SYSTEMS LTD

APPLICATION NO:
**F/2000/1566**

LOCATION:
**Copperfields 15 Dark Lane, Wargrave Reading.**

APPLICANT:
**Mrs Davis C/O Sedgeman Noble Architects, The Studio**

PROPOSAL:
**Proposed first floor side extension to dwelling**

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Emy Circuit**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mrs Davis**
**C/O Sedgeman Noble Architects**
**The Studio**
**Spring Meadows Business Centre**
**Highfield Farm**
**Wargrave**
**READING**
**Berkshire RG10 8PZ**

**Application Number: F/2000/1566**

**Parish:** **WARGRAVE**

**Location:** **Copperfields, 15 Dark Lane, Wargrave, Reading**

**Proposal:** **Proposed first floor side 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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed at first floor level or above in the side (north) elevation.

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

**Reason**
2. To ensure a satisfactory external appearance.

**Reason**
3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell CH
John Mitchell
Development Control Manager
Date: 06/07/2000

**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 + FAX
0118 - 9406041

11 HILL LANDS.
WARGRAVE,
READING
BERKS RG10 8JY.

19.7.00

| PLANNING SERVICES | PT |
|---|---|
| POL | S |
| DC | F |
| APP | ES |
| CS 0855 | |
| 21 JUL 2000 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

J. MITCHELL ESQ
DEV. CONTROL MGR.
ENV. SERVICES DEPT.
PLANNING SERVICES
P.O. BOX 157, ST[illegible] END,
WOKINGHAM, BERKS. RG40 1WR.

Query passed to Landscape re whether trees would merit TPO.
8 May '00

Dear Mr Mitchell,

RE: APPLICATION F/2000/1566
LOCATION COPPERFIELDS, 15 OAK LANE WARGRAVE, READING
PROPOSAL PROP. 1ST FLOOR SIDE EXT TO DWELLING.

Thanks for your note of 10.7.00. I now assume that the proposal has gone through without amendment.

I have received a note from Wargrave Parish Council regarding their attempt to have a tree preservation order on the boundary trees. This is of great importance to me and so I wish to repeat my wish for such an order.

Yours faithfully. E. Kenderdine-Davies

E. KENDERDINE - DAVIES (Mrs)

**HIGHWAYS CONSULTATION SHEET**

**From:** Emy Circuit

**Date:** 05 June 2000

**Application Number:** F/2000/1566

**Proposal:** Proposed first floor side extension to dwelling

**Parish:** WARGRAVE PARISH

**Site Address:**
Copperfields 15, Dark Lane, Wargrave, Reading.

**Applicant:**
Mrs Davis C/O Sedgeman Noble Architects, The Studio.

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).

---

No adverse highway comments

**Signed:** A. Linnell **Print name:** A. LINNELL

**Application Number F/2000/1566**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| | | | |
| 02 | SC53 | SR12 | |
| | | | |
| 04 | SC08 | SE05 | At first-floor level or above in the side (north) elevation. |

John Andrews
6/7/00

# RECORD OF SITE VISIT

SITE ADDRESS: Copperfields 15 Dark Lane Wargrave Reading.

