SYSTEMS LTD

APPLICATION NO:
F/2000/1310

LOCATION:
145 Victoria Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Shields C/O K W Elston

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Shields
C/O K W Elston
29 Whyteladyes Lane
Cookham
Berkshire
SL6 9LT

Application Number: F/2000/1310

Parish: **WARGRAVE**

Location: **145, Victoria Road, Wargrave, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

Condition
3. The windows in the elevation facing No.147 Victoria Road shall be glazed with obscure glass and fixed shut.

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

John Mitchell

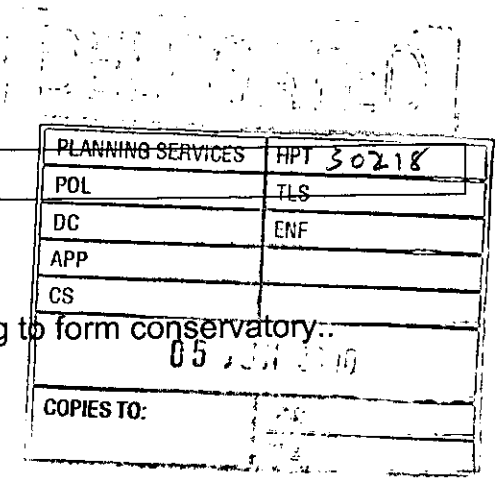
John Mitchell
Development Control Manager
Date: 09/06/2000

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.

Marion

FROM: Nicola Lake

DATE: 10 May 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1310

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 145, Victoria Road, Wargrave, Reading.

Applicant: Mr & Mrs Shields C/O K W Elston.

Your observations are required in respect of this application **by 03/06/2000** .

No objection

Informative:
The neighbouring properties are concerned at the enclosure inside the building of the drain.

SIGNED: _____ DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

Fence 7.

Application Number F/2000/1310
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Brickwork
3	SC20	SR24	windows in the elevation facing no 147 Victoria Road shall be glazed with obscure glass and fixed shut

RECORD OF SITE VISIT

SITE ADDRESS: 145 Victoria Road Wargrave Reading. APPLICATION NUMBER: F/2000/1310	OFFICER: Nicola Lake DATE OF SITE VISIT: 28.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front fence

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi Detached dwelling - property slopes down to the rear. House is higher at the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is on a raised patio platform, which increases the overall height - Property has already had a large 2/5 rear ext. However. The adjoining property has had a flat roof rear extension out in line with No 145. There is only 1 rear facing window which is close to No 145 it is obscure glazed and for a bathroom. Property has been significantly extended in the past.

Very good rear distance -

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - site sharply slopes to the rear but good distance

BOUNDARY TREATMENT 3 m hedge to 143 - No 147 has a 4ft fence with trellis taking it to 6ft.

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1310

Applicant : Mr & Mrs Shields C/O K W Elston.

Location : 145, Victoria Road, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓	NA	25.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25:5:2000

Date Registered : 18/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :
Wargrave P.C - No objection
Letters - 2 letters of objection.

Planning Issues :
Site Designation - within the Identified Settlement.
1.) Impact upon the neighbouring dwelling.
2.) Impact upon the surrounding area.

Application Number: F/2000/1310

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a single storey rear conservatory. Both the property and the adjoining have been previously extended. No 145 has a raised patio. The proposed conservatory would project out by 3.2m and would have a hipped roof. The height to the eaves would be 2.2m and to be taken from the ground level 3m.
The neighbour has a rear facing bathroom window in the rear elevation. However, this is obscure glazed and is for a non-habitable room.
Therefore, there will be no over shadowing, overlooking or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the surrounding area.
The proposed conservatory 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 surrounding area.

Officer note: The issue of the non-habitable room and drawing is covered by Building Control regulations.

