APPLICATION NO:
F/2000/1402

LOCATION:
1 Newalls Rise, Wargrave Reading.

APPLICANT:
Mr J Clarke C/O Colin Dawson & Associates

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Clarke
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
READING
Berkshire
RG10 9PY

Application Number: F/2000/1402

Parish: **WARGRAVE**

Location: **1 Newalls Rise, 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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The first floor, bathroom window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 26/06/2000

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.

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1402	NL
BUILDING CONTROL NUMBER.	FL 2000/0958	Andy
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	1, Newells Rise CARGRAVE	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D530-01A	D530-01A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1402

Applicant : Mr J Clarke C/O Colin Dawson & Associates.

Location : 1, Newalls Rise, Wargrave, Reading.
Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		25.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25.5.2000

Date Registered : 02/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

Wargrave P.C - No objection subject to condition
Highways - No objection subject to condition

Planning Issues :

Site Designation - within the identified settlement.

1.) Impact upon the neighbouring Dwelling.

2.) Impact upon the Street Scene.

Application Number: F/2000/1402

Appraisal :

1.) Impact upon the amenity of the neighbouring dwellings
The proposed development is for a first floor side extension above an existing flat roofed side extension with the demolition of a rear garage (also flat roofed).
The proposed development would have no side facing windows. The rear facing window will be for a bathroom and would be obscure glazed. It is 10.4m to the rear boundary where a sub sub station is located. So it would be 14.4m to the rear boundary of the property behind.
The property is on a corner position with the extension facing the houses on the opposite side of Pinfield Drive.
There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent Dwellings.

2.) Impact upon the Street Scene
The proposed development is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the character of the street scene.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐
(tick appropriate box)

Application Number F/2000/1402
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works
3	SC23	SR06	Parking + Garaging
4	SC[illegible]	SR24	first floor, Bathroom window in the
			rear elevation

John [illegible]
26/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Newalls Rise
Wargrave Reading.

APPLICATION NUMBER: F/2000/1402

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on tree front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s detached dwelling - on a corner position

4. RELATIONSHIP TO ADJOINING PROPERTIES

proposal is to build above an existing 2/s side extension. The extension is currently flat roofed - proposal would project forward slightly at first floor with a small gable. There is a sub station to the rear. There is an existing rear garage located to the rear of the existing side ext. This is proposed to be removed.

The proposal also includes the moving out of the side boundary. This would project up to 0.5m closer to the side of the house

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - This property is higher than the property at the rear No 1 is about 2.5m higher.

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **18 May 2000**

My ref: F/2000/1402

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/2000/1402
1, Newalls Rise, 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1402**
1, Newalls Rise, 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 6481

Date: **18 May 2000**

My ref: F/2000/1402

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1402**
1, Newalls Rise, 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**********

Received by Wokingham District Council

Application No: F/2000/1402

Proposal:
Proposed first floor side extension to dwelling

Location:
1, Newalls Rise, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2000. Written comments submitted will become available for public inspection.

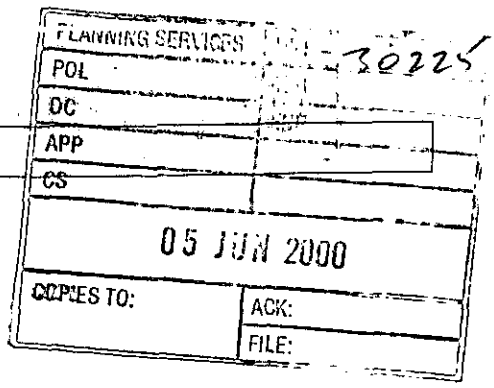
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

18 May 2000

FROM: Nicola Lake

DATE: 18 May 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1402

Proposal: Proposed first floor side extension to dwelling.

Site Address: 1, Newalls Rise, Wargrave, Reading.

Applicant: Mr J Clarke C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 11/06/2000** .