APPLICATION NUMBER: F/2000/1566

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? at entrance

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

2- storey detached dwelling, rendered
large, single-storey flat roof extension

4. RELATIONSHIP TO ADJOINING PROPERTIES

vegetation on boundary screens 11 Hill Lands

5. SITE CONSTRAINTS

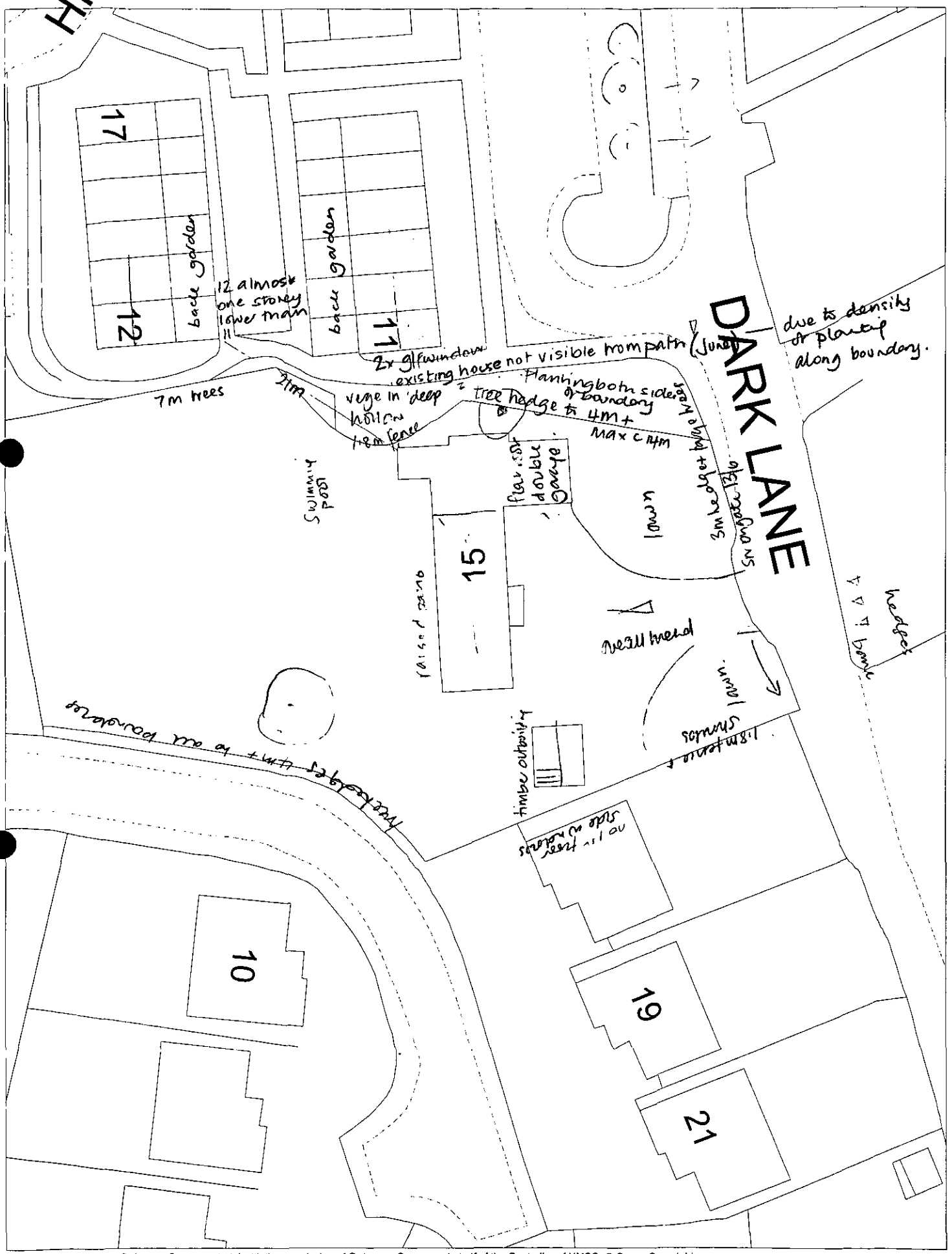
TREES along boundary - no increase in footprint

ACCESS/PARKING 4 -> ~~4~~ 5 beds => 4 spaces - garage + driveway.

LEVELS Set down from road

BOUNDARY TREATMENT existing

OTHERS /

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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 500

N W E S

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/1566

**Applicant :** Mrs Davis C/O Sedgeman Noble Architects, The Studio.

**Location :** Copperfields 15, Dark Lane, Wargrave, Reading.
**Proposal :** Proposed first floor side extension to dwelling

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | √ | | 13 June 2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 13 June 2000

**Date Registered : 22/05/2000**

**Earliest Date for Decision : 29/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 29/06/2000**

**Application Expiry Date: 17/07/2000**

**Consultation Responses :**

Wargrave PC - privacy, bulk, design
- screening of balcony, TPO on trees on northern boundary + permanently maintained, continuous w roof line

Neighbours - overshadowing, disturbance from use of rooms/noise, privacy esp in winter, retention of trees

**Planning Issues :**

Identified Settlement
Neighbours / street scene.

