APPLICATION NO:
F/2001/5342

LOCATION:
162 Victoria Road, Wargrave Reading.

APPLICANT:
Mr M Bacon C/O Colin Weston

PROPOSAL:
Proposed conversion of loft with front and rear dormer window extensions.
Lady letter exp: 31/12/01
EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

453

D1

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Bacon
C/O Colin Weston
187 Victoria Road
Wargrave
Berkshire
RG10 8AH

Application Number: F/2001/5342

Parish: **WARGRAVE**

Location: **162, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed conversion of loft with front and rear dormer window extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by reason of its design would form an obtrusive ~~obstructive~~ *feature to the detriment of the character and appearance of the surrounding area.* As such the proposal is contrary to policy LBE1 of the Loddon Area Local Plan and policy WOS3(a) of the Wokingham District Local Plan (Deposit Draft) 2000.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 11/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FROM: Phillip Taylor

DELEGATED

DATE: 03 December 2001

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5342

Proposal: Proposed conversion of loft with front and rear dormer window extensions..

Site Address: 162, Victoria Road, Wargrave, Reading.

Applicant: Mr M Bacon C/O Colin Weston.

Your observations are required in respect of this application **by 27/12/2001**

As an isolated incidence, the dormer is out of keeping with the street scene and therefore this type of development should not be encouraged.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 03 December 2001

Application Number: F/2001/5342

Proposal: Proposed conversion of loft with front and rear dormer window extensions.

Parish: WARGRAVE PARISH

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

Applicant:
Mr M Bacon C/O Colin Weston.

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).

Signed: _____ **Print name:** AC 6/12/01

CONDITIONAL APPROVAL.

C049, R049
C122, R122.

13/12/01

Comment

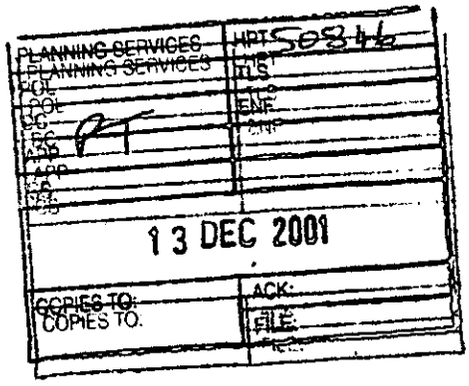
Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

Xl plan at least 1:200 scale
layout for 3 vehicles

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Colin Weston
Design & Construction
187 Victoria Road, Wargrave, Berkshire, RG10 8AH
Tel: 0118 940 4428 Fax: 0118 940 4428
Mobile: 0831 879055 VAT: 314 5541 80



10 December 2001

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham.
RG40 1WR.

F.A.O. Phillip Taylor

Dear Sir,

Proposed conversion of loft with front and rear dormer window extensions at 162 Victoria Road, Wargrave - Application No.F/2001/5342

We enclose herewith, 6 copies of our revised Drawing No.CW.11.01 Rev.A showing, as requested, additional side/sectional elevation as viewed from No.164 and the proposed parking provision.

We trust this meets with your approval, but should you have any further queries please do not hesitate in contacting us.

Yours faithfully,

COLIN WESTON

Encs.

Received by Wokingham District Council

Application No: F/2001/5342

Proposal:
Proposed conversion of loft with front and rear dormer window extensions.

Location:
162, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5342 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 December 2001

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

Tel: (0118) 974 6444

Date: **03 December 2001**

My ref: F/2001/5342

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

Dear Councillor

Application Number: F/2001/5342
162, Victoria Road, Wargrave, Reading.
Proposed conversion of loft with front and rear dormer window extensions.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5342**
162, Victoria Road, Wargrave, Reading.
Proposed conversion of loft with front and rear dormer window extensions.
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 6444

Date: **03 December 2001**

My ref: F/2001/5342

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Application Number: F/2001/5342
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5342**
162, Victoria Road, Wargrave, Reading.
Proposed conversion of loft with front and rear dormer window extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5342

Applicant : Mr M Bacon C/O Colin Weston.

Location : 162, Victoria Road, Wargrave, Reading.
Proposal : Proposed conversion of loft with front and rear dormer window extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 21/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 16/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wargrave Parish Council - This type of development should be discouraged because out of keeping with streetscene.

