(1) CHECK WHETHER CERT B SHOULD BE SERV
(2) HIGHWAYS CBS NEEDED
(3) WINDOWS TO BE DELETED SIDE
(4) AGREE REPLACEMENT PLANTING 22/01 AMS REVISION to follow

APPLICATION NO:

F/2000/2994

LOCATION:
1 Ridgeway, Wargrave Reading.

APPLICANT:
Mr & Mrs N Burnett C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/02/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Burnett
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/2994

Parish: **WARGRAVE**

Location: **1, Ridgeway, Wargrave, Reading.**

Proposal: **Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.**

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. Except where stated otherwise on the approved drawings, 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 development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

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 Policy LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/01/2001

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.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

PLANNING SERVICES	RPT 42791
POL	TLS
DC	ENF
APP	
CS	
02 MAY 2001	
COPIES TO:	ACK:
	FILE:

For the attention of Mr G Allpress

Our Ref: CED/BK/527
24th April 2001

Dear Sir

RE; PLANNING APPROVAL F2000/2994
1 RIDGEWAY, WARGRAVE, BERKS

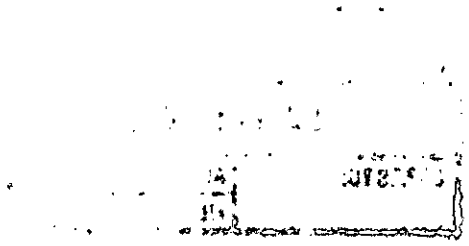
Please find attached two copies of my drawing D527-03 indicating proposals in respect of landscaping to the northern boundary at the above site.

The proposals are submitted in recognition of Condition 3 of the above Planning Approval, and I would be pleased to receive your written consent that the proposals are acceptable and that the conditions discharged.

If you have any concerns with regards to the proposals, I would very much appreciate the opportunity of discussing them with you further.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng
Encs:



Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2994	GA
BUILDING CONTROL NUMBER.	FP2001/1653	Andy
~~APPLICANT~~/AGENT	Colin Dawson + Associates	
ADDRESS OF SITE	1. Ridgeway. HARGLAVE	
DESCRIPTION OF PROPOSED WORK	S/S Side ext. (+ S/S rear conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D527-01C	D527-01B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/01	

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	

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 6 November, 2001
My ref. BC/DC/2000/2994

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 & Mrs N Burnett
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/2994
SITE: 1 RIDGEWAY, 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 2000/2994 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

GEORGE ALLPRESS
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2994	GA
BUILDING CONTROL NUMBER	FP 2001/2197	Central
~~APPLICANT~~/AGENT	Colin Dawson.	
ADDRESS OF SITE	1, Ridgeway WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	D527-01E	D527-01D	Minor amends
ELEVATIONS	- "	- "	
FLOOR PLANS	- "	- "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/1/01	Minor amends 21/5/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Alone	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/9/01	

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	

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 21 May 2001
My ref: F/2001/2994
Your ref: CED/BK/527

Colin Dawson & Associates
Malvern House,
1 Malbern Way,
Twyford,
RG10 9PY

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 Sirs,

1 RIDGEWAY, WARGRAVE – F2001/2994

I refer to your letters dated 24th April requesting that amendments to the conservatory be treated as non-material changes to the above planning permission, and the submission of planting details.

I can confirm that in my opinion changes outlined by drawing number D 527-01D can be treated as non-material amendments. A new planning application will not be required to implement those changes. Also, I consider the planting/landscaping details outlined in drawing number D527-03, are considered appropriate and that condition 4 of the planning permission is therefore discharged.

Please accept my apology for the delay before replying to your letter. Should you need any further advise, then please do not hesitate to contact my colleague on the above telephone number.