**Application Number:** F/2000/1566
Coppperfields, 15 Dark Lane, Wargrave

**Appraisal:** Copperfields is a two-storey detached dwelling with a single-storey extension to the side. This projects to the front of the property, to form a double garage, and 3.6 metres to the rear of the property. The proposal is to build a first-floor extension above this. It would be flush with the front and rear elevations of the existing house and have a separate hipped roof, the height of which would be the same as the existing roof. This would enable the proposed development to remain in keeping with the existing dwelling, while preventing the massing becoming too great.

In relation to neighbouring properties, 11 Hill Lands would be most affected. A first-floor sun room is proposed over the existing rear part of the extension but no side windows are proposed in the extension and the existing screening would prevent unacceptable overlooking of the neighbouring properties. There would be 10 metres between the flank of Copperfields and 11 Hill Lands which would be sufficient to prevent it being overbearing or causing an unacceptable reduction in daylighting.

**Recommendation:** conditional approval

| Applicationo | Name & Address |
| --- | --- |
| F/2000/1566 | Mr F Kenderine-Davies<br>11 Hill Lands<br>Wargrave<br>Reading<br>Berkshire<br>RG10 8JY |

App approved;
Letter sent 10/07/00

**Received by Wokingham District Council**

# Application No: F/2000/1566

**Proposal:**
Proposed first floor side extension to dwelling

**Location:**
Copperfields 15, Dark Lane, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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**

**05 June 2000**

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

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1566

**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/2000/1566**
**Copperfields 15, Dark Lane, Wargrave, Reading.**
**Proposed first floor side 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1566**
**Copperfields 15, Dark Lane, Wargrave, Reading.**
**Proposed first floor side 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 6479

Date: **05 June 2000**

My ref: F/2000/1566

**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


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**Copperfields 15, Dark Lane, Wargrave, Reading.**
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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1566**
**Copperfields 15, Dark Lane, Wargrave, Reading.**
**Proposed first floor side 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**********

* Pre-app attached.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 22 MAY 2000 | Map No. 21 Site 0:24 |
| Officer: EXL / Application No. F/2000/1566 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: COPPERFIELDS DARK LANE

Parish: WARGRAVE Ward: Wargrave. 5.6.2000.

Applicant: MRS DAVIS

Fee Received 95-00 (2) 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 | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 5.6.2000 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: ✓ |

### 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 + 15+17 Autumn Walk

11 + 12 Hill Lands

12+16 Dark Lane.

TEL + FAX
0118-9406041

YOUR REF:
EMY CIRCUIT
F/2000/1566

11 HILL LANDS
WARGRAVE,
READING, BERKS
RG10 8JY.

21 June 2000

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC EXC | ENF |
| APP | |
| CS | |
| 22 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

J. MITCHELL ESQ
DEV. CONTROL MGR.
ENVIRON. SERVICES DEPT., PLANNING SERVICES
P.O. BOX 157, SHUTE END,
WOKINGHAM, BERKS RG40 1WR.

Dear Sir

RE: APPLIC NO. F/2000/1566
SITE ADD. COPPERFIELDS 15 DARK LANE
WARGRAVE READING
PROPOSAL: PROPOSED 1ST FLOOR SIDE EXTENSION
TO DWELLING.

With reference to the above, contained in your letter of 5.6.00, I have seen the plans supplied by the Parish Council and have visited the site, by kind permission of the occupying tenants.

I am unenthusiastic over this proposal for the following reasons:-

1) OVERSHADOWING.

Although it is difficult to be certain about this, in view of the thick tree belt and the difference in land levels, it seems likely that we will lose winter sunshine light

through our south facing windows, there of course gets much of our light during the time that the sun is low in the sky.

There is, I believe, a common law right to light and air.

2. USE OF ROOMS AND POSSIBLE NOISE

There is no mention of the use of the rooms in the proposed extension, so music, party and other noise could affect us. I understand that the bedroom part will have no window overlooking us, i.e. on the north side of the proposed extension. To maintain this blank wall is most important to us.

It is to be hoped that the conservatory part will also have a blank side (or some other screening) facing HILL LANDS.

3) PRIVACY.

Whilst this should not be an issue during the summer months, with leaves on the deciduous trees, there will be a loss during the winter, minimised if items under (2) are acted on.