No objection

Informative:
The Parish Council would wish to see obscured glass permanently maintained in the shower room to protect the privacy of neighbouring properties.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 18 May 2000

Application Number: F/2000/1402

Proposal: Proposed first floor side extension to dwelling

Parish: WARGRAVE PARISH

Site Address:
1, Newalls Rise, Wargrave, Reading.

Applicant:
Mr J Clarke 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).

Comments.

SC: 23 (INSERT PARKING, ~~TURNING~~ AND GARAGING).

SR 06

Signed: _____ **Print name:** S. KNEWSTUB

24.05.00.

FROM: Nicola Lake

DATE: 18 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1402

Proposal: Proposed first floor side extension to dwelling.

Site Address: 1, Newalls Rise, Wargrave, Reading.

Applicant: Mr J Clarke C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 11/06/2000** .

No objection

Informative:
The Parish Council would wish to see obscured glass permanently maintained in the shower room to protect the privacy of neighbouring properties.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAY 2000
Officer: NL	Application No. F/2000/1402

Map No. 21 Site 0.03
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: 1 Newalls Rise

Parish: Wargrave

Ward: Wargrave
18.5.2000

Applicant:
Mr J. Clarke

Fee Received 95.00 Required ..... Additional ..... Refund .....
(1)

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	IS THE PORCH NEW?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

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:

..... no pre-apps .....

.....

.....

NEIGHBOURS:

..... S/N + 2 Newans Rise .....

..... 28, 39, 41, + 43 Purfield Drive .....

..... 1 + 2 Golers walk .....

By hand 2/5/00.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

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

DCW

WOKINGHAM DISTRICT COUNCIL
- 2 MAY 2000
DIRECTOR OF ENVIRONMENTAL SERVICES

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

Our Ref; CED/BK
Tuesday, 25 April 2000

Dear Sir

RE: 1 NEWELLS RISE, WARGRAVE, 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:

02 MAY 2000* 1402

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

Environmental Services

For office use only.
Application number 02.MAY2006* 1402

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 J Clarke
	Address and postcode	1 Newells Rise, Wargrave, Reading, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	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 Newells Rise, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	FirstFloor side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red facing bricks to match existing White windows to match existing Grey interlocking concrete roof tiles to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

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 Mr J Clarke

Date 28/4/2000

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

ADDRESS 1, NEWALLS RISE PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/306/61	Mrs J. Dentry	% Res Dev	12 12 61	N/A C/A
/188/63	J. McLean & Son Ltd	% 33 houses	8 8 63	N/A C/A
121/63	" "	Layout 62 "	4 10 63	N/A C/A
650/63	" "	Details 62 "	22 11 63	App N/A
27/65	" "	65 Dwellings	3 5 65	N/A C/A
179/65	" "	Details " "	13 5 65	App N/A
8/66	" "	Det house + garage	25 3 66	N/A C/A
R 496	Mr D Tomlinson	S/storey Extension	5 4 74	App N/A
0588	" "	" "	16 5 74	N/A C/A
R. 7142	Mr. & Mrs. Tomlinson	Housewood fireplace Installation of Chimney	19 9 77	App N/A
04045	" "	"	27 10 77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 1 NEWALLS RISE PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU-7978 21

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R 7743	MR. D. TOMLINSON	NEW GARAGE & EXTENSION	24.1.78	APP. N/A
77654	"	" "	16.2.78	N/A C/A
[illegible]53	MR. I. CAIRNS	PITCHED ROOF & FR. ELEVATION BRICKWORK.	4.6.85	APP N/A
3854	"	"	17.7.85	N/A C/A
3633	MR & MRS BOOTH	1ST FLOOR EXT.	8.4.89	C/A