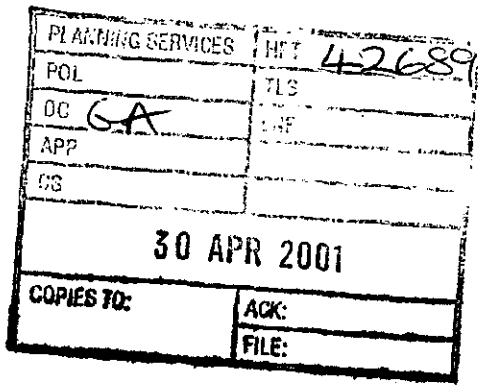
Yours faithfully,

John Mitchell
Development Control Manager.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mr G Allpress

Our Ref: CED/BK/527
24th April 2001

Dear Sir

RE; PLANNING APPROVAL REFERENCE F2000/2994
1 RIDGEWAY, WARGRAVE, BERKS

Please find attached two copies of my revised drawing D527-01 Revision D indicating amended proposals in respect of the conservatory approved under the above Planning Consent.

My clients wish to omit the conservatory and infill the alcove with a single storey flat roof extension to match the existing adjacent extension incorporating a lantern light within the flat roof.

The revised proposal represents a significant reduction in volume from that approved, and therefore, I feel that it may well be appropriate that the amendment can be dealt with as a minor amendment to the Planning Consent.

I would appreciate if you could consider these proposals as a minor amendment, however, if there are any concerns I would appreciate the opportunity of discussing them with you should you so wish.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng
Encs:

Applicationo	Name & Address
F/2000/2994	Mr & Mrs S Sears 3 Ridgeway Wargrave RG10 8AS

App approved
letter sent 12.02.01

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322**

39181
POL
DC
APP
26 JAN 2001
COPIES TO:
ACK:
FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mr G Allpress

Our Ref: CED/BK/527
23rd January 2001

Dear Sir

RE; PLANNING APPLICATION F/2000/2994
1 RIDGEWAY, WARGRAVE, READING, BERKS

Further to our telephone conversations, please find attached 6 copies of my revised drawing *D527-01* Revision B indicating amended proposals in respect of the above application.

I have omitted the windows to the north elevation, however, in order to achieve some light in the shower room, I propose a Conservation Area velux roof light set within the roof structure.

I have discussed with my clients your proposal to place a landscaping condition on any possible approval, and they see no objection to this as it is their wish and intention to maintain and enhance the planting along the northern boundary adjacent to the Ridgeway.

I hope the enclosed will allow the application to go forward for a positive determination and if I can be of any further help, please do not hesitate to contact me.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng
Encs

819

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 23 Feb 2000
My ref: NL/Wargrave/Pre-app
Your ref:

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

Mr Colin Dawson
Colin Dawson Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Mr Dawson,

PROPOSED TWO STOREY SIDE EXTENSION AT 1 RIDGEWAY, WARGRAVE.

Thank you for your letter of the 23 Feb 2000, regarding the above stated development.

I have considered the proposed development, for the two storey side extension at 1 Ridgeway, Wargrave. The existing dwelling is already the furthest forward structure along this side of Ridgeway. Therefore, if the proposed two storey extension were to be built, the dwelling would form an obtrusive feature to the detriment of the character and appearance of the street scene. This would also be true, but to a lesser extent for a single storey extension in this position.

As such, I think the proposal would be unlikely to gain favourable consideration, if an application were to be submitted.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application which maybe submitted.

Yours sincerely,

N Lake.

NICOLA LAKE.
Planning Assistant.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES	HPT 25708
POL	TLS
APP	ENF
CS	
09 FEB 2000	
COPIES TO:	ACK:
	FILE:

Reply reqd

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
8th February 2000

Dear Sir

RE; 1 RIDGEWAY, WARGRAVE, BERKS

I write with regards to seeking your pre-application observations on proposals to extend the above property as generally laid out in my client's sketches as attached.

The property benefits from a substantial parcel of land to the side of their building facing onto the Ridgeway, and it is here that my clients would like to construct a two storey extension to provide a ground floor study with two bedrooms at first floor level.

The existing garage and driveway is capable of accommodating in excess of five cars with the adjacent estate roads in a residential area allowing easy access and egress from the site.

I propose the extension should match that of the construction and general appearance of the existing building in every detail, and would propose to introduce trees and planting along the boundary facing the Ridgeway similar to extensions allowed on adjacent sites facing Ryecroft Avenue and Newells Rise.

I would very much value your observations with regards to the proposals prior to submitting a formal Planning Application for the council's consideration.

