APPLICATION NO:
F/2001/5371

LOCATION:
1 Clifton Rise, Wargrave Reading.

APPLICANT:
Mr & Mrs K Dukes C/O B K Greenland

PROPOSAL:
Proposed single storey rear extension to dwelling plus two storey side extension.

EARLIEST DATE FOR DECISION: **28/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Helen Pollock**

No OBJ 22/01/02

480

D1

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Dukes
C/O B K Greenland
4 Compton Drive
Maidenhead
Berkshire
SL6 5JS

Application Number: F/2001/5371

Parish: **WARGRAVE**

Location: **1, Clifton Rise, Wargrave, Reading.**

Proposal: **Proposed single storey rear extension to dwelling plus two storey side extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

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.

Extension

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER		
BUILDING CONTROL NUMBER		
APPLICANT/AGENT		
ADDRESS OF SITE		
DESCRIPTION OF PROPOSED WORK		
DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/3/02	

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	



FROM: Helen Pollock

DATE: 04 December 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

~~PLANNING SERVICES~~	HPT
POL	TLS
DC	ENF
APP	

0 3 JAN 2002

COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5371

Proposal: Proposed single storey rear extension to dwelling plus two storey side extension..

Site Address: 1, Clifton Rise, Wargrave, Reading.

Applicant: Mr & Mrs K Dukes C/O B K Greenland.

Your observations are required in respect of this application **by 28/12/2001** .

No comment

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5371

Applicant : Mr & Mrs K Dukes C/O B K Greenland.

Location : 1, Clifton Rise, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling plus two storey side extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 23/01/2002. 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 :

Highways : C/A

Wargrave P.C : No comment.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene
3) Impact upon highway safety

Application Number: F/2001/5371

Appraisal:

The proposed development is for a single storey rear extension to extend the kitchen and family room and a first floor side extension, to form an additional bedroom with en-suite and a bathroom. This would take the number of bedrooms to 4. The property is a detached chalet style house with an existing attached garage. The proposed rear development would be 6.8m wide and 2.1m deep. The side wall of the existing garage and family room would be moved out by 0.6m. The first floor extension would be 3.7m wide and 10.3m long, set back 0.9m from the front building line. It is proposed to have a pitched roof and stand 3.6m to the eaves and 6.8m to the ridge (1.2m below the existing ridgeline). There is a 2m wall enclosing the rear garden and a 0.5m wall to the front and side boundary.

1) Impact upon neighbouring properties

The proposed development has one additional high-level ground floor window in the side elevation, so there would be no new overlooking to the side. One new first floor window to both the front and rear elevations, however the neighbouring property to the rear is around 15m away and has no side windows, so there would be no issue of overlooking. The proposed development would have no overshadowing or overbearing implications and it is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would by in keeping with the character of the existing house and the rest of Clifton Rise. The materials used would match those of the existing dwelling. It is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 4, so 3 off-road parking spaces need to be provided. The required parking standard has been met and provided that the parking is permanently maintained, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5371
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	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M

(Development Control Manager)

Date: 22.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Clifton Rise
Wargrave Reading.

APPLICATION NUMBER: F/2001/5371

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Res. edge of Settlement.

3. DESCRIPTION OF SITE/BUILDING

2 Storey Chalet Style hse → V Steep roof
+ attached garage + box dormer window facing out over garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING garage + 2/3 driveway

LEVELS N/A.

BOUNDARY TREATMENT 0.5m wall to front + side boundary
2m wall to side + rear Parcel with existing garage

OTHERS

No side windows in property to rear.

Properties opposite good distance away ∴ no impact

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2001

Application Number: F/2001/5371

Proposal: Proposed single storey rear extension to dwelling plus two storey side extension.

Parish: WARGRAVE PARISH

Site Address:
1, Clifton Rise, Wargrave, Reading.

Applicant:
Mr & Mrs K Dukes C/O B K Greenland.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** AC 05/12/01

Received by Wokingham District Council

Application No: F/2001/5371

Proposal:
Proposed single storey rear extension to dwelling plus two storey side extension.

Location:
1, Clifton Rise, 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/2001/5371 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 28/12/2001. 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

04 December 2001

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

Tel: 0118 974 6480

Date: **04 December 2001**

My ref: F/2001/5371

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5371
1, Clifton Rise, Wargrave, Reading.
Proposed single storey rear extension to dwelling plus two storey side extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5371**
1, Clifton Rise, Wargrave, Reading.
Proposed single storey rear extension to dwelling plus two storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: 0118 974 6480

Date: **04 December 2001**

My ref: F/2001/5371

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5371**
1, Clifton Rise, Wargrave, Reading.
Proposed single storey rear extension to dwelling plus two storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 NOV 2001
Officer: HP	Application No. F/2001/5371

Map No. 21. Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS TWO STOREY SIDE EXTENSION

Location: 1 CLIFTON RISE

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR/MRS DUKES

Fee (S) Received 95-00 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	REQUIRES PARKING LAYOUT.	4/12	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

(Note to Officer: Site c'ins a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives) .....