4) TREES

Some of the trees between the properties

belong to HILL LANDS, but the relevant ones between our properties belong to COPPERFIELDS. These trees are all deciduous and it is of the greatest importance to us that they remain at the present height and thickness for reasons of privacy to us and, of course, others. Perhaps a preservation order could be considered?

The house is at present let and I have never met the owners or received any intimation from them over this proposal. I have no objection to these comments being in the public domain.

Yours faithfully.

L. Kendordine-Davies.

L. KENDORDINE-DAVIES (MR)

FROM: Emy Circuit

DATE: 05 June 2000

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2000/1566

**Proposal:** Proposed first floor side extension to dwelling.

**Site Address:** Copperfields 15, Dark Lane, Wargrave, Reading.

**Applicant:** Mrs Davis C/O Sedgeman Noble Architects, The Studio.

Your observations are required in respect of this application **by 29/06/2000** .

---

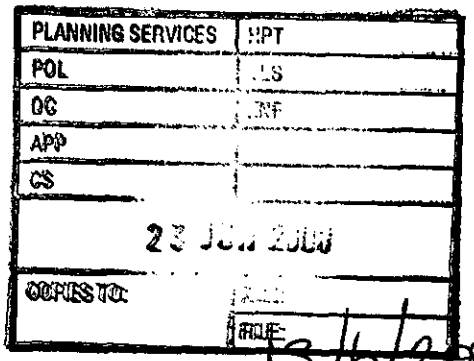
Object:

1. Invasion of privacy
2. Excessive bulk
3. Design *(please refer to the Wargrave Parish Design Statement)*

Informative

The Parish Council would wish to see any planning gain include:

- Extra screening to the balcony
- Tree preservation order placed on the trees along the northern boundary of the property
- The northern boundary tree screen to be permanently maintained
- The roofline to be continuous




SIGNED: _____ DATE: 13/6/2000

Clerk To Wargrave Parish/Town Council.

FROM: Emy Circuit

DATE: 05 June 2000

# WARGRAVE PARISH CONSULTATION SHEET

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

19 JUN 2000

| | |
|---|---|
| COPIES TO: | ACK: |
| | FILE: |

**Application Number:** F/2000/1566

**Proposal:** Proposed first floor side extension to dwelling.

**Site Address:** Copperfields 15, Dark Lane, Wargrave, Reading.

**Applicant:** Mrs Davis C/O Sedgeman Noble Architects, The Studio.

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- Tree preservation order placed on the trees along the northern boundary of the property
- The northern boundary tree screen to be permanently maintained
- The roofline to be continuous

SIGNED: _____ DATE: 13/6/2000

Clerk To Wargrave Parish/Town Council.

**SEDGMAN NOBLE architects**
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

19th May 2000

22.MAY2000* 1566 144FCDLW/7/dn

Dear Sirs

**Proposed First Floor Extension to Copperfields, Dark Lane, Wargrave.**

On behalf of my client I make this application for full planning approval for the above works and I enclose six sets of drawing no 144CDLW/01, to 06 inclusively showing our proposals to extend the first floor accommodation on the north side of the property. The glazed balcony sun room, on the roof of the games room will have a wall built to the north boundary side so there is no chance of overlooking to the neighbouring properties from this area.

The house sits in a large plot in the centre of Wargrave. Mature trees and large shrubs and bushes surround the site on all boundaries and there is no overlooking by or of any of the neighbouring properties. We do not intend to remove any mature trees for this work although some of the shrubs and bushes will be trimmed back to the 2.0m high fence on the north boundary.

