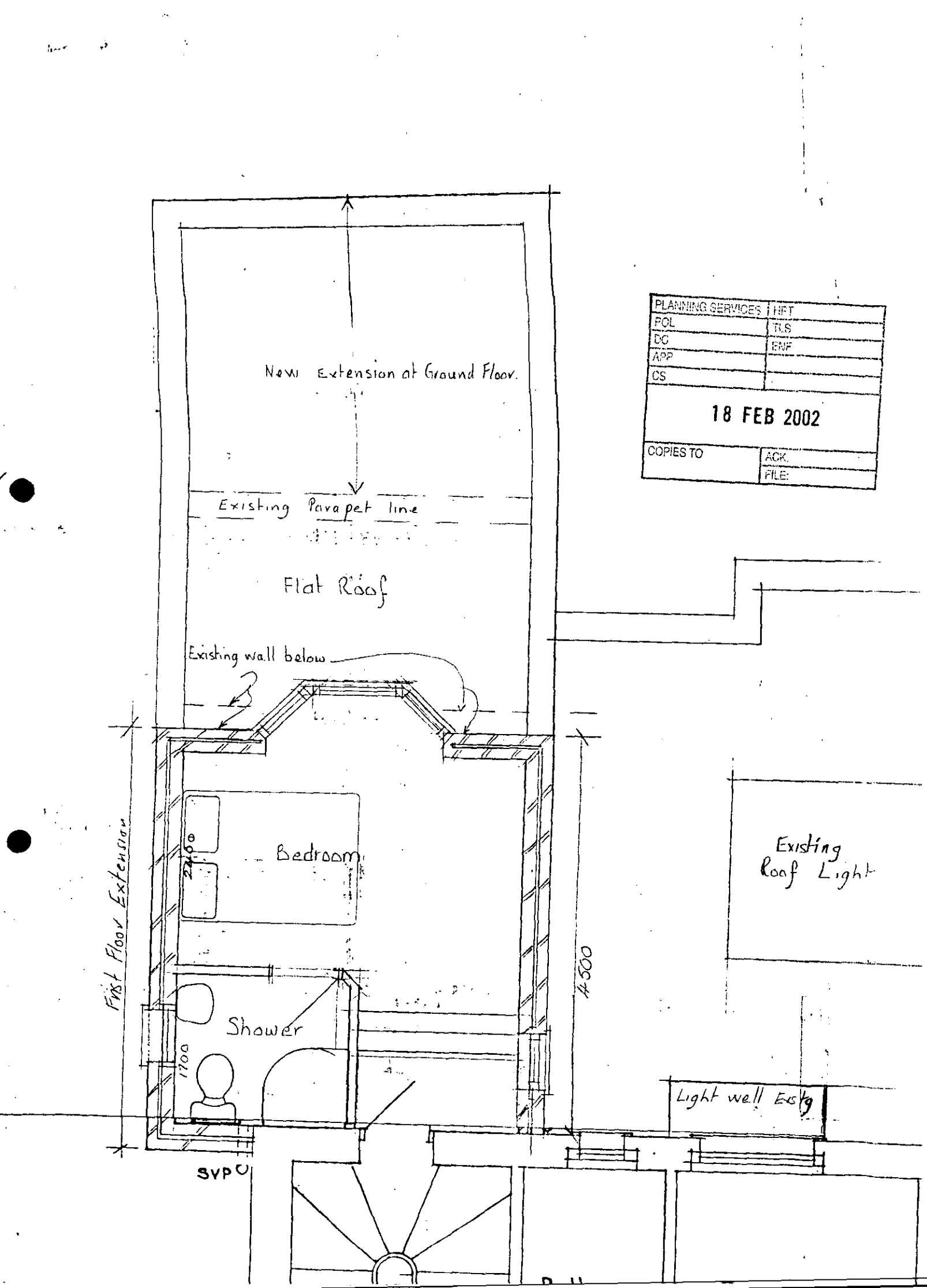
DRAWING NUMBERS	BC	DC
BLOCK PLAN	1441/9C	1441/9B.
ELEVATIONS	1441/8C	1441/8B
FLOOR PLANS	1441/07C	1441/07B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC -	slight alteration to bathroom	
DATE	18/12/02	

