APPLICATION NO:
F/2001/5486

LOCATION:
39 Fidlers Walk, Wargrave Reading.

APPLICANT:
Mr/Mrs A Quinn C/O Alan Burr

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **10/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: ~~Heidi Lynch~~
Francis Loo.

APPROVED

[redacted]
600
01

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Quinn
C/O Alan Burr
4 Hall Close
Pyrton
Watlington
Oxon
OX49 5BE

Application Number: F/2001/5486

Parish: **WARGRAVE**

Location: **39, Fidlers Walk, Wargrave, Reading.**

Proposal: **Proposed single storey front extension to dwelling.**

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

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

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

Condition
3. 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.

Condition
4. The driveway shall be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this.

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

Reason
4. In the interests of highway safety and convenience.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

FL ~~HLL~~

FROM: ~~Heidi Lynch~~ FL

DATE: 17 December 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HDT
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5486

Proposal: Proposed single storey front extension to dwelling.

Site Address: 39, Fidlers Walk, Wargrave, Reading.

Applicant: Mr/Mrs A Quinn C/O Alan Burr.

Your observations are required in respect of this application **by 10/01/2002** .

No comment.

SIGNED: _____ DATE: 7/1/02

Clerk To Wargrave Parish/Town Council.

WORK SHEET FOR : ~~Heidi Lynch~~ Frances Lee

Application Number : F/2001/5486

Applicant : Mr/Mrs A Quinn C/O Alan Burr.

Location : 39, Fidlers Walk, Wargrave, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30 Jan 02.

Date of Neighbour Notifications : .....

Date of Site Visit : 30 Jan 02

Date Registered : 10/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application <u>will have expired on</u>: <u>04/02/2002.</u> 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 :

Highway : recommend approval with conditions.

Planning Issues : Id' sett.

LBE1. LBE2.

WOS3 WBE1.

EN1.

Application Number: F/2001/5486 **Officer : Francis Leo**
39 Fidlers Walk, Wargrave, Reading

Appraisal :

Development
Proposed single storey front extension to dwelling.

The site is a link property located within the identified settlement of Wargrave.

Impact upon neighbouring properties
The proposal would project 2m in front of the main dwelling. Being a link building no 38, the adjoining property, has a garage in between and therefore any effect would only be minimal. No 40 has submitted a similar application and hence there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
No 36 has a similar front extension along this part of Fidlers Walk. There are also about 5 similar extensions toward the approach of Fidlers Walk. The proposal would therefore become part and parcel of the street scene.

Parking: The front garden measures about 12m in depth x 7m in width and is adequate for parking two cars despite the 2m extension. Highways has however recommended that the driveway be extended and a condition has been included accordingly.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5486

Appraisal :

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

Application Number F/2001/5486
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C014	R014	
3	C122	R122	
4.			Driveway to be a minimum of 4.8 m wide and the associated crossing extended to accommodate this.
			Reason:
			In the interests of Highway safety and convenience.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP

(Development Control Manager)

Date: 1.2.2002

RECORD OF SITE VISIT

Francisco

SITE ADDRESS: 39 Fidlers Walk
Wargrave Reading.

APPLICATION NUMBER: F/2001/5486

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 30 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS a quiet close, a variety of architectural styles, 2 storey ~~dwellings~~ link dwellings. Like garage on the side.

3. DESCRIPTION OF SITE/BUILDING 2 storey link dwelling. Tiled front. garage to the side

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~Neighbour~~ Front bldg line in alignment. No 40 has a similar application. No 38 has a garage next to proposal.

5. SITE CONSTRAINTS

TREES	—
ACCESS/PARKING	Space for parking
LEVELS	—
BOUNDARY TREATMENT	Open plan front. although there are open brushes and trees near to road.
OTHERS	

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5486 FL
BUILDING CONTROL NUMBER.	FP2002/2901 North
~~APPLICANT~~/AGENT	Alan Burr
ADDRESS OF SITE	39 Fiddlers Walk WARGRAVE
DESCRIPTION OF PROPOSED WORK	S/S front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	948601	948601
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/02	

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	

Received by Wokingham District Council

Application No: F/2001/5486

Proposal:
Proposed single storey front extension to dwelling.

Location:
39, 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/2001/5486 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2002. 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 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

17 December 2001

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

Tel: (0118) 974 6442

Date: **17 December 2001**

My ref: F/2001/5486

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

Dear Councillor

Application Number: F/2001/5486
39, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5486**
39, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6442

Date: **17 December 2001**

My ref: F/2001/5486

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
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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5486**
39, Fidlers Walk, Wargrave, Reading.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 17 December 2001

Application Number: F/2001/5486

Proposal: Proposed single storey front extension to dwelling.

Parish: WARGRAVE PARISH

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

Applicant:
Mr/Mrs A Quinn C/O Alan Burr.

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).

1/ Driveway to be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this. R:HSKC.

2/ C122, R122.

Signed: _____ **Print name:** AC 19/12/01

F

Application Number : ~~NEW~~/2001/5486	Map No : 21
Case Officer : HL	Site Area : 0·03
Valid Date : 10·12·01	Received Date: 10/12/2001

Level : Delegated Application

(F) Description : Proposed single storey front extension to dwelling.