Planning Issues :

1. Impact upon Neighbouring Properties
2. Impact upon Character of the area
3. Highways

Policy :

Application Number: F/2001/5342 – 162 Victoria Road, Wargrave

Appraisal

Development

The proposal is to extend the dwelling house by converting the loftspace in to a bedroom and adding front and rear dormer windows. Both dormers front and rear fall below the ridge of the roof by 0.2m. The front dormer is 1.8m in width and 1.7m high (to the ridge). The larger rear dormer is 4.4m in width and 2.3m high (to the ridge). Both dormers are to be tiled with grey slates to match those existing.

The site is a semi-detached dwelling located within the identified settlement of Wargrave.

1. Impact upon neighbouring properties

The proposal is considered to be of low impact on neighbouring properties because development is confined to the roof. The dormer windows do not over look the windows of the neighbours nor do they cause overshadowing.

2. Impact upon the character of the area

The rear dormer is not visible from the front of the dwelling however it can be viewed from across the open land at the rear. It is large dormer, almost spanning the width of the roof and also of an unattractive design. It is therefore considered to be detrimental to the character of the area.

The front dormer would be a prominent feature on the streetscene. No. 162 is one half of three identical semi-detached dwellings. The front dormer is considered to be out of keeping with these properties and conflicts with policy LBE2 of the Loddon Area Local Plan 1995 and Policy WOS3 of the Wokingham District Local Plan Deposit Draft. The Parish council at Wargrave expressed similar concerns about the front dormer and do not want such developments encouraged.

3. Highways

The addition of a fourth bedroom requires a 3rd off road car parking space. The standard is met with the extra space in front of the dwelling.

☐ Approval ✓ Refusal

Application Number F/2001/5342
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Reasons for Refusal
			The proposed development by reason of its design would form an obstructive feature to the detriment of the character and appearance of the surrounding area. As such the proposal is contrary to policy CBE1 from the LALP 1995 and WOS3(a) from the WDLP DD 2000

RECORD OF SITE VISIT

SITE ADDRESS: 162 Victoria Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5342

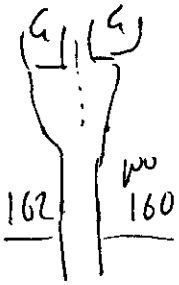
OFFICER: **Phillip Taylor**

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential - linear dev. Victoria Rd
moderate density max detached, bungalow, semi-terrace.
slight slop down to town

3. DESCRIPTION OF SITE/BUILDING red brick Victoria semi, white
UPVC windows patio out front. Recessed front door, driveway to
side. Gauge at rear - outbuilding sheds etc - shared drive - yard



4. RELATIONSHIP TO ADJOINING PROPERTIES No 164 pivot hole 1.1m front
Driveway below 160 - 162 no windows. 1.7m lane below
Gauges in rear garden

5. SITE CONSTRAINTS only dormer in street! - create mismatch at No 164. Quite visible/prominent.

TREES

ACCESS/PARKING 2 out front 1 gage ~~1 infant at gage~~

LEVELS

BOUNDARY TREATMENT

OTHERS high up dormer. no parallel windows. minimal disruption to 160. No overlooking at rear - only garden

Dormer on No 177 at lower height

- Front only problem - rear not visible.
- will definitely stand out



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 NOV 2001
Officer: PT	Application No. F/2001/5342

Map No. 21 Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Conversion of loft with front and rear dormer window extensions

Location: 162 Victoria Road

Parish: Wargrave Ward: Wargrave
3.12.01 D.

Applicant:
Mr M Bacon

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement (2) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	REQUIRES PARKING LAYOUT.	request with SN	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	REQUIRE OTHER SIDE ELEVATION (AS FROM No 164)	request with SN	
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 : 3.12.03. 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:

No pre-appn.....

.....

.....

NEIGHBOURS:

S/N + see map.....

.....

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.....

.....

.....

.....

.....

.....

WINSORA.

