APPLICATION NO:
F/2000/1499

LOCATION:
54 Victoria Road, Wargrave Reading.

APPLICANT:
Mr R Wilson C/O Architectural Services

PROPOSAL:
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Heather Morgan**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Wilson
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berks
RG30 4QA

Application Number: F/2000/1499

Parish: **WARGRAVE**

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

Proposal: **Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear 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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 00767/02 Rev A received by the Local Planning Authority on 03/07/00 showing correct relationship with No.52 Victoria Road.

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) no windows or similar openings shall be constructed in the side elevations facing 52 or 56 Victoria Road.

Condition
4. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of residential amenity.

Reason
4. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 04/07/2000

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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/2000/1499

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) 977 8909
DX: 33506 – Wokingham

Mr R Wilson
c/o Architectural Services
21 Fairway Avenue
Tilehurst
RG30 4QA

Dear Sirs

PLANNING PERMISSION 2000/1499
SITE: 54 VICTORIA ROAD, WARGRAVE, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1499 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

FROM: George Allpress

DELEGATED

DATE: 17 January 2001

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
PO[illegible]	TLS
DC	[illegible]

Application Number: F/2001/3164

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

Site Address: 54, Victoria Road, Wargrave, Reading.

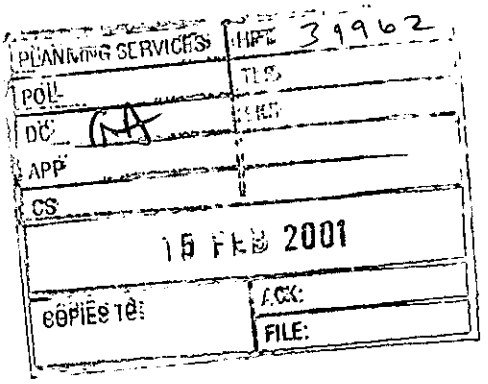
Applicant: Richard Wilson .

Your observations are required in respect of this application **by 10/02/2001** .

No comment.

SIGNED: _____ DATE: 5/2/01

Clerk To Wargrave Parish/Town Council.



54 Victoria Rd
Wargrave
Berkshire
RG10 8AE

Home: 0118 940 3425
Work: 0171 309 7653

Mr George Allpress
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

February 14, 2001

Dear Mr Allpress

Re: Application F/2001/3164

Further to your visit to our house on 6th Feb and our telephone conversation on 12th Feb, please find enclosed 6 copies of the relevant drawing corrected to show the balcony stopping level with our neighbours rear elevation.

I trust this will now enable you to complete your consideration of our application but in the event that there are any further matters on which we could assist, please do not hesitate to get in touch.

Yours sincerely

Richard Wilson

Richard Wilson

Enclosure: 6 copies of plan

Tel. 0118 974 6443 (Direct Line)

Date. 3 January, 2001

My ref. CD/FP2000/1411(1499)

Mr R Wilson
C/o Architectural Services
21 Fairway Avenue
Tilehurst
READING
Berkshire
RG30 4QA

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

54 VICTORIA ROAD, WARGRAVE
REPLACEMNET OF FLAT ROOF DORMER WITH PITCHED ROOF DORMER
FIRST FLOOR REAR EXTENSION
SINGLE STOREY REAR EXTENSION

Thank you for your Building Regulations Application Number FP2000/1411 received on 15 December 2000.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1499, which cannot be dealt with as a minor amendment. There is an alteration to the roof which involves an increase in the volume.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 24 January. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1499.	HM
BUILDING CONTROL NUMBER	CP 2000/1411	Andy
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	54 Victoria Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	1. replace flat roof dormer with pitched roof 2. first floor rear ext 3. s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00767/02A	00767/02A
ELEVATIONS	00767/04 rec'd 15/12/00	00767/04 rec'd 12/5/00.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/1/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC - increase in roof volume Seen Mike Thorp.		
DATE	3/1/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	3/1/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1499

Applicant : Mr R Wilson C/O Architectural Services.