No pre-apps

NEIGHBOURS: ✓

S/N. + see map .....

Environmental Services

For office use only.
Application number 28.NOV.2001* 5371

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS K. DUKES 1, CLIFTON RISE WARGRAVE NR. READING BERKS. RG10 8BN 01189 401120
●	Agent's Name Address and postcode Phone number	B.K. GREENLAND 4, COMPTON DRIVE MAIDENHEAD BERKS SL6 5JS 01628 · 674755
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.	1, CLIFTON RISE WARGRAVE BERKS
4 ●	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICK. TO MATCH EXISTING BROWN PLAIN TILEHANGING " " " CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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: P Greenland

on behalf of MR & MRS. K. DUKES

Date 26/11/2001

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

FC 3/9 1150 0001 00

ADDRESS 1 CLIFTON RISE PARISH WARGRAVE

PLOT No. 1 ORD. SHEET No. SU 7978 (2)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
116/68	J McLEAN & SONS LTD	DETACHED HOUSE & GARAGE	23 1 69	APP C/A
PO/10/71	MR D WARREN	PLAYROOM	10·12·70	APP N/A
BR 1307	"	EXTENSION TO DINING ROOM	29·5·74	APP N/A
BR 4283	MR + MRS D. WARREN	ROOF CONVERSION - DORMER WINDOW	24·2·76	APP N/A
04243	"	" "	15·3·76	N/A C/A
25294	ROSE & WORSFOLD	GARAGE TO REAR S/S. A4.	21·4·86	C/A

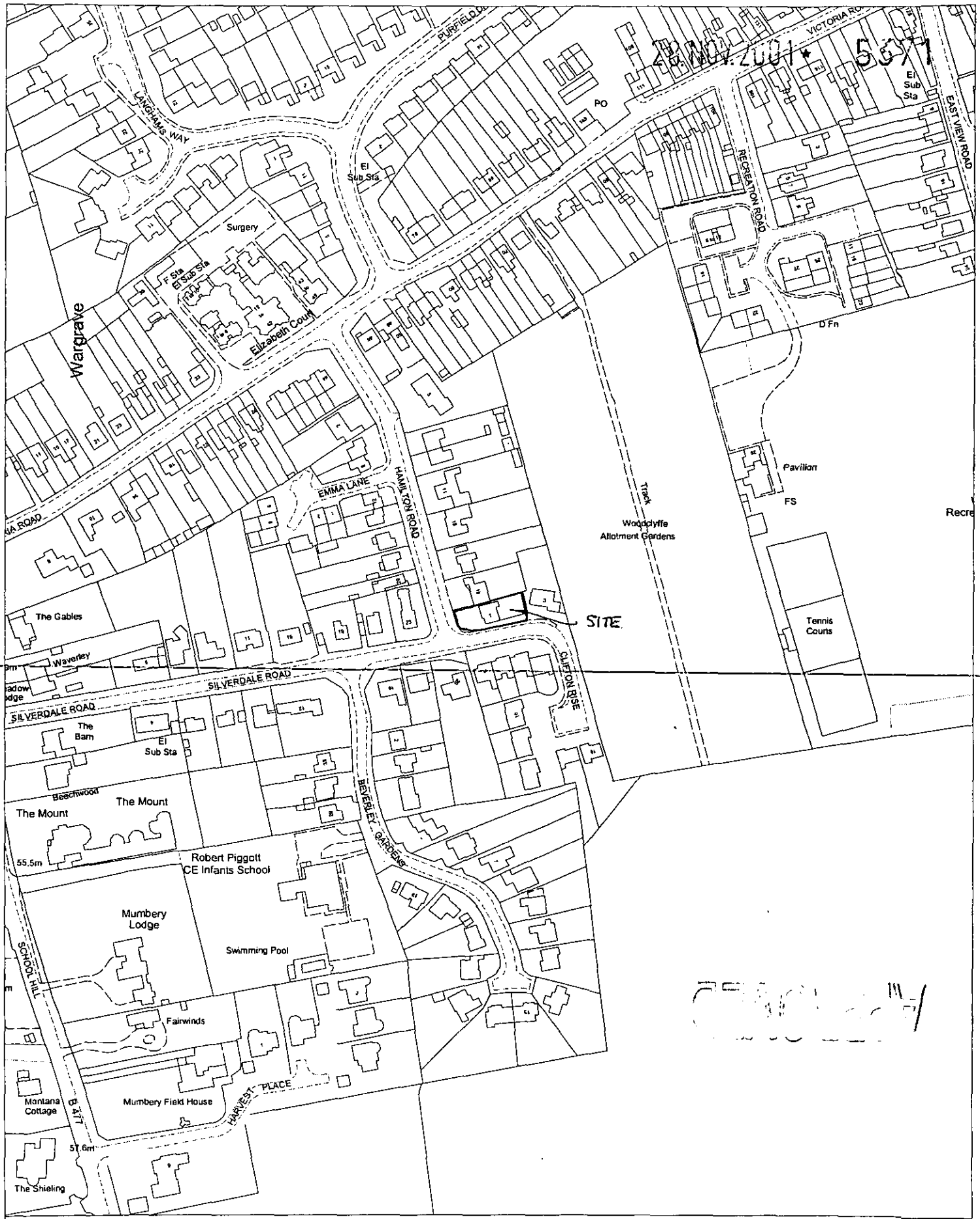
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 2500