DATE OF COMPLETION

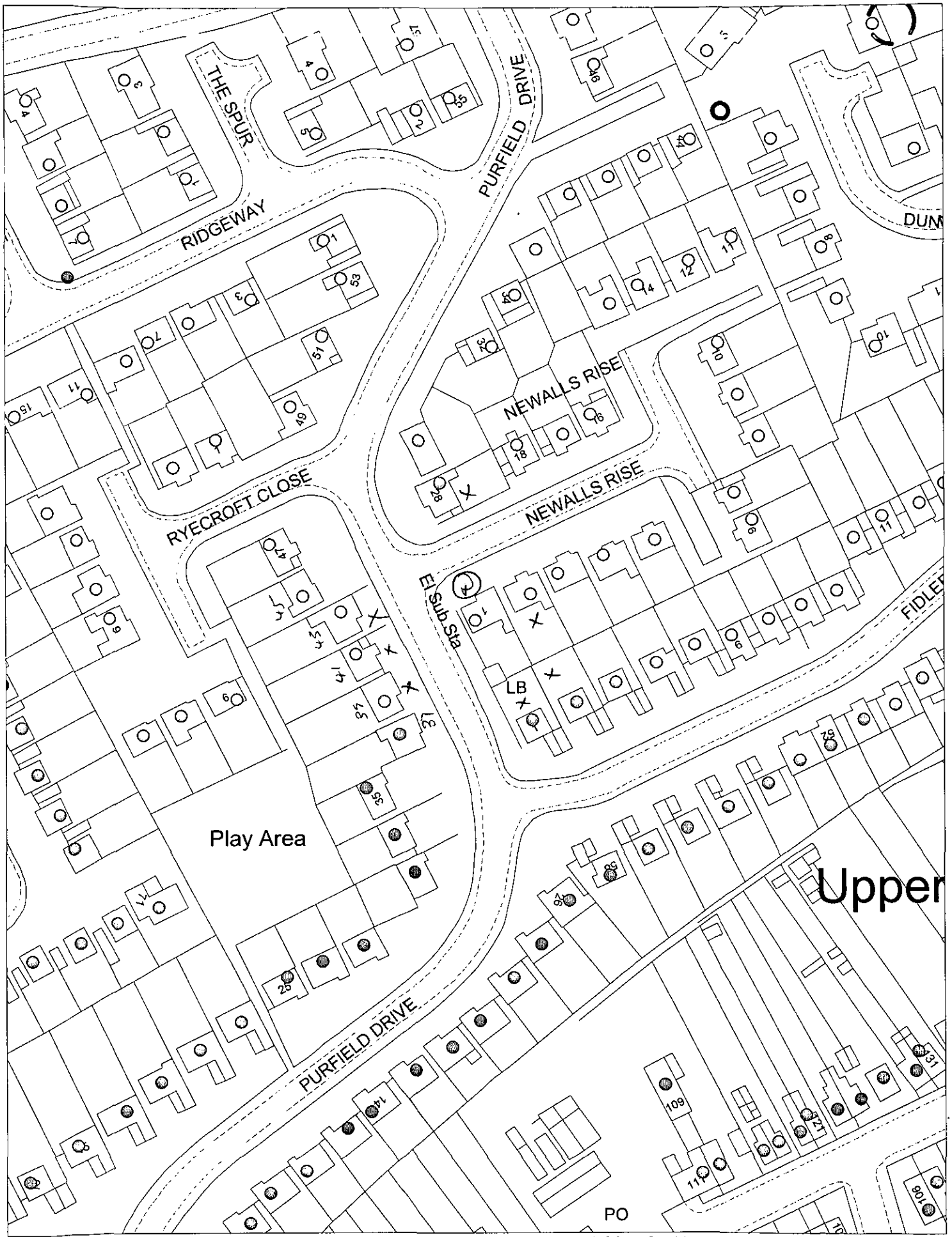
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02 MAY 2000 1402



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Development Control Section, Environmental Services, Wokingham District Council.
11 May 2000

Scale: 1 : 1250

N
W E
S

02.MAY2000* 1402