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

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1310

Mr & Mrs Robinson
147 Victoria Road
Wargrave
RG10 8AG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam

Application No: F/2000/1310

Location: 145, Victoria Road, Wargrave, Reading

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Ian Gordon

Central Support

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1310

J G Waldron
Greenwood
149 Victoria Road
Wargrave
RG10 8AG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam

Application No: F/2000/1310

Location: 145, Victoria Road, Wargrave, Reading

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Received by Wokingham District Council

Application No: F/2000/1310

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
145, Victoria Road, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2000. 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

10 May 2000

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

Tel:

Date: **10 May 2000**

My ref: F/2000/1310

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/2000/1310
145, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1310**
145, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
*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:

Date: **10 May 2000**

My ref: F/2000/1310

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/2000/1310
145, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 .

Yours faithfully,

John Mitchell

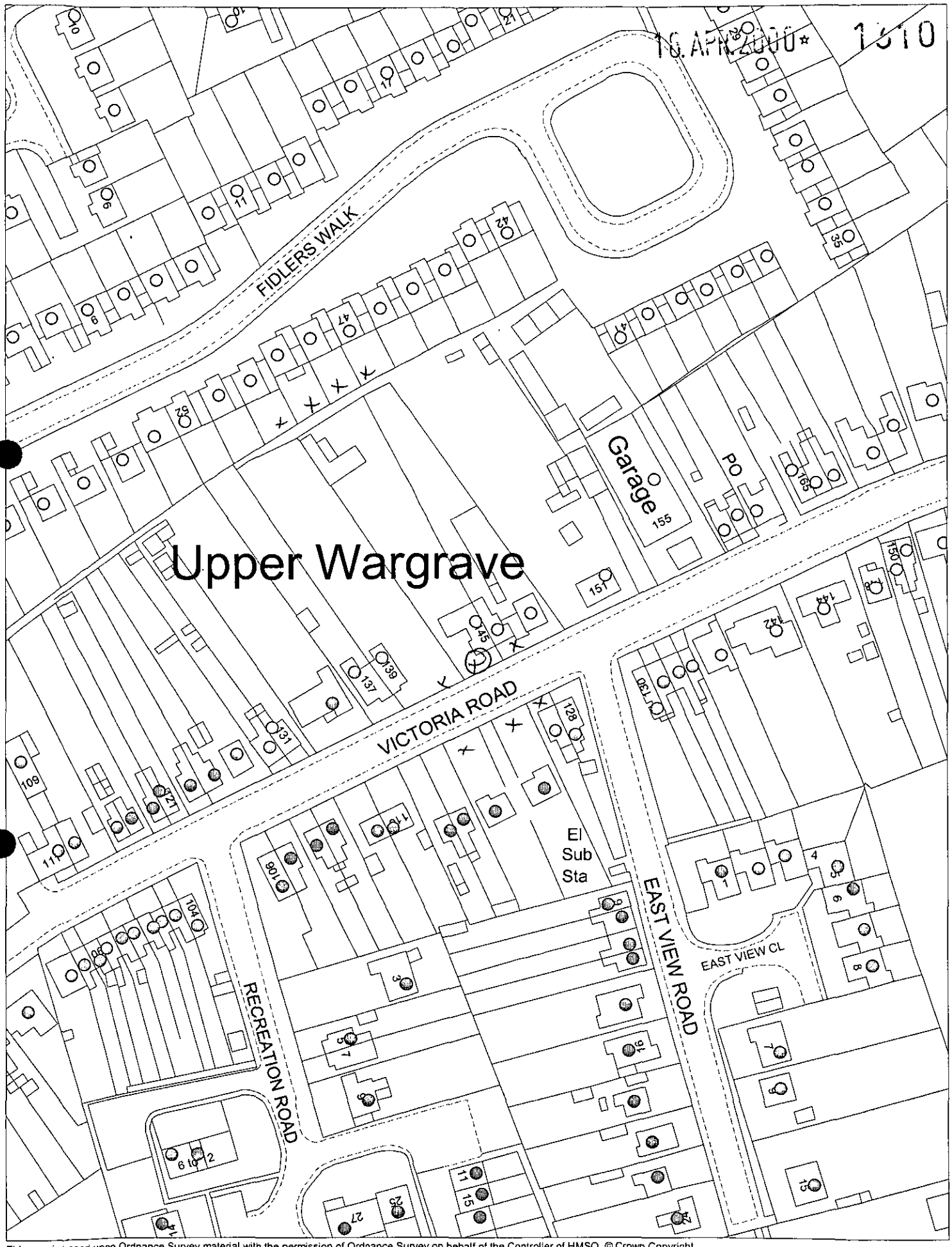
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1310**
145, Victoria Road, Wargrave, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N W E S

FROM: Nicola Lake

DATE: 10 May 2000

RECEIVED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1310

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 145, Victoria Road, Wargrave, Reading.

