21/1

APPLICATION NO:
F/2002/8210

LOCATION:
Derwent School Hill, Wargrave .

APPLICANT:
Mr & Mrs Hunter C/O P Collis

PROPOSAL:
Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2003

CASE OFFICER: **Dawn Hancocks.**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hunter
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
Berkshire
RG10 8NE

Application Number: F/2002/8210

Parish: **WARGRAVE**

Location: **Derwent, School Hill, Wargrave.**

Proposal: **Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.**

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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. 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.

Informative
2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
5. 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 Policies LBE1 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8210 DH
BUILDING CONTROL NUMBER	FP/2003/4192
APPLICANT/AGENT	Peter Collis
ADDRESS OF SITE	Derwent. School Hill WARGRAVE
DESCRIPTION OF PROPOSED WORK	S/S rear ext + S/S side/front garage ext + new pitched roof to dormer + convert existing garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	746/02/1 rec'd 29/4/03	746/02/1 rec'd 17/12/02
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - additional g/f panes added rear - side g/f window deleted - side first floor window deleted.	
DATE		

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 : Dawn Hancocks

Application Number : F/2002/8210

Applicant : Mr & Mrs Hunter C/O P Collis.

Location : Derwent, School Hill, Wargrave, .
Proposal : Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03

Date Registered : 17/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 11/02/2003. 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 :

Neighbour (1) - object to garage - proximity to boundary, risk to retaining wall from excavation & loss of light.

Parish Council - objects to garage only - same as neighbours concerns - suggested conditions/alterations.

Planning Issues :

GDPZ
H/d settlement
Impact upon neighbours
" " Street scene

Application Number: F/2002/8210

Appraisal:

Development
The proposed is for a single storey rear extension with the erection of a garage to the front/side of the dwellinghouse plus a new pitched roof to the existing dormer and the conversion of the existing garage to a family room. The site is a detached house with integral garage located within the identified settlement of Wargrave. The proposed rear extension would project 2m from the rear for the full width of the house and will have a mono pitch roof with a ridge height of 3.3m. The dormer roof would be hipped with a ridge height of 1m above the existing flat roof. The proposed garage would have a length of 5.4m, 1.4m beyond the forwardmost wall of the dwelling, with a width of 2.7m. It would have a ridged roof with a ridge height of 3.5m. The garage conversion would involve the removal of the existing garage door and replacing it with a bay window of 0.4m in depth. The plans also include the changing of the existing side door to the integral garage to a window and the addition of two first floor rear windows to the bathrooms.

1) Impact upon the neighbours
The proposed rear extension would be set away from the side boundaries by at least 1m. A 1.8m fence encloses the rear. There are no windows proposed in the new side elevations. The proposed garage would be set 0.2m from the side boundary, which is a 1.8m fence. March House next door is on 0.9m lower land. The proposed garage does technically infringe upon the 25 degree daylight line from the kitchen window of March House but this is only to the front eaves part of the garage resulting in a minimal loss of light. The garage roof is hipped back to help reduce the loss of light. The kitchen is also not considered as a habitable room and it has a secondary light source from the family room to the rear. The proposed first floor windows to the rear are to bathrooms and would overlook the garage of No.2 Braybrook Road to the rear. It is considered that all of the proposal would have no adverse impacts in terms of overlooking, overshadowing and overbearing.

The concerns of March House and the Parish Council with regards to loss of light have been addressed in the previous paragraph. The proximity of the garage to the side boundary is not considered an issue and the related loss of light issue has been covered above. The risk to the retaining wall is not a matter for this application.

2) Impact upon the character of the street scene
The proposed dormer roof would be visible from the front of the house. This however matches the existing dormer to neighbouring Middle House and is not considered to be out of keeping to the street scene. The proposed garage would be attached to the dwellinghouse and partially shielded by the thick 1.8m hedge to the front. It would be built as close as possible to within the building line of the existing dwelling and would not project any further forward than March House to the north. It would have a hipped back roof to closely match the design of the roof of the main house thereby reducing the bulk seen

from the front. The proposed garage would have no adverse impact upon the character of the street scene. The proposed garage conversion with a bay window would have no adverse impact upon the street scene.

3) Highways

The proposed garage would replace the loss of the existing garage parking space. There would also be room for at least one other off street parking space and room to turn on site. This would comply with the Council's parking standards.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/3210
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5			Condition: The first floor windows in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut with the exception of a top hung fanlight, and be permanently so retained thereafter.
			Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative for approvals

1) N06

2) Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

3) No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected.

4) Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

5) N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J.S. Andrewartha
(Development Control Manager)

Date: 7/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;

RECORD OF SITE VISIT

SITE ADDRESS: Derwent School Hill Wargrave .

APPLICATION NUMBER: F/2002/8210

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? √Yes,

2. DESCRIPTION OF SURROUNDINGS

2 st houses, not open plan

3. DESCRIPTION OF SITE/BUILDING

detached house + integral garage

turning area



gate to front

plenty parking

4. RELATIONSHIP TO ADJOINING PROPERTIES

dormer to match middle house + converted garage

March Hse – kitchen window to side - no one in

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS approx 1m lower than Middle house. - 2/3rd/r ext. 0.95m higher than March Hse

BOUNDARY TREATMENT 1.8m hedge, thuja, to front
1.8m fence + veg to March Hse } front
OTHERS 1.8m brick wall to Middle Hse

1.8m fence to sides + rear.

cc

FROM: Dawn Hancocks

DATE: 24 December 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8210

Proposal: Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room..

Site Address: Derwent, School Hill, Wargrave, .

Applicant: Mr & Mrs Hunter C/O P Collis.

PLANNING SERVICES
VCL | TLS
DC | ENF
APP
CS
20 JAN 2003
COPIES TO

Your observations are required in respect of this application **by 16/01/2003** .....

The Parish Council has no objection with the proposed alterations to the main dwelling, but objects to the erection of the garage on the grounds that:

1. It would affect the light of the adjoining property;
2. It ~~was~~ is located close to the boundary of the adjoining property; and that there are
3. Concerns about the effect of the proposal on the structure of the land (which is lower) in the neighbouring property

SIGNED: Melanie Quinn DATE: 16-Jan-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
Finance and Administrative Officer

Cont...

The following conditions are suggested:-

1. The pitch of the roof should be altered to match that of the proposed dormer window. (It was felt that this would reduce overshadowing, due to the garage, of the adjacent property.)

2. The exising hedge at the front of the property should be retained.

Note: The Parish Council have been informed that the site plan provided with the application is incorrect.

FROM: Dawn Hancocks

DATE: 24 December 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8210

Proposal: Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room..

PLANNING SERVICES
20 JAN 2003
COPIES TO

Site Address: Derwent, School Hill, Wargrave, .

Applicant: Mr & Mrs Hunter C/O P Collis.

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The Parish Council has no objection with the proposed alterations to the main dwelling, but objects to the erection of the garage on the grounds that:

1. It would affect the light of the adjoining property;
2. It is located close to the boundary of the adjoining property; and that there are
3. Concerns about the effect of the proposal on the structure of the land (which is lower) in the neighbouring property

SIGNED: _____ DATE: _____

Clerk To Wargrave Parish Council Parish/Town Council.

Cont...

The following conditions are suggested:

1. The pitch of the roof should be altered to match that of the proposed dormer window. (It was felt that this would reduce overlooking, due to the garage, of the adjacent property.)

2. The existing hedge at the front of the property should be retained.

Note: The Parish Council have been informed that the site plan provided with the application is incorrect.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8210. (Case Officer:Dawn Hancocks)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SE	
POL	TLS
DC	E .F
APP	
CS	

14 JAN 2003

COPIES TO

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8210

YOUR NAME: STEVEN & PAULA WALLACE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
MARCH HOUSE, SCHOOL HILL
WARGRAVE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Our objection is only to the garage element of the plan. Details are in the enclosed letter.
In summary:
— proximity to our boundary
— risk to a wall from excavation
— loss of light.

PLEASE SEE ATTACHED LETTER

Continue over the page if more room required

S. W. Wallace
March House
School Hill
Wargrave
Berkshire
RG10 8DY

Phone 0118 940 2349
Mobile: 07790 493424

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12 January 2003

Ref. Application F/2002/8210

Re: Derwent, School Hill

Dear Sir or Madam,

We occupy the property that is adjacent to Derwent (on their north side). We have no issues with the main extension to the house.

We feel bound to object to the proposed *garage*, on the following grounds:

- Proximity to our boundary (less than one metre).
- At present, along the boundary between our properties is a wall made of concrete construction, about a metre high, surmounted by a fence. The wall holds back earth from their plot, which is raised above ours. We are concerned that problems might arise to this concrete wall from excavations for foundations, as we don't think it has foundations and therefore is likely to be weak.
- Loss of light to our kitchen window, which is situated approximately at the apex of the pitched roof of the proposed garage. We only have one small window to our kitchen and the light to this is already partly occluded by the boundary fence. The position of the new garage would block all view of the sky.