Enclosed with this letter are the following:

6 sets of drawings 144CDLW/01, /02, /03, /04, /05 and /06
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership, A.
A cheque in the sum of £95.00.
Letter from H. Morgan, WDC. dated 23/3/2000

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

David Noble

encl.
copy: client

WOULD YOU PLEASE SEND A RECEIPT FOR THE PLANNING FEE, MADE OUT TO MR R DAVIS. Receipt No 63865

Francis Sedgman, B.A.(Hons), B.Arch, RIBA
David Noble, Dipl. Arch (Oxford), RIBA

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 23 March, 2000
My ref. HPM/TAB/Wargrave Pre-App
Your ref. 144 CDLW/5/dm

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 D Noble
Sedgeman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire RG10 8PZ

**WITHOUT PREJUDICE**

22.MAY2000* 1566

Dear Mr Noble

**PROPOSED FIRST FLOOR SIDE EXTENSION**
**COPPERFIELDS, DARK LANE, WARGRAVE**

I refer to your letter dated 22 January 2000, with enclosed Drawing Nos. 144/CDLW/01, /02, /03 and /04, regarding the possibility of an extension to the above property. I also refer to our telephone conversation of 20th March when the matter was discussed in detail. I apologise for the delay in responding, due to the pressure of work.

Having viewed the proposals I would make the following comments:-

1. There is no objection in principle to the development. In design terms, it is not considered that in this particular instance a set back and set down extension is the most appropriate solution. This would result in a large dwelling with a substantial, bulky roof extension. The solution proposed is considered acceptable in this particular case.

2. There is some concern regarding the possibility of overlooking to the rear gardens and habitable rooms to Nos. 11 and 12 to the north. This would be as a result of the first floor balcony/sunroom. Whilst it is acknowledged that the plans indicate a solid wall on the northern elevation, it would still be possible to view garden areas from the end of the balcony. I understand that there is substantial screening on the northern boundary of the property and Nos. 11 and 12 are set at a higher level. This may well ensure adequate privacy but this could only be established from a site visit.

3. The only other possible issue is that of the additional overshadowing by the first floor extension to No. 11, which is located to the north of 'Copperfields'. It is not considered the proposal would appear overdominant. The additional overshadowing will need to be assessed upon the submission of an application. The impact of existing screening and changes in level will need to be taken into account when making an assessment of this issue.

Mr D Noble
Sedgeman Noble Architects

23 March, 2000

Subject to the above issues being satisfactorily resolved, it is considered the proposal could be considered in a favourable light by the Local Planning Authority.

This letter represents an officer opinion and cannot be seen to prejudice any decision made by the Local Planning Authority.

Yours sincerely

HEATHER MORGAN
Senior Planning Officer

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 23 March, 2000
My ref. HPM/TAB/Wargrave Pre-App
Your ref. 144 CDLW/5/dm

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 D Noble
Sedgeman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire RG10 8PZ

22 MAY 2000 1566

**WITHOUT PREJUDICE**

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23 March, 2000

Subject to the above issues being satisfactorily resolved, it is considered the proposal could be considered in a favourable light by the Local Planning Authority.

This letter represents an officer opinion and cannot be seen to prejudice any decision made by the Local Planning Authority.

Yours sincerely

HEATHER MORGAN
Senior Planning Officer

1959/a

# HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

22.MAY2006* 1566

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

| | | |
|---|---|---|
| 1. | YOUR NAME | MRS L. DAVIS |
| | ADDRESS | 'COPPERFIELDS' |
| | | DARK LANE |
| | | WARGRAVE, READING |
| | POST CODE | RG10 8JU Tel. No. |
| 2. If you have an agent and want all correspondence to be sent to them | AGENT'S NAME | SEDGMAN NOBLE ARCHITECTS |
| | ADDRESS | THE STUDIO SPRING MEADOWS BUSINESS CENTRE |
| | | HIGHFIELD FARM |
| | | WARGRAVE, READING 0118 |
| | POST CODE | RG10 8PZ Tel. No 9404747 |
| 3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE | SITE LOCATION | 'COPPERFIELDS' |
| | | DARK LANE |
| | | WARGRAVE |
| 4. Give brief details of the proposal e.g. two storey side extension. | ABOUT THE APPLICATION | FIRST FLOOR EXTENSION |

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WALLS RENDERED AND PAINTED CREAM, PLANTIE ROOF - RED, WHITE PAINTED WINDOWS

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? ~~YES~~ / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations 1:50 ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

## CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

## CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's (a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

* ~~None of the land forms part of an agricultural holding~~

SIGNED [ ] ON BEHALF OF MRS L. DAVIS

SEDGMAN NOBLE ARCHITECTS

DATE 19th MAY 2000

COPPERFIELDS

19 131 015

ADDRESS 15 DARK LANE

PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU.7878 (21)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 107/55 | MR. B.A. HANNEN | O/APP. TO ERECT ONE HOUSE & GARAGE | 12.4.55 | - C/A |
| 38/63 | MR. B.M. SPRATT | DETACHED HOUSE & GARAGE | 21 3 63 | APP C/A |
| R/238/64 | " | GARAGE & FUEL STORE | 29 10 64 | APP. APP. |
| 433/72 | MR. A. GREEN | ADDITIONS & NEW GARAGE | 13.4.72 | APP. C/A |
| | | | | |
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| | | | | |
| | | | | |

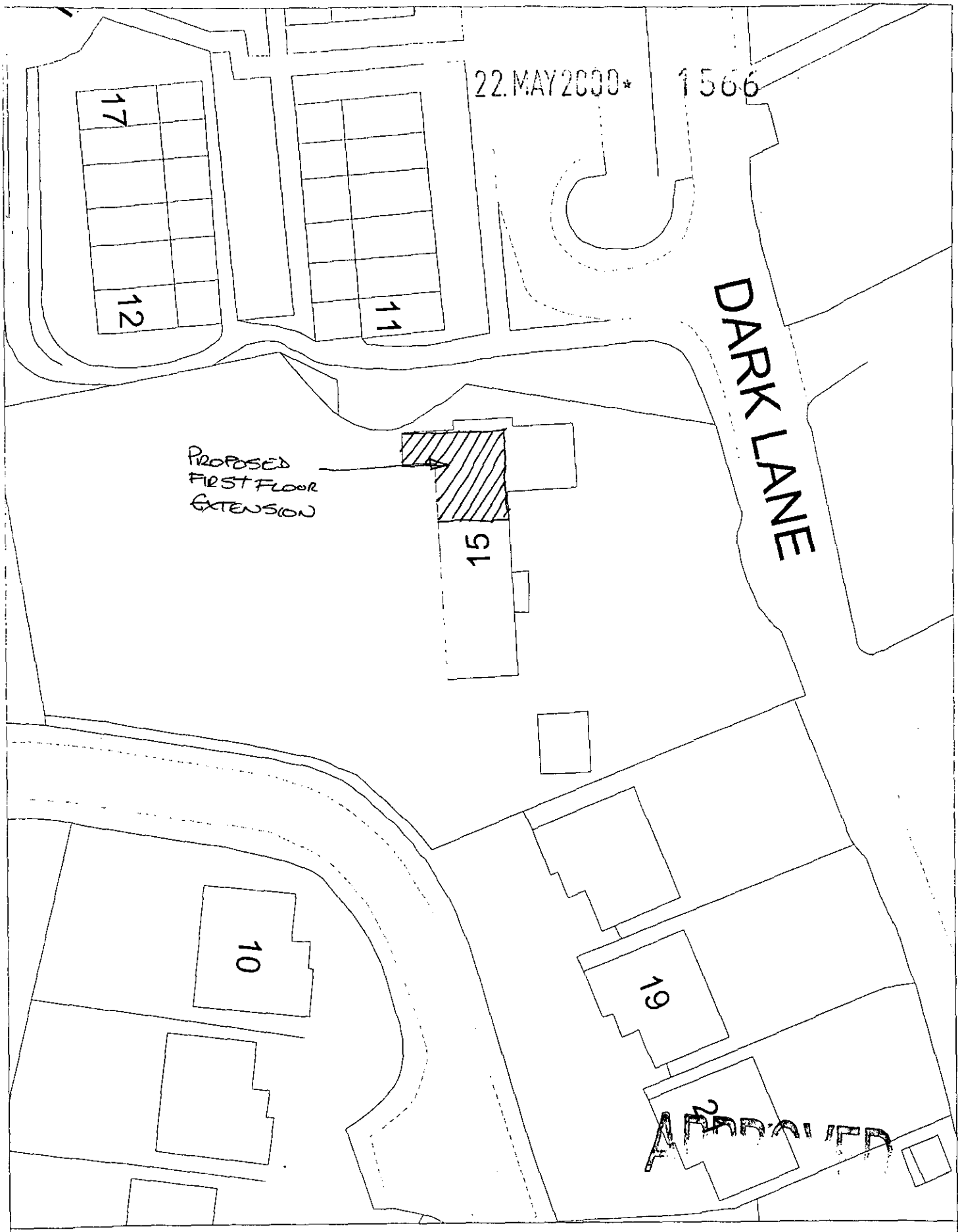
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1103 P.D. Enq - Studio - 25.4.97 - P.D Enq Timber

DRAINAGE Structure · 4.8.97 N/R.