Yours sincerely

Colin Dawson

Encs;

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

Received by Wokingham District Council

Application No: F/2000/2994

Proposal:
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

Location:
1, Ridgeway, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2001. 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 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

19 December 2000

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

Tel: 0118 974 6442

Date: **19 December 2000**

My ref: F/2000/2994

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/2000/2994
1, Ridgeway, Wargrave, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2994**
1, Ridgeway, Wargrave, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.
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 6442

Date: **19 December 2000**

My ref: F/2000/2994

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/2000/2994
1, Ridgeway, Wargrave, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2994**
1, Ridgeway, Wargrave, Reading.
Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118)**

The Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/527
Tuesday. 05 December 2000

Dear Sir

RE;1 RIDGEWAY, WARGRAVE, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information. please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

07.DEC.2000* 2994

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

WORK SHEET FOR: George Allpress

Application Number: F/2000/2994

Applicant: Mrs & Mrs N Burnett C/O Colin Dawson & Associates.

Location: 1 Ridgeway, Wargrave, Reading.

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		21/12/00

Date of Neighbour Notifications : 19/12/00

Date of Site Visit : 04/01/01

Date Registered : 07/12/2001

Earliest Date for Decision : 12/01/2001

Latest Consultation Date/Site Notice Expiry Date : 12/01/2001
16/01/01 (GA)

This application will have expired on: 01/01/2001. 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 - recommend approval without conditions.

Wargrave Parish Council - Unacceptable loss of open space - over development.

Environmental Design, Consultant Landscape Architect - I have no objection to the proposal in principle. The development proposals do not affect any significant landscape features nor would there be a perceptible increase in visual impact when considered in context with the existing property and surrounding residential character. The new garden wall which is shown to be constructed along the northern boundary may require the removal of some existing shrubs and the applicant should be required to replace any losses. There are three young existing trees within the applicants front garden which should be protected during the construction works to ensure their long term retention and survival. The applicant should therefore also be required to submit for approval tree protection details in accordance with BS 5837.

The occupant of no.3 Ridge Way writes to confirm they have no objection to the application but point out that part of the land on which the new wall is show is theirs. They have been approached by the applicants with a view to purchase but at this stage nothing has been agreed.

The correct 'Certificate' has been completed.

At the time of writing no further comments have been received in response to the Council's consultation procedure.

pre-application advice was given to the applicants, by the Council, to the effect that, either a two storey side extension, or single storey side extension (as currently proposed) was considered to form an obtrusive feature with detriment to the character and appearance of the street scene.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene and parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2994

Appraisal :

The application property is one of a pair of modern detached house sited on the spur of two roads, Ridgeway and Purfield Drive. The house occupies a unique position at the end of a linear development comprising the houses to the west which front the Ridgeway. The relationship between these dwellings is such that the flank wall of the application property lies forward of the front building line of the rest of the street when viewed from Ridgeway.

The proposed extension would project out further beyond the building of the houses to the west. However, there is a considerable distance between this and the adjacent dwellings with the consequence that this dwelling does not relate to the others on this street as a part of a visual composite whole. In addition the topography is such that the land rises both north and to the west. The rise in land levels is significant and would obscure the larger part of this extension. The relationship between dwellings and rise in land levels combine to ensure against the proposal being over dominant on the street scene.

Erection of the extension would require relocation of the boundary wall toward the rear of the house; and part of the adjacent landscaped strip between curtilage and highway would have to be enclosed. The proposal is however, considered to retain sufficient green space and landscaping to ensure no adverse impact to the street scene.

There are arboricultural comments regarding trees. However, there are no tree preservation orders on this site and it is not within a conservation area. Therefore it is in not appropriate to exercise control.

The landscaped area is an important element in the street scene and it is therefore recommended to require a planting condition so that any lost landscaping can be replaced.

The proposal complies with parking standards

The rear conservatory is proposed within a void formed by two existing extensions and would have no adverse impact to neighbour amenity, nor raise any street scene issues. .

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2994

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C150	R150	LANDSCAPING DETAILS (AMENDE IF DETAILS SUBMITTED)
4	C151	R151	LANDSCAPING PLANTING TO BE CARRIED OUT
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 1 Ridgeway, Wargrave, Reading.

APPLICATION NUMBER: F/2000/2994

OFFICER: George Allpress

DATE OF SITE VISIT: *04/01/01*

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Detached contemporary residential estate within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Detached single family house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.53 Purfield Drive adjacent dwelling to the south east, no.3 Ridgway to rear to the west.