We would also like to point out that the local site plan shown on their application is incorrect, showing our property much further forward than it in fact is. In fact, our back wall is about at the apex of the present pitched roof of Derwent.

We very much hope that a revised plan can be put together that overcomes these objections to the garage, as otherwise the proposals seem to be quite reasonable.

Yours faithfully,

Steven Wallace

* pre-app*

Application Number: F/2002/8210

Case Officer : OSH.

Valid Date : 17.12.02	**Map No :** 21 **Site Area :** 0.04 **Received Date: 17/12/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling. & new pitch roof to dormer & garage conversion to family room.

Location : Derwent, School Hill, Wargrave, .

Parish : WA **Ward : WAR** 24.12.02 TB.

Applicant : Mr & Mrs Hunter C/O P Collis.

Fee Required: £110 **Fee Received: £110** 115.00 (LO)

Additional: ..... or Refund: ..5.00.....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 24.12.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Groundwater Zone.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N 4 see map.....

.....

.....

Pre-app attached.

Organisation_Name	Building_Name	address1	Postcode
	MARCH HOUSE	MARCH HOUSESCHOOL HILLREADING	RG10 8DY
	MIDDLE HOUSE	MIDDLE HOUSESCHOOL HILLREADING	RG10 8DY
	WAVERLEY	WAVERLEYSCHOOL HILLREADING	RG10 8DY
	THE GABLES	THE GABLESSCHOOL HILLREADING	RG10 8DY
	DERWENT	DERWENTSCHOOL HILLREADING	RG10 8DY
	MEADOW LODGE	MEADOW LODGESCHOOL HILLREADING	RG10 8DY
		1BRAYBROOKE ROADREADING	RG10 8DU

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

Tel: (0118) 974 6446

Date: 24 December 2002

My ref: F/2002/8210

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8210
Derwent, School Hill, Wargrave, .
Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8210**
Derwent, School Hill, Wargrave, .
Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6446

Date: 24 December 2002

My ref: F/2002/8210

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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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Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/8210

Proposal:
Proposed single storey rear extension to dwelling plus erection of garage to front/side of dwelling plus new pitched roof to dormer and conversion of existing garage to family room.

Location:
Derwent, School Hill, Wargrave, .

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/2002/8210 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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.

Trevor Watson
Development Control Manager

24 December 2002

8210

Environmental Services

For office use only.
Application number: 17 DEC 2002

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR & MRS HUNTER DERWENT, SCHOOL HILL WARGRAVE, BERKS.
2	Agent's Name Address and postcode Phone number	P. COLLIS THE BEREN, HATCHGATE FARM, COCKPOLE GREEN, WARGRAVE, BERKS. RG.10. 8NE 0118 9401544.
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.	DERWENT, SCHOOL LANE WARGRAVE, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION GARAGE TO FRONT OF PROPERTY
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 (RED) TO MATCH EXISTING. 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: 4	Proposed: 0
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 HUNTER

Date 13.12.02

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

DERWENT NAMANGA

ADDRESS SCHOOL HILL PARISH WARGRAVE

PLOT No. 1 ORD. SHEET No. SU. 7878 (21)

BUILDER RENAMED 18.12.84

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/27/63	EXORS OF W.H. EASTERLING (DEC'D)	O/APP. DWELLING HOUSE	31.10.63	W/D C/A
64/64	MR. A.E. CRISP	DETACHED HOUSE & GARAGE	16.4.64	APP. C/A
F/2002/8210	MR & MRS HUNTER	S/ST R. EXT. ERECT OF GAR		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

~~ATHOL~~ ~~BROSE~~ MARCH HOUSE

ADDRESS SCHOOL HILL PARISH WARGRAVE

PLOT No. RENAMED 9.2.94 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*BR 755	MR. A.J. FERGUSON	S/STOREY EXTENSION	9.5.74	APP N/A
00740	" "	" "	13.6.74	N/A C/A
07037	M. le. Sueur	S/storey extension	27.10.77	N/A C/A
BR 15810	"	1ST FLOOR EXTENSION	4.11.80	APP. N/A
14489	"	"	18.12.80	N/A C/A
97/66693/F	Mr. & Mrs. Wallace	Ext of Patio & Replace. of Hedge with Fence	16.1.98	C/A
F/2002/7127	Mr + Mrs Wallace	2/st Side ext	28.10.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 755 - CANCELLED BY WDC - 8.7.77 - P.D Enq - Rep front wall - 11.8.97 Reg

DRAINAGE

091074