22 MAY 2000 1566




Site Plan, Scale: 1 to 500

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Date: 17 May 2000

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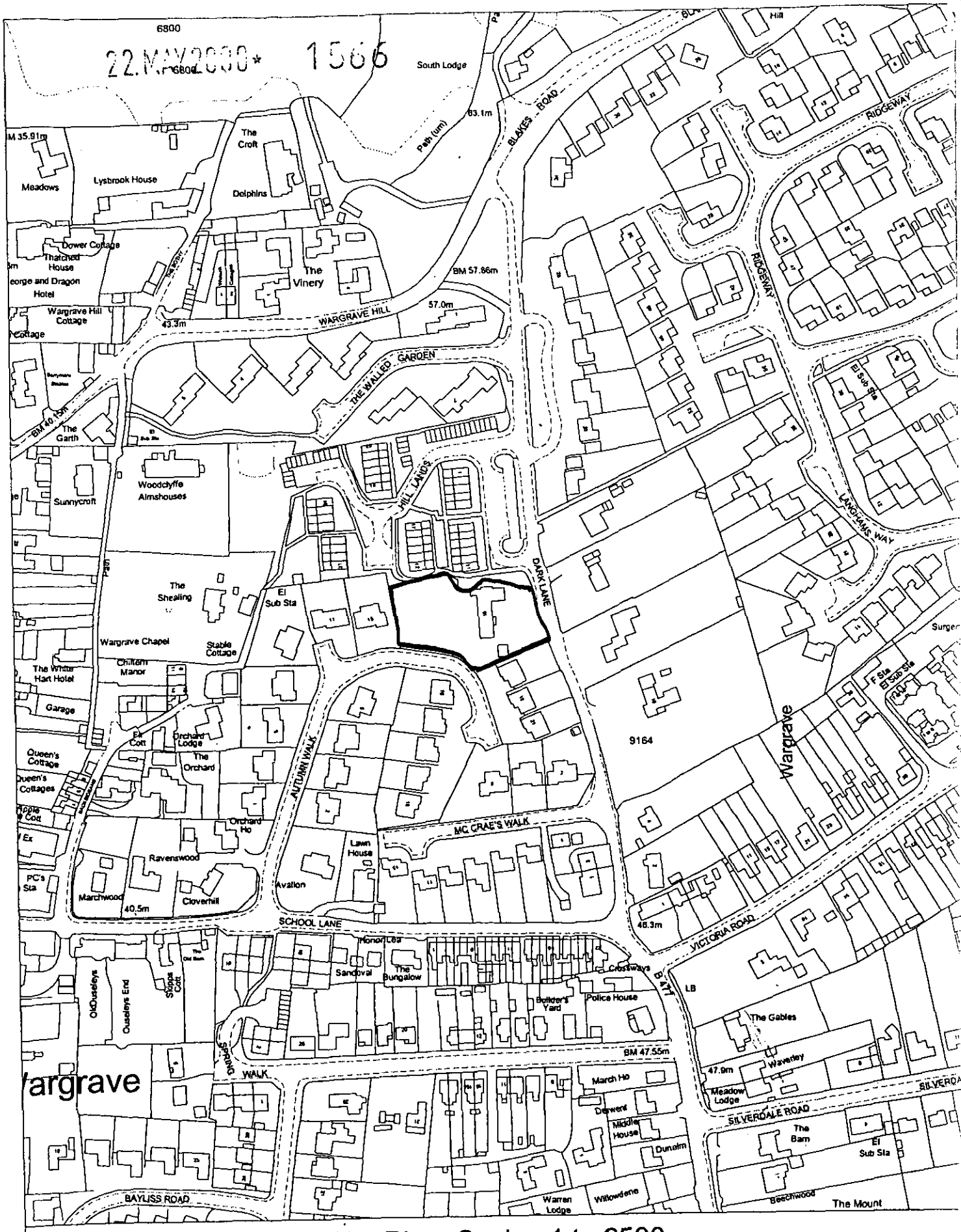