5. SITE CONSTRAINTS

TREES	Trees and shrubs adjacent.
ACCESS/PARKING	Integral garage and driveway parking for 2 cars.
LEVELS	Fall to south east rise to north west.
BOUNDARY TREATMENT	Open plan to front, brick wall to north boundary and timber fencing elsewhere.
OTHERS	None

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 10th January 2001

Location:	1, The Ridgeway, Wargrave, Reading
Proposal:	Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.
Application Number:	F/2000/2994

In response to your consultation dated 19th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The development proposals do not affect any significant landscape features nor would there be a perceptible increase in visual impact when considered in context with the existing property and surrounding residential character.

The new garden wall which is shown to be constructed along the northern boundary may require the removal of some existing shrubs and the applicant should be required to replace any losses.

There are three young existing trees within the applicants front garden which should be protected during the construction works to ensure their long term retention and survival. The applicant should therefore also be required to submit for approval tree protection details in accordance with BS 5837.



ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

20 DEC 2000

8

From: George Allpress

Date: 19 December 2000

Application Number: F/2000/2994

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall..

Site Address:
1, Ridgeway, Wargrave, Reading.

Applicant:
Mr & Mrs N Burnett C/O Colin Dawson & Associates.

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

No impact on significant features
Tree protection details for
trees on frontage

Pat

FROM: George Allpress

DATE: 19 December 2000

DELEGATED

FLS 38781
ENF
17 JAN 2001
COPIES TO:
ACK:
FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2994

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall..

Site Address: 1, Ridgeway, Wargrave, Reading.

Applicant: Mr & Mrs N Burnett C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 12/01/2001** .

OBJECT

- Unacceptable loss of open space
- Overdevelopment

SIGNED: _____

Clerk To Wargrave Parish/Town Council.

DATE: 8th January 2001.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 December 2000

Application Number: F/2000/2994

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory. Relocation of side garden wall.

Parish: WARGRAVE PARISH

Site Address:
1, Ridgeway, Wargrave, Reading.

Applicant:
Mr & Mrs N Burnett C/O Colin Dawson & Associates.

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:** Adam Coggins.

15/01/01

PLANNING SERVICES | HPT
POL | TLS
DC | SMF
APP |
CS 0035 | GA
03 JAN 2001
COPIES TO: | ACK
FILE

Telephone: 0118 9403508

3 Ridge Way
Wargrave
Berks
RG10 8AS

Mr. George Allpress
Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

1st January, 2001

Dear Mr. Allpress,

Re: Application no. F/2000/2994

Further to your letter of 19th December, 2000 concerning the above planning application for No. 1 Ridge Way, Wargrave, RG10 8AS., we have inspected the plans at Woodley Library. Whilst we have no objection in general to the proposed extension at 1 Ridge Way, we would point out that the land where the proposed resiting of the boundary wall is shown does in fact belong to us. We have been approached by Mr. and Mrs. Burnett regarding the sale of the land and are not against this – though nothing has been agreed at this time. We would, however, have objection to any pedestrian or vehicle access to 1 Ridge Way being put in within 20ft of our boundary.

Yours faithfully,

S.C. Sears. S.C. Sears.

Mr and Mrs S.C. Sears

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2794. relates.

Address of site 1 RIDGEWAY WARGRAVE

RG10 8AS

Signed

Date 21 December 2000

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL (F) PRE-APP ATTACHED (F)

Start date: 07 DEC 2000	
Officer: GA	Application No. F/2000/2994

Map No. 17 Site 0.07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY. RELOCATION OF SIDE GARDEN WALL

Location: 1 RIDGEWAY

Parish: WARGRAVE Ward: WARGRAVE 19.12.00

Applicant: MR/MRS BURNETT

Fee Received 95-00 (8) 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 : ...19.12.00.... 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:

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

NEIGHBOURS:

.....S|N+ See map. ✓.....
.....
.....
.....
.....
.....
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.....
.....

