EX SYSTEMS LTD

APPLICATION NO:
F/2000/1044

LOCATION:
7 The Copse, Wargrave Reading.

APPLICANT:
Mr & Mrs I Haig C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey side extension to dwelling and boundary wall.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I Haig
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/1044

Parish: **WARGRAVE**

Location: **7, The Copse, Wargrave, Reading.**

Proposal: **Proposed single storey side extension to dwelling and boundary 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 18 May 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.

Environmental Services

For office use only.
Application number: 26.MAR2010* 1044

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 I Haig
	Address and postcode	7 The Copse, Wargrave, Reading, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks Rg109PY
	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.	7 The Copse, Wargrave, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey side Extension AND BOUNDARY 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 roof tiles to match existing. Red fecing bricks to match existing. White 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: 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 & Mrs I Haig

Date 21/3/2000

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

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/1044

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 I Haig
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/1044
SITE: 7 THE COPSE, WARGRAVE

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 2000/1044 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

N Lake.

Nicola Lake
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1046.	NL
BUILDING CONTROL NUMBER.	FP2000/0744	Brian
~~APPLICANT~~/AGENT	Colin Dawson + Associates	
ADDRESS OF SITE	7 The Copse WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D525-01A	D525-01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/6/00	

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/2000/1044

Applicant : Mr & Mrs I Haig C/O Colin Dawson And Associates.

Location : 7, The Copse, Wargrave, Reading.
Proposal : Proposed single storey side extension to dwelling and boundary wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.4.2000.....

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Wargrave P.C - No objection.

Planning Issues :

Site Description - within the identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene.

Application Number: F/2000/1044

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposed development is for a single storey detached rear extension to the side of the dwelling. The proposed extension is on the side of the dwelling which faces the footpath. The proposed development is within the existing curtilage of the dwelling.
Due to the dwellings location on a corner plot there will be no detrimental impact upon the overlooking, overshadowing or overbearing issue. There will be no detrimental impact upon the residential amenity of the neighbouring dwellings

2.) Impact upon the character of the street scene.
The proposed development is located on the side of the dwelling within the boundary lines of the existing property. There will be no detrimental impact upon the character of the street scene

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

Application Number F/2000/1044
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC53	SR12 ·	Works ·

John Mitchell

18/5/02

RECORD OF SITE VISIT

SITE ADDRESS: 7 The Copse Wargrave Reading.

APPLICATION NUMBER: F/2000/1044

OFFICER: Nicola Lake

DATE OF SITE VISIT: 27.4.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? 27.4.2000

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s detached dwelling on a corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

proposal - for a single storey side extension, with a pitched roof - check impact upon the Street pattern. No overlooking as the properties are on the opposite side of the road.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1044

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/2000/1044
7, The Copse, Wargrave, Reading.
Proposed single storey side extension to dwelling and boundary 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1044**
7, The Copse, Wargrave, Reading.
Proposed single storey side extension to dwelling and boundary 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**********

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

Tel: (0118) 974 6481

Date: **06 April 2000**

My ref: F/2000/1044

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1044**
7, The Copse, Wargrave, Reading.
Proposed single storey side extension to dwelling and boundary 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**********

Received by Wokingham District Council

Application No: F/2000/1044

Proposal:
Proposed single storey side extension to dwelling and boundary wall.

Location:
7, The Copse, 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 letter 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 30/04/2000. 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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
25 APR 2000
COPIES TO: | ACK:
FILE:

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/1044
APPLICANT:	Mr & Mrs Haig C/o Colin Dawson and Associates.
SITE:	7, The Copse, Wargrave, Reading.
PROPOSAL:	Proposed single storey side extension to dwelling and boundary wall.
COMMENTS:	No objection. Informative – The Parish Council would wish to see the reinstatement of a planting scheme to the exterior of the boundary wall.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**30/4/2000**
Fax to	0118 974 6484

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 MAR 2000
Officer: NL	Application No. F/2000/1044

Map No. 17. Site ...0.:.014...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND BOUNDARY WALL

Location: 7 THE COPSE

Parish: WARGRAVE Ward: Wargrave
6.4.2000

Applicant: MR / MRS HAIGH

Fee Received 85-00 Required ..... Additional ..... Refund .....
(2)

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 : 6.4.2000 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 + 1+6 The Copse
1+2 The Spur
7, 9+11 Ridgeway

23.MAR2000* 1044

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

Our Ref; CED/BK
Tuesday, 21 March 2000

Dear Sir

RE: 7 THE COPSE, 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:

ADDRESS 7, THE CORSE. PARISH NARGRAVE.