Location : 54, Victoria Road, Wargrave, Reading.
Proposal : Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/6/00

Date of Neighbour Notifications : 24/5/00

Date of Site Visit : 20/6/00

Date Registered : 12/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses :

① Wargrave PC - No objection.

② Conservation - no response.

Planning History

House is Victorian. Permitted developments for alterations to the bathroom. Construction of a garage allowed on appeal in 1971. A conservatory has been erected to the rear of the property, to which there is no reference on the history card.

Planning Issues

Site lies in the identified settlement

1/ Impact on residential amenity

The 2 properties adjoining the application site are No 56 to the west and No 52 to the east. The latter is physically adjoined to the application site (a terrace) whereas the former is a detached property.

No 56 The scheme proposes in filling the gap which currently

Add distances and dates.

Application Number: F/2000/1499

Appraisal :

exists between the single storey flat roofed rear extension and the boundary with No 56. The extension is to be single storey with a flat roof, but will not project beyond the rear of the existing extension. No 56 has a gable ended rear elevation and a round pitch single storey projection, abutting No 54. The single storey extension would project 2m beyond these elements, which is deemed acceptable in terms of possible overdominance. The proposal also seeks permission for a 0.9m deep first floor rear extension which would be 2m from the boundary with No 56, and would have a gable end. This extension would project 2m beyond the rear gable wall of No 56 which is deemed adequate to ensure there is no overdominance. The existing balcony from the first floor rear bedroom is an established feature. In the circumstances it is considered that No 56 already experiences any loss of privacy from the balcony and it would be unreasonable to delete this element. In any event, the manipulation of No 56 in relation to the balcony is sufficient to ensure there is no overlooking to the most private garden area immediately to the rear of No 56. The final element of the proposal is the removal of the existing flat roofed dormer which occupies the virtual depth and width of the roof with a gable ended dormer, also along with increasing the height of the side roof by extending the roof plane an additional 2m. The removal of the flank wall and its replacement with a hipped roof will represent a material improvement to the living conditions of No 56.

No 52 A similar agreement for the dormer applies to No 52, and the existing situation will be improved by the proposal. The main impact will be the extension of the first floor rear extension by 0.9m. This will result in a projection of 2m beyond the rear of the existing property adjacent. This is deemed to be adequate to ensure there is no sense of overdominance or loss of light. This is assisted by the introduction of a gable ended extension with a roof which runs away from the boundary.

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

2 Visual impact

The scheme will result in the removal of an unattractive flat roofed second floor rear extension, and the introduction of a gable ended dormer which occupies the bottom two thirds of the roof. The dimensions of the dormer are more in proportion with the scale of the dwelling. The gable ends are also a characteristic feature which is replicated from the gable ended element at No 56. The scheme represents a visual improvement.

Application Number F/2000/1499
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC02	SR04	permission .. drwg to 00467/02 Rev
			A received on 3/7/00 showing
			correct relationship with No 52
			Victoria Road
3	SC08	SR10	Side elevations facing 52 or 56
			Victoria Road
4	SC53	SR12	brickwork.

John Mitchell
4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 54 Victoria Road
Wargrave Reading.

APPLICATION NUMBER: F/2000/1499

OFFICER: Heather Morgan

DATE OF SITE VISIT: 20/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? C.S. front fence

2. DESCRIPTION OF SURROUNDINGS Residential - 2/3 storeys due to slope of the land.

3. DESCRIPTION OF SITE/BUILDING Victorian terrace (large) Extended previously S/S f/floor and 2nd floor flat roof dormer.

4. RELATIONSHIP TO ADJOINING PROPERTIES All properties are at the same level
No 56 has S/S mono pitch extension (original) no 52 has been extended. Large window in rear elevation. No side windows.