Environmental Services

For office use only.
Application number:

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 07 DEC 2000 2294 Phone number	Mr & Mrs N Burnett 1 Ridgeway, Wargrave, Reading, Berks
	Agent's Name Address and postcode Phone number	Colin DAwson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
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 Ridgeway Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey side extension and single story rear conservatory extension. Relocation of side garden wall.
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.	Brown interlocking concrete tiles to match existing roofs. Red/pink facing bricks to match existing external walls. Dark stained timber windows 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: 4	Proposed: 5
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 & Mrs S Sears	3 Ridgeway Wargrave, REading, Berks	5th December 2000

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs N Burnett

Date 05/12/00

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

ADDRESS 1, RIDGEWAY

PARISH WARGRAVE

PLOT No. B20 Highaves

ORD. SHEET No. SU. 7978 (17

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/188/63	J. Mc Lean + Son Ltd	o/l 32 houses	8 8 63	N/A C/A
209/64	" "	Layout 88 det houses	8 2 65	App C/A
28/66	" "	Detached house + garage	25 3 66	N/A C/A
BR 2363	Mr + Mrs S E Rutter	3/story Extension	21 3 75	App N/
BE 5864	"	[illegible]	12 1 77	App N/
31811	N. BURNETT	2/ST & 5/ST. EXTS.	6.11.88	C/A
BRA 7041	"	"	31.3.89	App