# Site Plan, Scale: 1 to 2500

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Date: 17 May 2000

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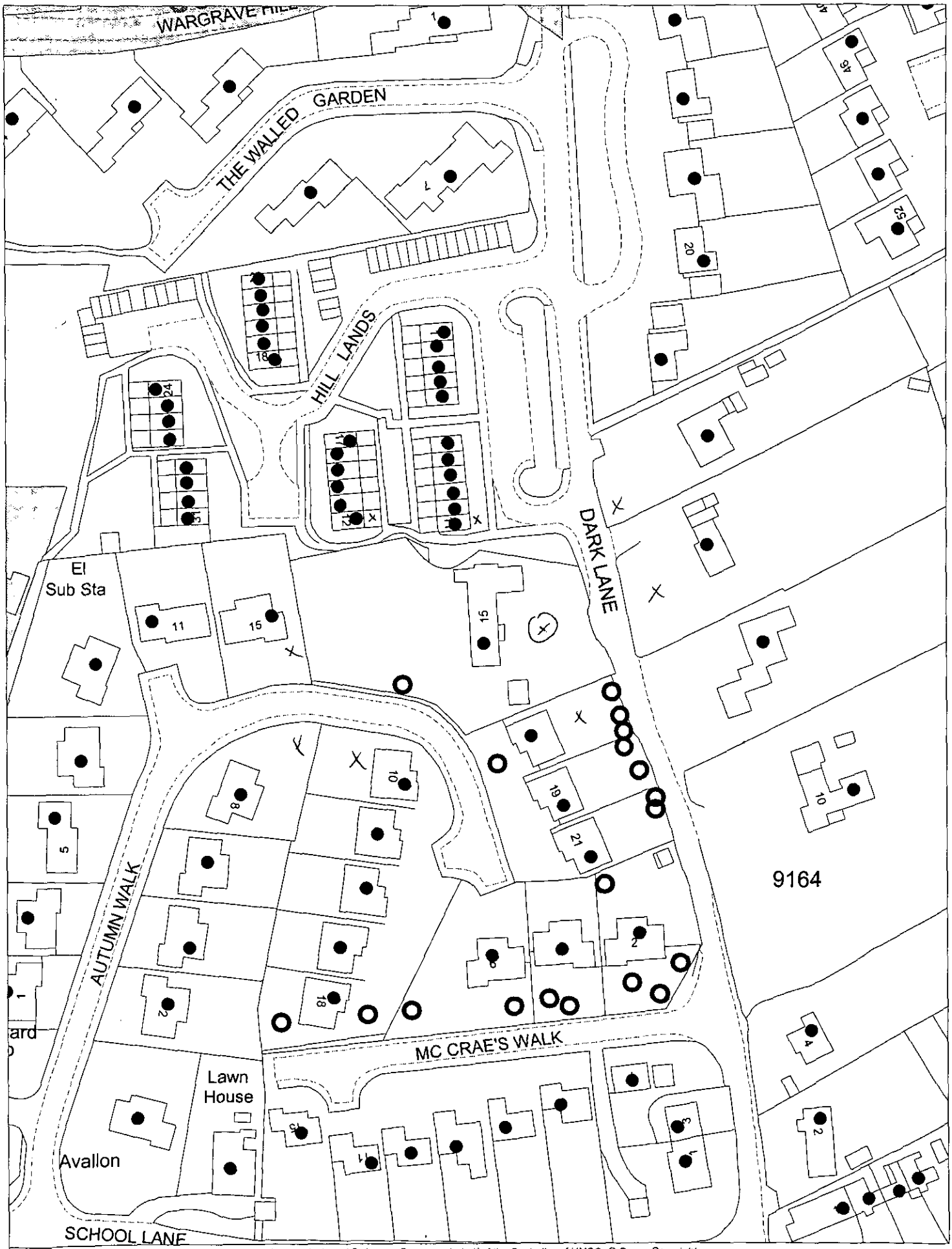


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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250

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