5. SITE CONSTRAINTS

TREES

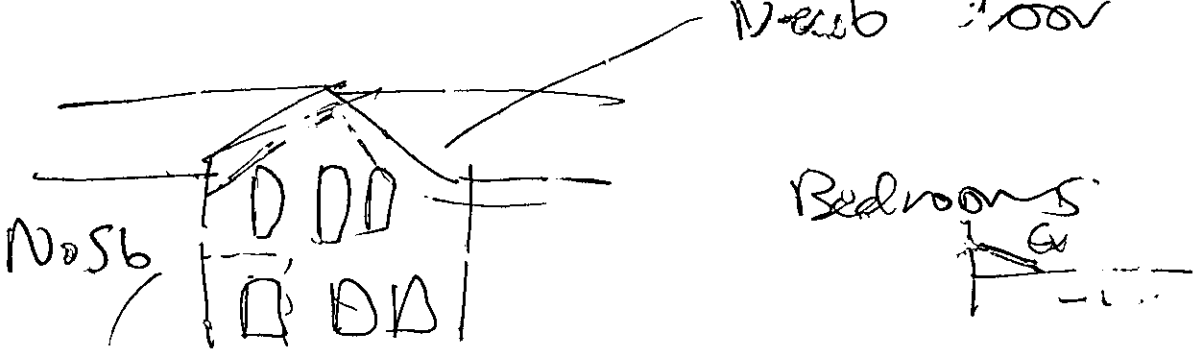
ACCESS/PARKING

LEVELS Level with next door.

BOUNDARY TREATMENT

OTHERS

Existing of 3rd conserv. infills & existing ...
[illegible].
Next door has mono pitch [illegible] extends
by boundary.



Flat roofed dormer very oppressive

Our side set further back → [illegible] material impact.

2m high wall & fence adj. to semi.
1.8m cbf on other boundary.

1st floor bed has door into balcony.

No 52 – w/dow in rear elevation for the lounge.

23/6

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

Tel: (0118) 974 6446

Date: **26 May 2000**

My ref: F/2000/1499

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/1499
54, Victoria Road, Wargrave, Reading.
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1499**
54, Victoria Road, Wargrave, Reading.
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear 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**********

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

Tel: (0118) 974 6446

Date: **26 May 2000**

My ref: F/2000/1499

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/2000/1499
54, Victoria Road, Wargrave, Reading.
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear 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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1499**
54, Victoria Road, Wargrave, Reading.
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear 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**********

Received by Wokingham District Council

Application No: F/2000/1499

Proposal:
Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear extension.

Location:
54, Victoria Road, Wargrave, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

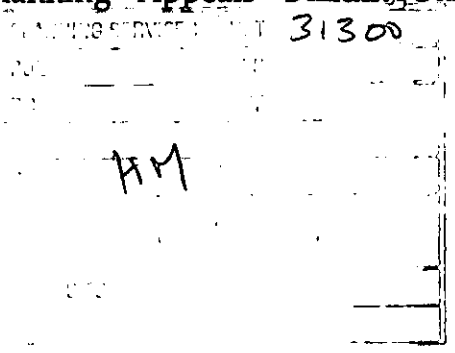
Head Planning and Transportation

26 May 2000

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655

Architectural Design - Planning - Appeals - Building Surveys



Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

29th June 2000

our reference: **99767/P**
your reference: **F/2000/1499**

For the attention of Heather Morgan

Dear Sirs,

54 Victoria Road, Wargrave
Proposed first floor rear extension

Please find enclosed the amended block plan as requested indicating the corrected position to the rear of no 52 Victoria Road.

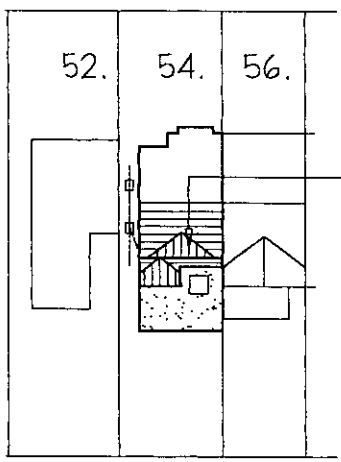
I trust the enclosed is sufficient for the application to be approved, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