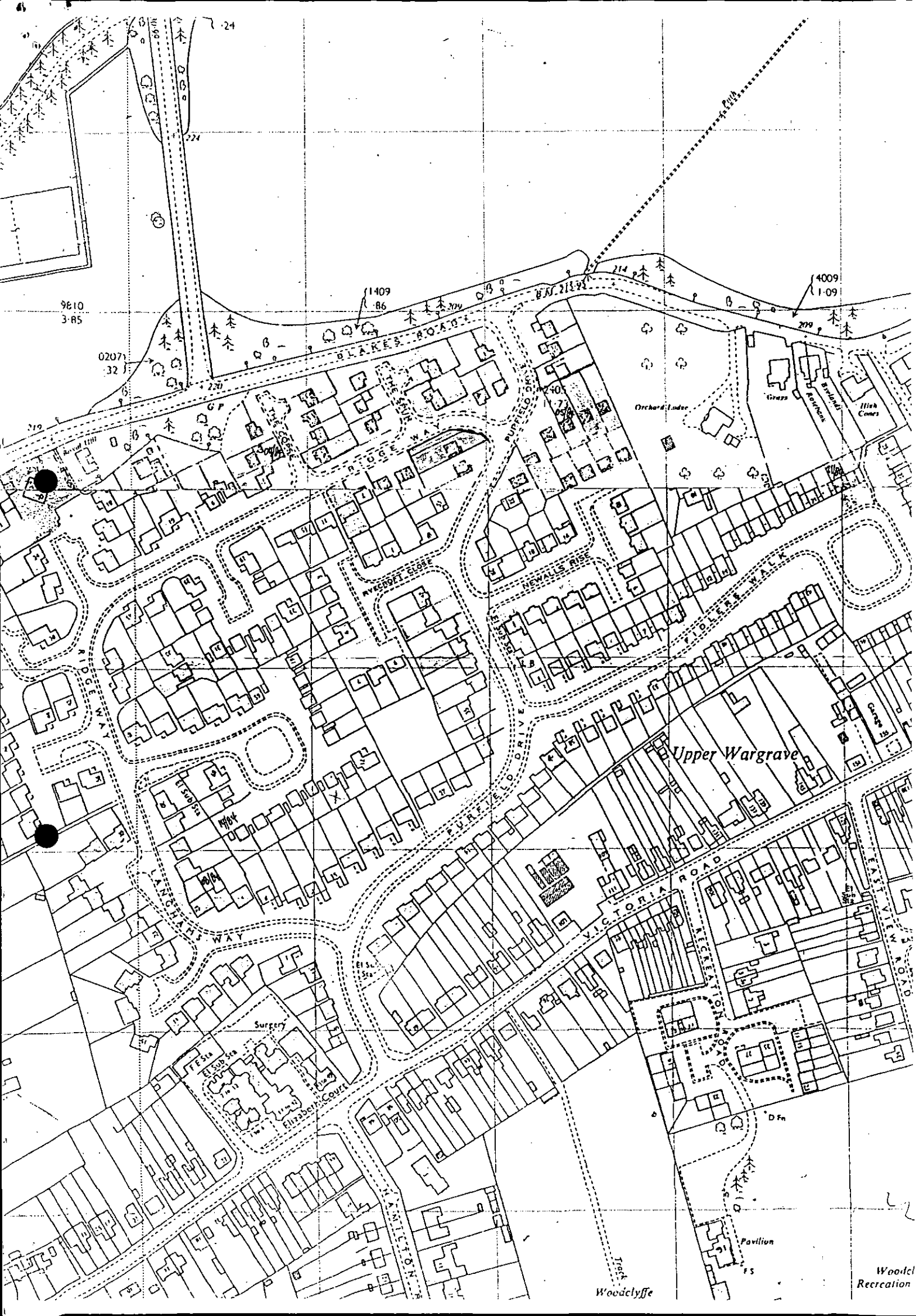
DATE OF COMPLETION

MINISTRY DECISION

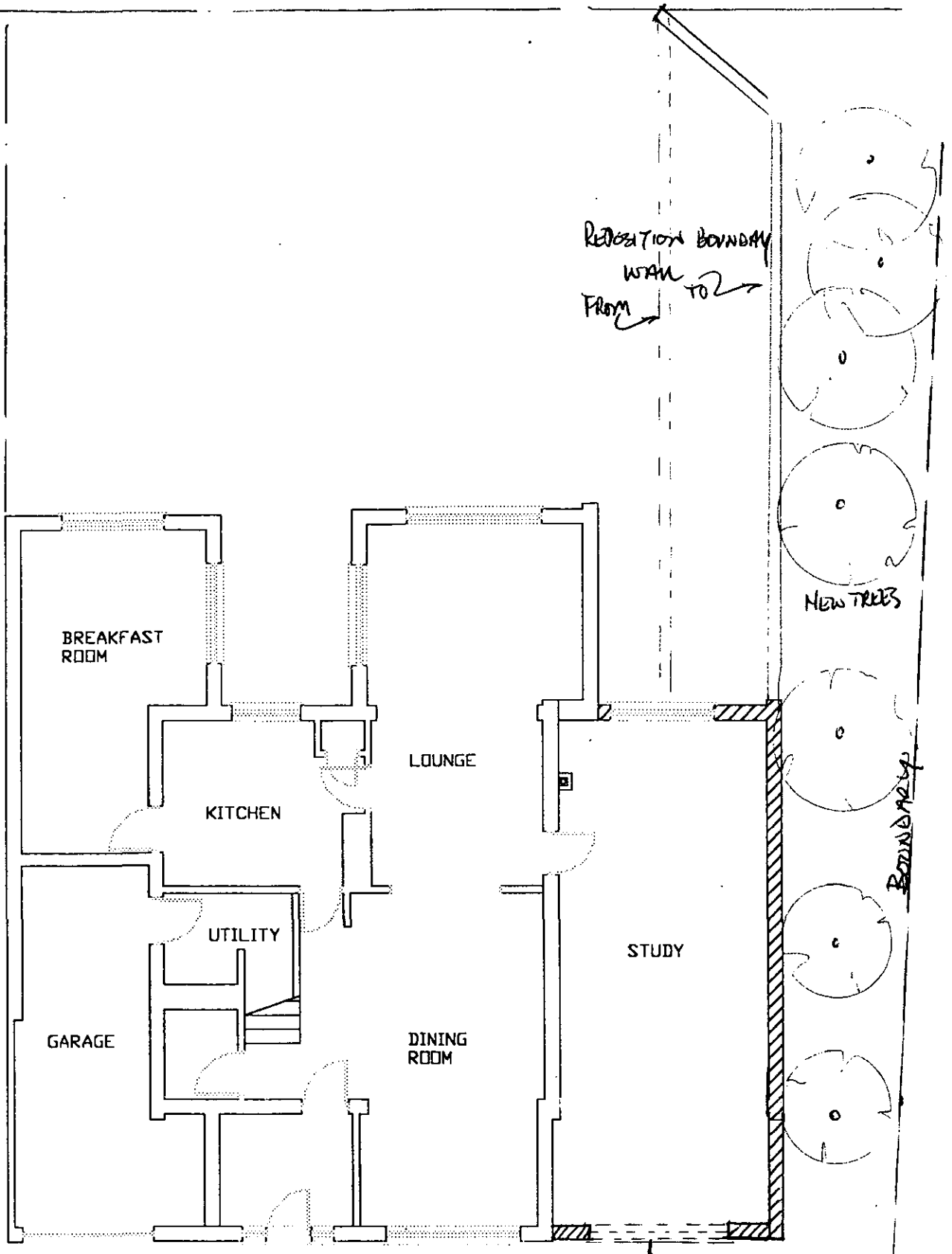
SPECIAL ORDERS

DRAINAGE

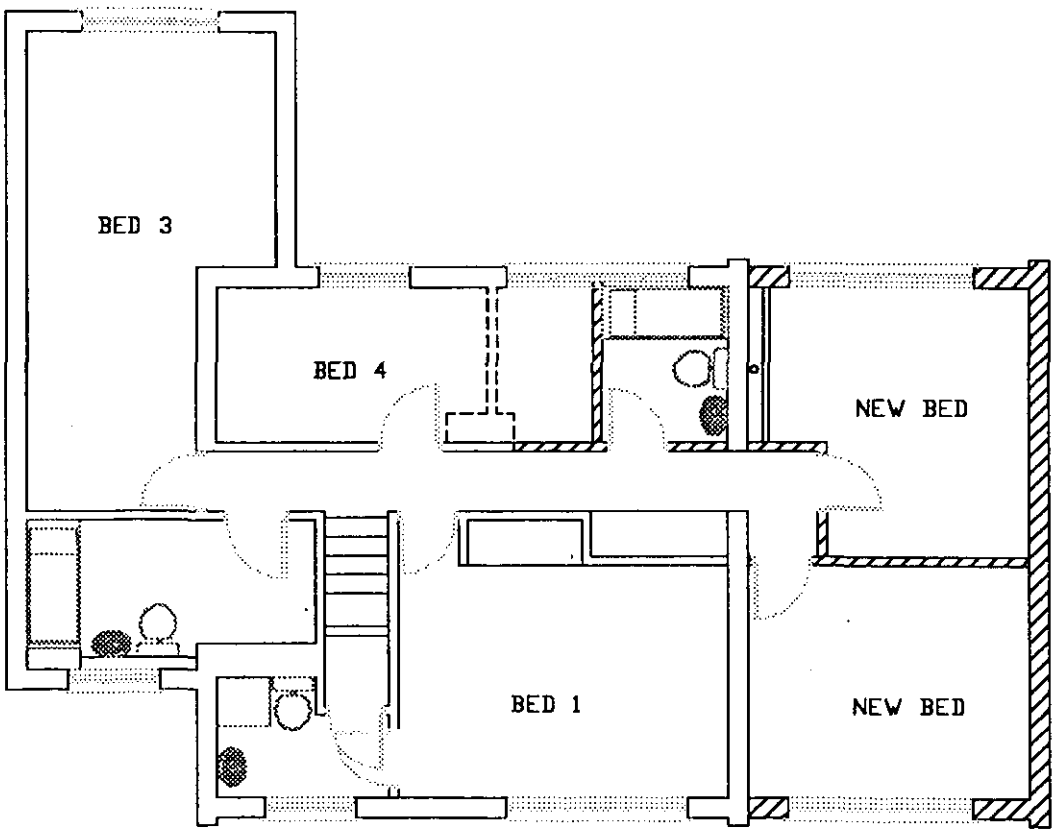
091074



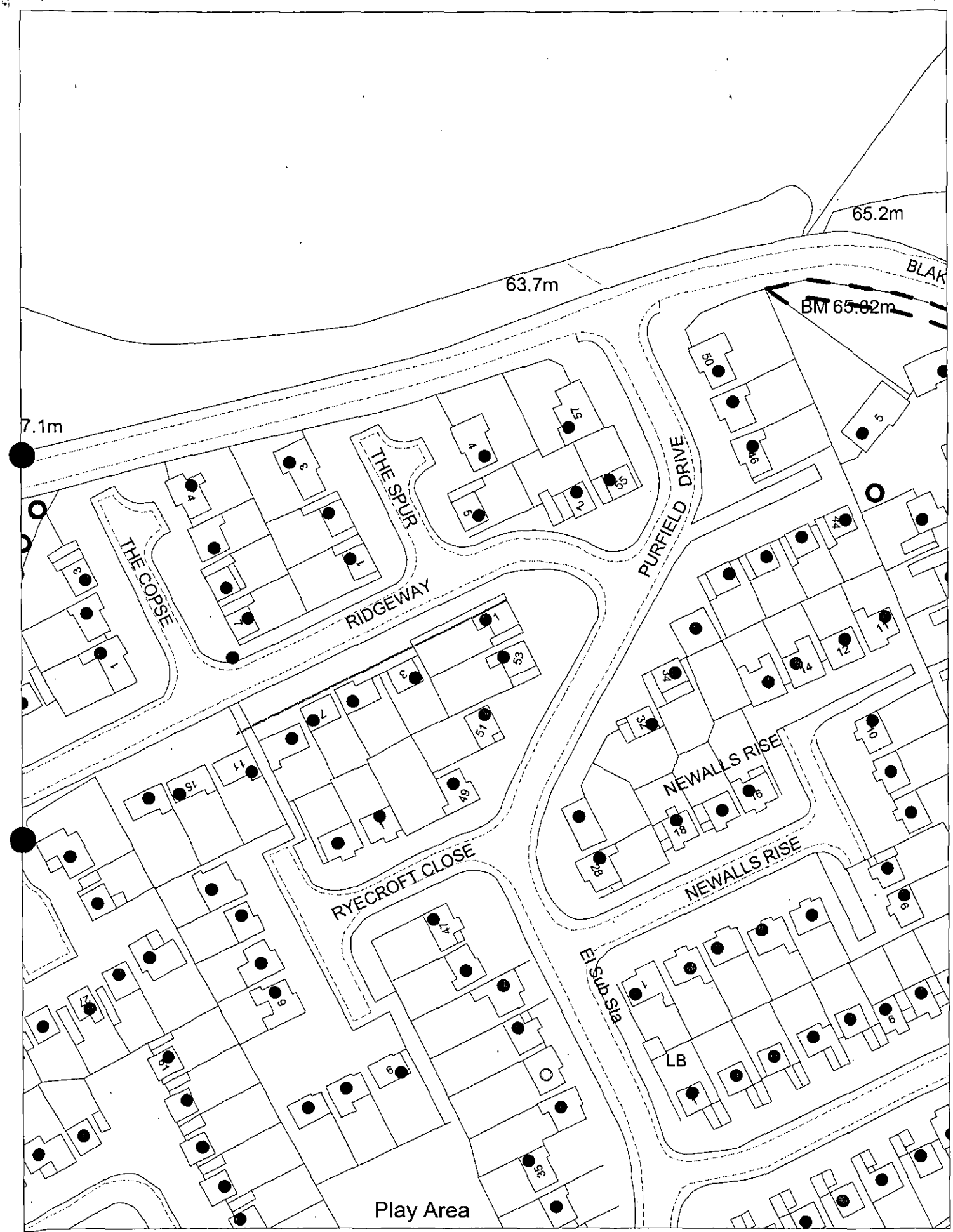
BLAKES ROAD
RIDGE WAY
PURFIELD DRIVE
NEWALLS RISE
RYECROFT CLOSE
FIDLERS WALK
Upper Wargrave
VICTORIA ROAD
RECREATION ROAD
EAST VIEW ROAD
LANGHAMS WAY
Surgery
Elizabeth Court
HAMILTON
Orchard Lodge
Grass
Rosebank
Bowlands
High Cones
Garage
Pavilion
Woodclyffe
Woodcl
Recreation



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000 · Scale: 1 : 1250

N
W E
S

D
TPL

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: N BURNETT ESQ
C/O B W DESIGN
55 WAVELL ROAD
MAIDENHEAD
BERKSHIRE SL6 5AB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM. BERKS.. RG11 1BN

Application No.31811 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE GARAGE AND BREAKFAST AREA WITH BEDROOM AND BATHROOM OVER. SINGLE STOREY FRONT EXTENSION TO ENLARGE HALL AND DINING ROOM
1 RIDGE WAY WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

03 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

continued -



FRONT ELEVATION

SID



REAR ELEVATION

SIDE E