PLOT No. B 33. Highacres ORD. SHEET No. SU. 7979. (17)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/188/63	J. Mc Lean + Son Ltd	Outline 33 dwellings	8 8 63	N/A C/A
209/64	" "	Layout 88 det dwellings	8 2 65	App. C/A
[illegible]8/66	" "	Det house + garage	25 3 66	N/A C/A
142/67	" "	CHANGE OF HOUSE TYPE	19.10.67	APP. C/A
BR21586	MR. J. HAIGH	FR. ENTRANCE & GARAGE EXT.	13.10.83	APP N/A
31878			21.12.88	OK
BRA6554	"	2/ST. HT.	11.1.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 25.MAR2010 1044

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 I Haig
	Address and postcode	7 The Copse, Wargrave, Reading, Berks
	Phone number	
	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks Rg109PY
	Phone number	0118 9343322
3	Site	7 The Copse, Wargrave, Reading, Berks
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey side Extension AND BOUNDARY 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 ☒
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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: 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.		
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	• 1:100 or 1:200 scale floor plans and elevations.		

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(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

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- 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

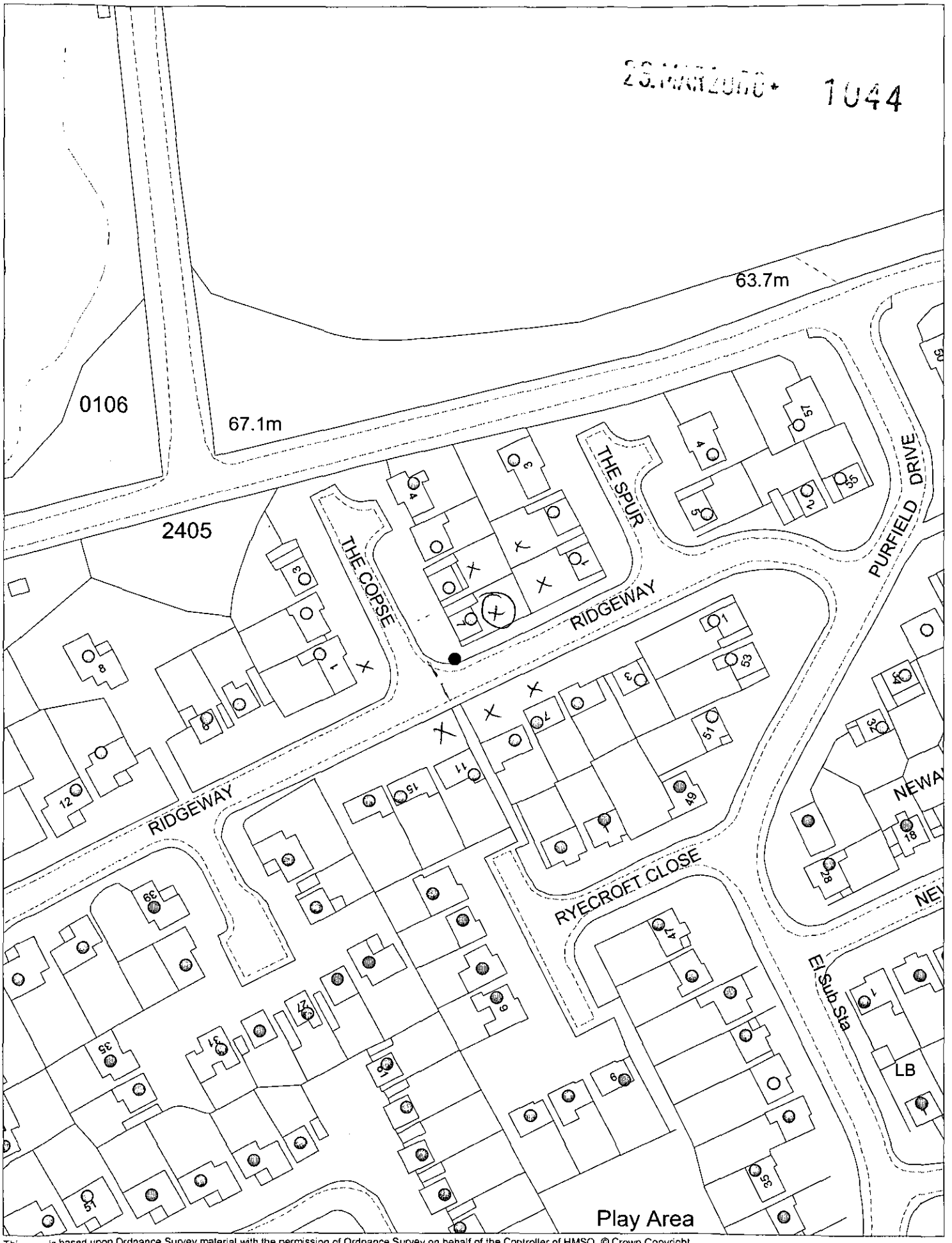
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs I Haig

Date 21/3/2000

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



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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.
31 March 2000 Scale: 1 : 1250