VICTORIA ROAD



Proposed roof modifications and ground floor extension

Revision A June 2000
Rear of 52 amended

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

FAX COVER SHEET

TO: P. Shell

FROM: Heather Morgan

DESTINATION FAX No: 0118 942 1655

DATE: 22/6

TIME: 2.45

SUBJECT: 54 Victoria Road, Wigmore

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

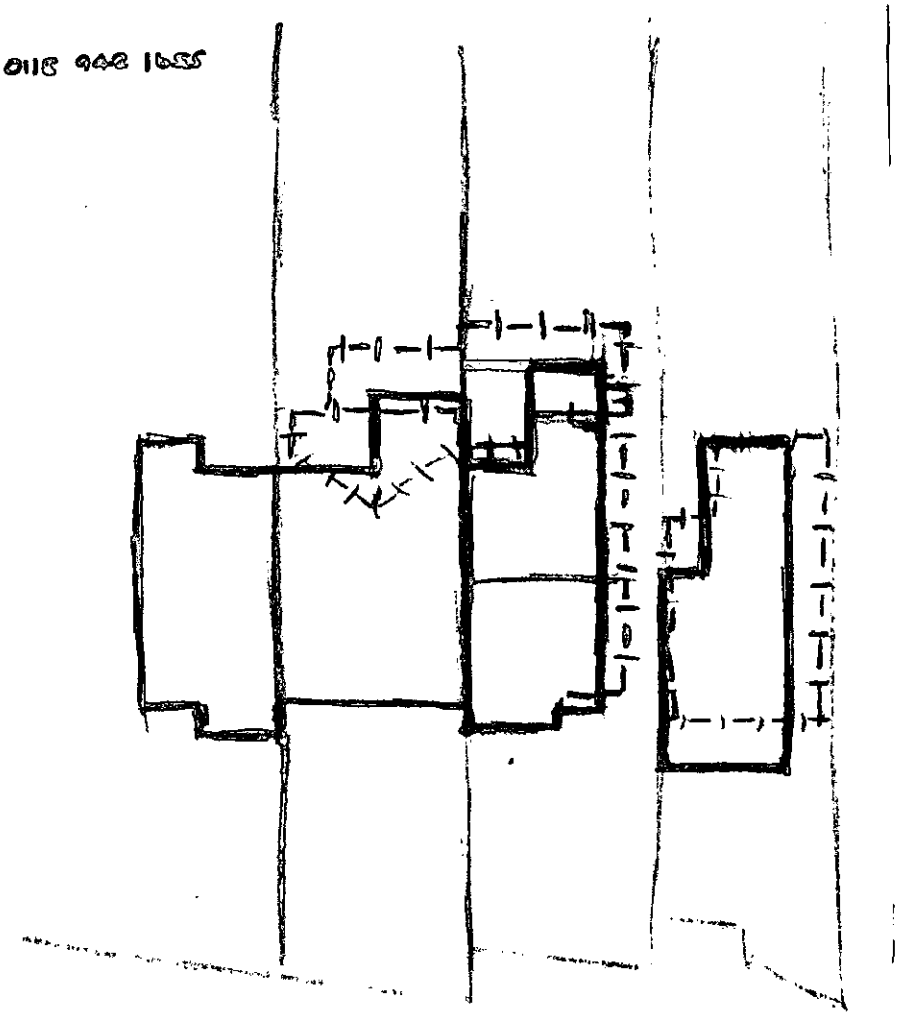
Discrepancies between OS and Block Plan.

Heather Morgan

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Phone (0118)
9[illegible]4
6446.

0118 966 1655



— OS PLAN.
—|— BLOCK PLAN SUBMITTED.

The ordnance survey and block plans do not appear to match up. Please could you check the measurements into adjacent properties so I can make an accurate assessment. The critical relationship is that with No 52.

Regards Heather Morgan

FROM: Heather Morgan

DATE: 26 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1499

Proposal: Proposed replacement of existing flat roof dormer with pitched roof dormer. Plus first floor rear extension to dwelling and single storey rear extension..

Site Address: 54, Victoria Road, Wargrave, Reading.

Applicant: Mr R Wilson C/O Architectural Services.