Applicant: Mr & Mrs Shields C/O K W Elston.

Your observations are required in respect of this application **by 03/06/2000** .

No objection

Informative:
The neighbouring properties are concerned at the enclosure inside the building of the drain.

SIGNED: E Hodges DATE: 30/5/2000

Clerk To Wargrave Parish/Town Council.

ORS

PLANNING SERVICES
POL
DC NL
CS
01 JUN 2000

MR J. G. WALDRON
GREENWOOD,
149 VICTORIA ROAD,
WARGRAVE, READING, BERKS
RG10 8AG.
0118— 9402624

29th MAY 2000.

NICOLA LAKE,
ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157.
SHUTE END, WOKINGHAM, BERKS
RG40 1WR.

COPIES TO: ACK:

APPLICATION. F 2000/1310 PROPOSED CONSERVATORY EXTENSION
AT 145 VICTORIA ROAD, WARGRAVE

Dear Sirs

Further to the above, I wish to object to the proposed to secure the manhole cover inside it, and Tile it over.

This manhole feeds another inside my Brick & Tile Garage adjacent to 147; and then to a final outlet manhole in my own driveway. These Drains are not connected to my own drainage system in any way.

Originally, the manhole Cover at 145 was two feet lower than my garage manhole, but now it is 18 INCHES HIGHER, and we have recently had near flooding conditions from this drain inside my garage, which never occurred in the past. (I have lived in 147 and now 149 for the last 67 years!) I did ask previous owner not to raise the manhole, also your own office, but my request was ignored.

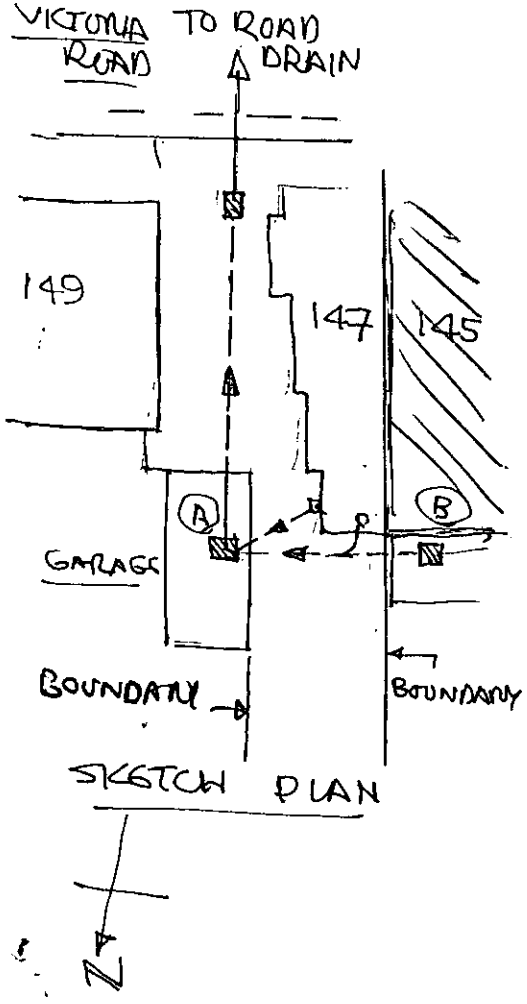
This proposal is also very invasive of my neighbours privacy at 147, as windows look down over the existing fence directly into their toilet window and its open fanlight, less than one metre away. It will also take direct sunlight out of their (147's) patio area, being directly next to the fence, and at a much higher level.