ADDRESS 162, VICTORIA ROAD PARISH WARGRAVE.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/220/58	Mr A Rye	Improvements	12 6 58	App
PD/657/67		GARAGE	21.12.67	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 21.NOV.01* 5342

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 MIKE BACON
	Address and postcode	162, VICTORIA ROAD WARGRAVE BERKS RG10 8AJ
	Phone number	01189 406838
2	Agent's Name	Colin WESTON
	Address and postcode	187, VICTORIA ROAD WARGRAVE BERKS RG10 8AH
	Phone number	01189 404428
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.	162, VICTORIA ROAD WARGRAVE BERKS RG10 8AJ
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION
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.	GREY SLATES TO MATCH EXTG. WHITE UPVC WINDOWS TO MATCH EXTG. WHITE UPVC FACIA'S.
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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

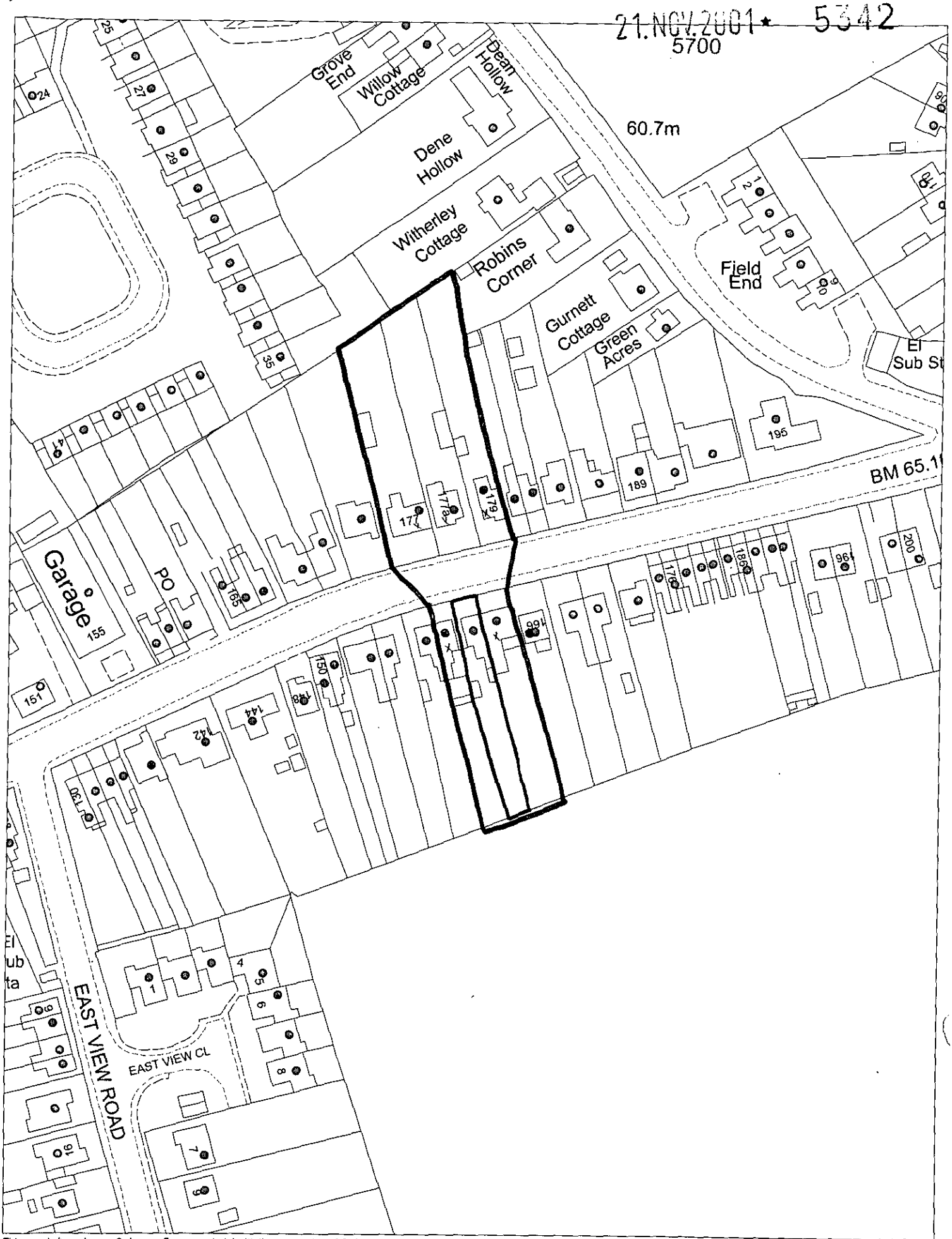
Your signature: [signature]

on behalf of MIKE BACON

Date 20.11.01

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

21.NOV.2001★ 5342
5700



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

N
W E
S