Location : 39, Fidlers Walk, Wargrave, Reading.

Parish : WA Ward : WAR 17/12/01

Applicant : Mr/Mrs A Quinn C/O Alan Burr.

Fee Required: £95 Fee Received: £95 (11)

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 17/12/01 B

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

N/K see map

OTHERS

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

No pre-apps

Environmental Services

For office use only.
Application number: 10.DEC.2001* 5486

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	MR & MRS A.J. QUINN 39 FIDLER'S WALK WARGRAVE, BERKS RG10 8BA
	Phone number	0118 - 940 6955
	Agent's Name Address and postcode	ALAN BURR 4 HALL CLOSE, PYRTON WATLINGTON, OXON OX49 5BE
	Phone number	01491 - 612924
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.	39 FIDLER'S WALK WARGRAVE, BERKS RG10 8BA
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE-STOREY FRONT 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.	BRICKWORK, CONCRETE TILES & WHITE FINISH JOINERY ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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.

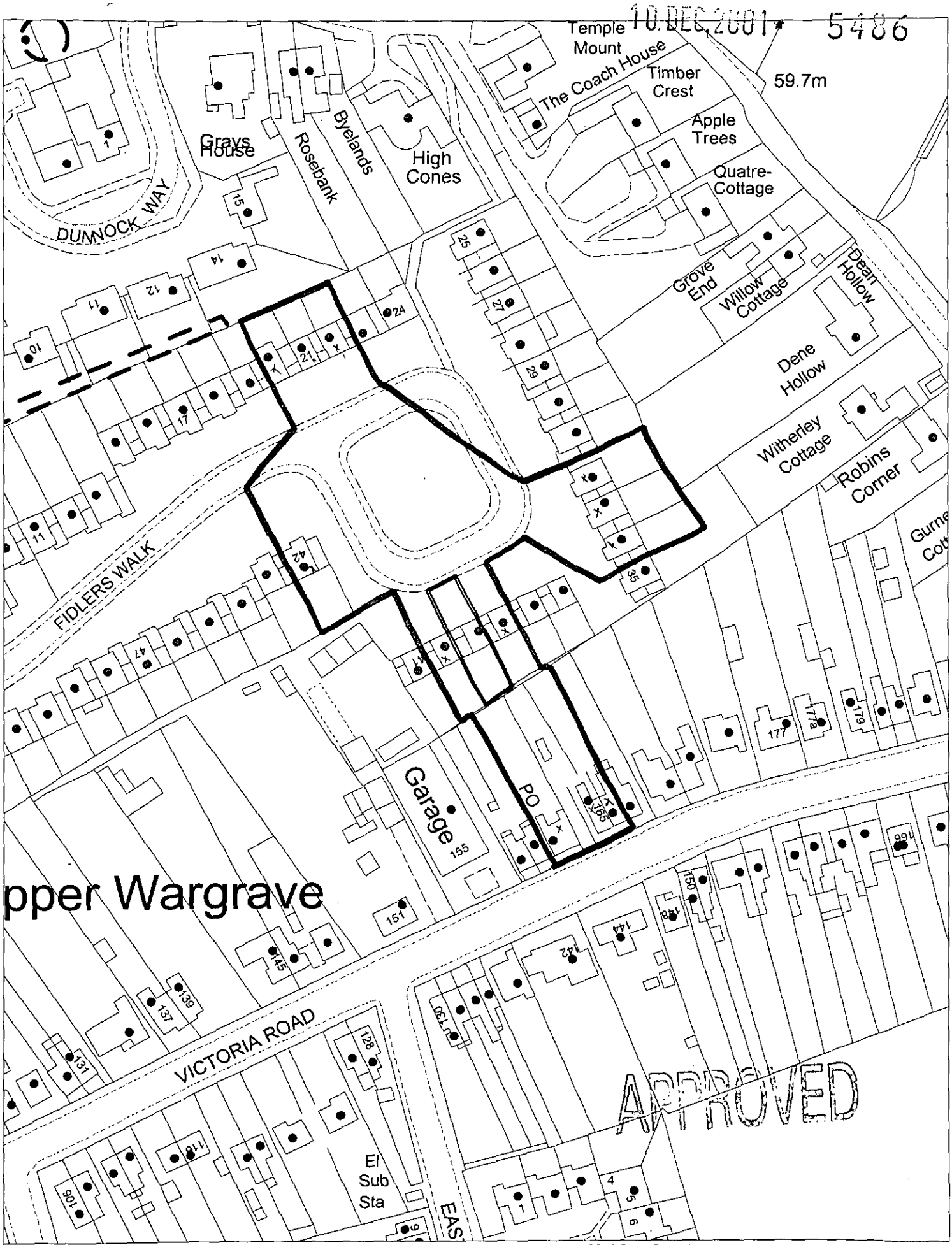
Owner's name	Address at which the notice was served	Date on which the notice was served
THE OCCUPIERS	38 FIDLER'S WALK, WARGRAVE	6.12.01
	40 FIDLER'S WALK, WARGRAVE	6.12.01

None of the land forms part of an agricultural holding.

Your signature: A. Burn on behalf of MR & MRS A. QUINN

Date 6.12.01

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



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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001

Scale: 1 : 1250