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	




New Extension at Ground Floor.
Existing Parapet line
Flat Roof
Existing wall below
First Floor Extension
Bedroom
2400
Shower
1700
4500
Existing Roof Light
Light well Existg
SVP
PLANNING SERVICES
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18 FEB 2002
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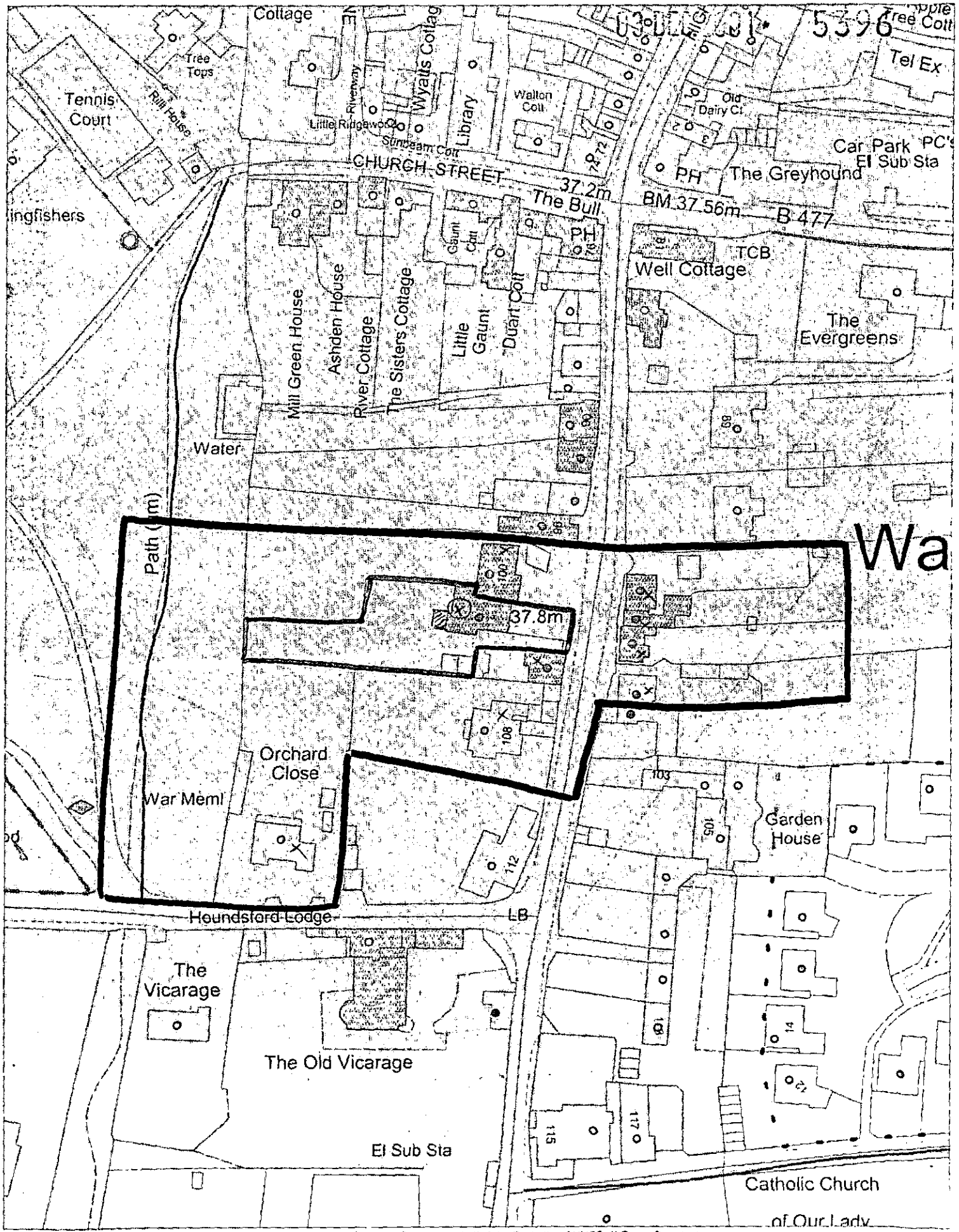

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Development Control Section, Environmental Services, Wokingham District Council.

26 November 2001

Scale: 1 : 1250