I also recall that the proposed base of this extension was only loose rubble, with no compacting. I believe there have been subsidence Problems since, and cracked walls have had to be built. (Bricks bedded in sand were laid over the rubble)

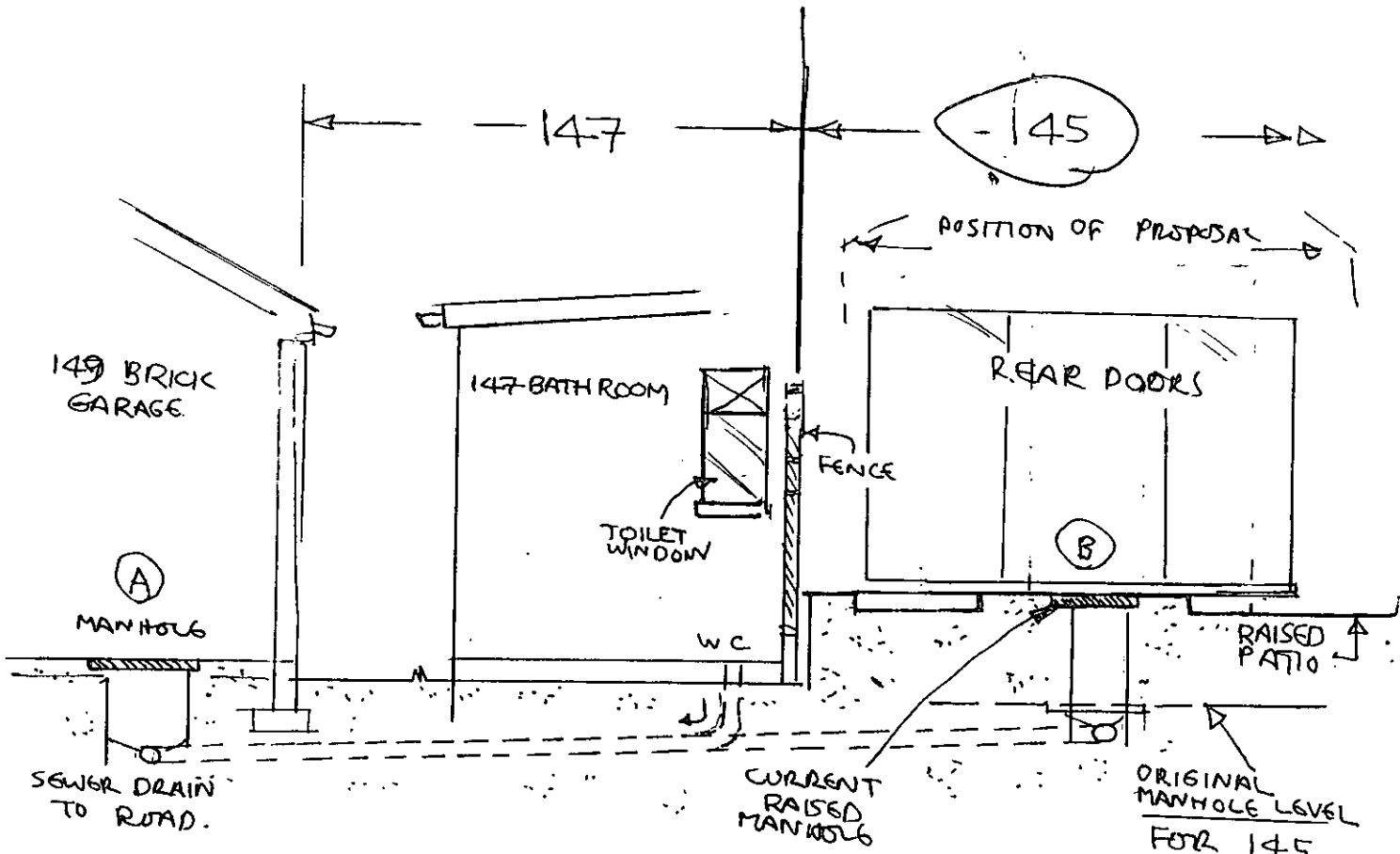
Yours faithfully

JAMES GEORGE WALDRON.