PLANNING SERVICES | HPT
POL | CLS
DC
APP
CS
19 JUN 2000
COPIES TO: | ACK:
FILE:

Your observations are required in respect of this application **by 19/06/2000** .

No objection.

SIGNED: S Hedges

Clerk To Wargrave Parish/Town Council.

DATE: 13/6/2000

1327

WOKINGHAM DISTRICT COUNCIL

To Heathes

Date 1/6 Time 12.55

WHILE YOU WERE OUT

Name Philip Shell

Of Agent

Phone No. 942 1655 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: encroachment

Yes, proposal does encroach No 56 but served notice on Cert B.

Apparently "Courtcroft Properties" are the owners of No 56.

Signed Jan

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAY 2000
Officer: HM	Application No. F/2000/1499

Map No. 21.. Site 0:02....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED REPLACEMENT OF EXISTING FLAT ROOF DORMER WITH PITCHED ROOF DORMER. PLUS FIRST FLOOR REAR EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 54 VICTORIA ROAD

Parish: WARGRAVE Ward: Wargrave.

26.5.2000

Applicant: MR R WILSON

Fee Received 95-00 (9) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at side boundary? May need to serve notice (No 56) (Pre-app mentions party wall agreement)	✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

If Encroach.

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

S/N + 52, 56, 79 Victoria Road

5 Hamilton Road ✓

5 Purfield Drive

By hand 12/5/00.

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

12th May 2000

our reference: **99767/P**
your reference:

Dear Sirs,

54 Victoria Road, Wargrave
Proposed first floor rear extension

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

12 MAY 2000* 1499

encs.

Environmental Services

For office use only.
Application number: 12.MAY2000* 1499

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	MR. R. WILSON
	Address and postcode	54 VICTORIA ROAD WARGRAVE READING
	Phone number	
	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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.	* 54 VICTORIA ROAD WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT OF EXISTING FLAT ROOF REAR DORMER WITH PITCHED ROOF DORMER CONSTRUCTION FIRST FLOOR REAR EXTENSION TO BATHROOM GROUND FLOOR REAR EXTENSION TO KITCHEN
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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
MR. N. CHISNELL	COURTCROFT PROPERTIES BELMONT HOUSE 23 NEW STREET HENLEY-ON-THAMES RG9 2BP	15/5/00

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. R. WILSON

Date 12/5/00

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

1, BEADED LIGHTS. 'THIMBLE HALL'

ADDRESS 54, VICTORIA ROAD PARISH WARGRAVE. E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/600/70	Mrs K Lyons	Alterations for bathroom	5 11 70	App o/a
766/71	"	Garage.	5 8 71	App Refuse.

DATE OF COMPLETION

MINISTRY DECISION APPEAL ALLOWED 9.1.73 (766/71)

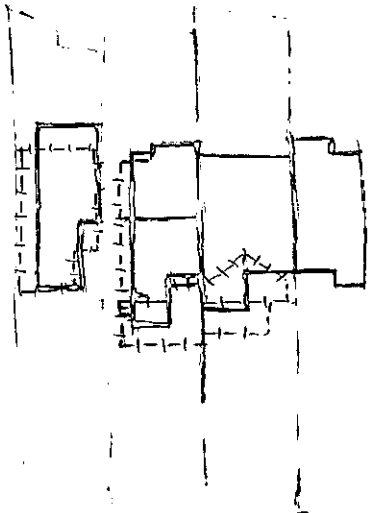
SPECIAL ORDERS PD Enq - S/SH/R - Ms Lyons - 19/5/99

DRAINAGE

12.MAY2000* 1459

— OS

—|—|— Block Plan.



OS not the same as the block plan.

2/1/6

Left message for P. Shell to ring

Enlarge and fax to P. Shell

Which is correct? Has the whole house been measured? Need. 1:100 floorplans to show the rear bldg lines of adjoining properties

Side + rear elevations. Help to have existing bldgs on entire side dotted, to establish impact.



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Development Control Section, Environmental Services, Wokingham District Council.

17 April 2000

Scale: 1 : 500

N
W E
S