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Date: 21 November 2001

N
W E
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28.NOV.2001 * 5371



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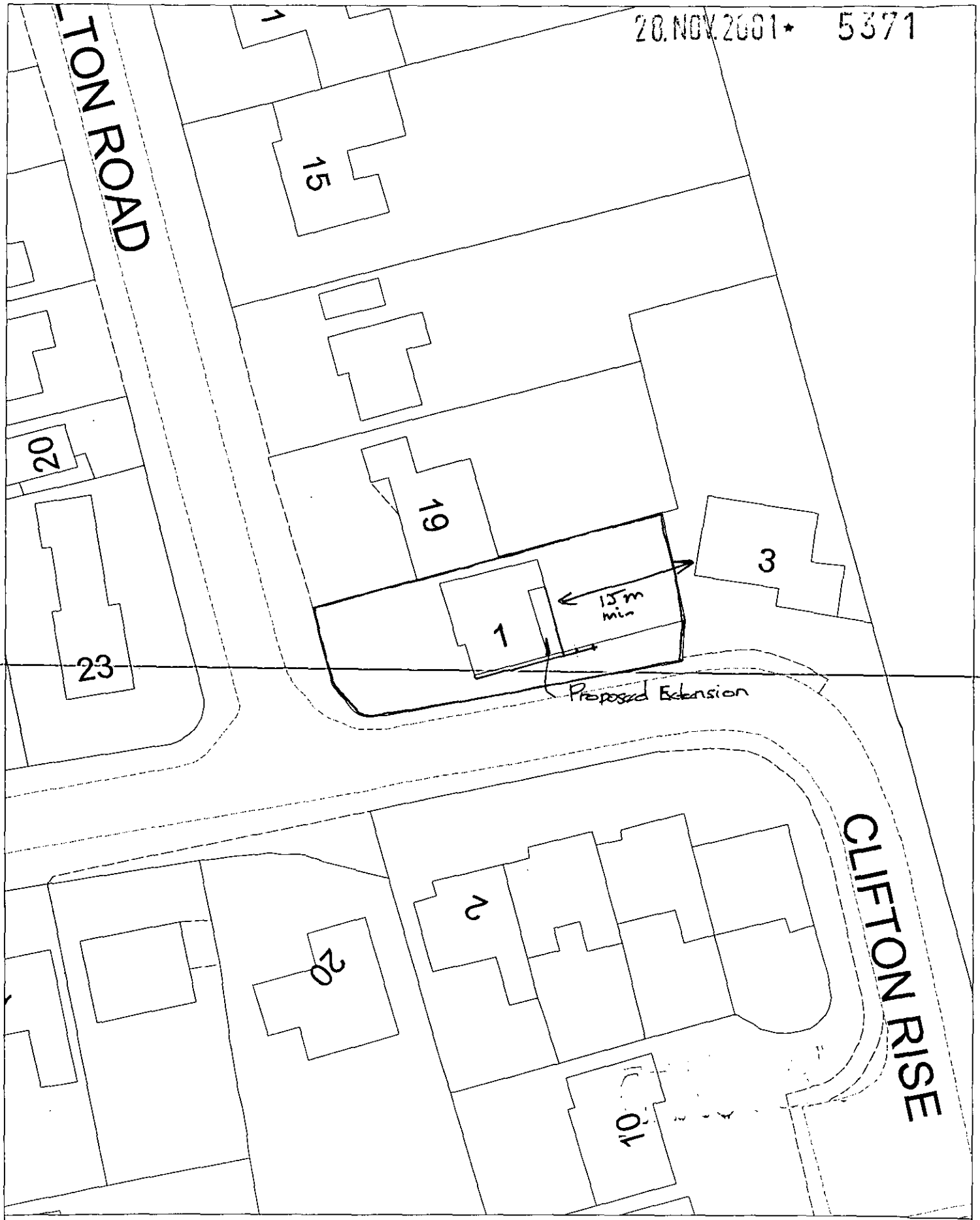
Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001 Scale: 1 : 1250



Site Plan, Scale: 1 to 500

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Date: 21 November 2001

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