SKETCH OF DRAIN ITEMS ON CLOSED.



SKETCH PLAN



SECTION SHOWING MANHOLE & DRAIN LAYOUT (NOT TO SCALE)

DRAWN: JIM WALDRON.
GREENWOOD 149 VICTORIA ROAD, WARGRAVE, READING RG10 8AG
0118-9402624.

APPEND TO LETTER OF OBJECTION TO F2000/1310.

● th MAY/ 2000

147, VICTORIA ROAD, WARGRAVE, BERKSHIRE, RG10 8AG.

25th May, 2000.

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

Dear Ms. Lake,

Re: Application Number F/2000/1310
Site Address: 145 Victoria Road, Wargrave, Reading.
Proposal: Proposed single storey rear extension dwelling to form conservatory.

As the owners and occupiers of the above address that adjoins 145, Victoria Road, we are writing to express concern at the above Application because of the following reasons:-

A. The conservatory, being on the boundary line between both properties, will be less than .5M (half a metre) away from our Ground Floor Bathroom window.

B. The conservatory floor level will be higher than our patio by approximately 1M (one metre) and as the conservatory projects by approximately 3.5M (three point five metres), this will allow a clear view over the boundary fence into our property.

C. The conservatory's height and projection from the building, and the variation of level to our patio, will reduce the amount and quality of sunlight that reaches our bathroom window and patio.

We wish these points to be taken into consideration by the Planning Officer when processing this application.

Yours sincerely,

Shirley and Richard Robinson.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 APR 2000
Officer: NL	Application No. F/2000/1310

Map No. 21. **Site** 0.07..
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 145 VICTORIA ROAD

Parish: WARGRAVE

Ward: Remit to Wokingham 10.5.2000.

Applicant: MR & MRS SHIELDS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (b) 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 : 10.5.2000 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 + 139, 147, 122, 124 + 126 Victoria Rd
47, 48, 49 + 50 Rollers Walk

AMBER COTTAGE

ADDRESS 145 VICTORIA ROAD PARISH WARGRAVE.

PLOT No.

ORD. SHEET No. SU 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 8810	MR. L. G. HILL	GROUND FLOOR EXT.	15.6.78	APP. N/A
08661	"	"	3.8.78	N/A C/A
BR 23760	MR & MRS R. BOWLER	ALTS. & EXT.	13.12.84	APP N/A
22628	"	S/ST & 1ST FLOOR EXTS.	13.12.84	N/A C/A
L00921	MR & MRS. S. SHIELDS	1ST FLOOR EXT.	6.5.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

AMBER COTTAGE

ADDRESS 145 VICTORIA ROAD PARISH WARGRAVE.

PLOT No.

ORD. SHEET No. SU 7978 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 8810	MR. L. G. HILL	GROUND FLOOR EXT.	15.6.78	APP. N/A
08661	"	"	3.8.78	N/A C/A
BR 23760	MR & MRS R. BOWLER	ALTS. & EXT.	13.12.84	APP N/A
22628	"	S/ST. & 1ST FLOOR EXTS.	13.12.84	N/A C/A
L00921	MR & MRS. S. SHIELDS	1ST FLOOR EXT.	4.5.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

16.APR.2000* 1310

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 & MRS SHIELDS
	Address and postcode	145 VICTORIA ROAD WARGRAVE BERKSHIRE RG10 8AG
	Phone number	
2	Agent's Name	K. W. ELSTOW
	Address and postcode	29 WHYTELADYGS LANE COOKHAM BERKSHIRE SL6 9LT
	Phone number	01628 530143
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.	145 VICTORIA ROAD WARGRAVE BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY TO REAR
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.	BRICKWORK TO MATCH EXISTING WHITE UPVC WINDOWS & DOORS
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: N/A	Proposed: N/A
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: K W. Edson

on behalf of MR & MRS SHIELDS

Date 13/4/00

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