APPLICATION NO:
F/2000/0731

LOCATION:
Mans Reach Loddon Drive, Wargrave Reading.

APPLICANT:
Mr Findlay C/O I J Cook

PROPOSAL:
Proposed erection of boathouse and slipway

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **02/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Findlay
C/O I J Cook
Ladye Place Boathouse
Mill Lane
Hurley
Maidenhead
Berks
SL6 5ND

Application Number: F/2000/0731

Parish: **WARGRAVE**

Location: **Mans Reach, Loddon Drive, Wargrave, Reading.**

Proposal: **Proposed erection of boathouse and slipway**

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. The opensides of the boat house shall not be infilled at any time.

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

Reason
2. To safeguard the charcater and appearance of the countryside.

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 13/07/00

Location: Mans Reach, Loddon Drive, Wargrave

Proposal: Erection of boathouse and slipway

Application Number: F/2000/0731

I met Mr Cook and Mr Findley on site on 20th June 2000 to look at the proposed siting of the boathouse and slipway.

In order to construct the boathouse and slipway the following trees, shown on the applicants drawing will need to be removed:

1. Aspen
2. Alder
5. Blackthorn
6. Aspen
9. Hawthorn
10. Alder

I confirm that these trees have little significance in the surrounding landscape and that I have no objections to their removal. All the most significant trees can be retained satisfactorily.

Neil Etherington
Senior Arboriculturist

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

Tel: (0118) 974 6481

Date: **13 March 2000**

My ref: F/2000/0731

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/2000/0731
Mans Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of boathouse and slipway

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/2000/0731**
Mans Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of boathouse and slipway
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: **13 March 2000**

My ref: F/2000/0731

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/2000/0731
Mans Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of boathouse and slipway

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/2000/0731**
Mans Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of boathouse and slipway
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/2000/0731

Proposal:
Proposed erection of boathouse and slipway

Location:
Mans Reach, Loddon Drive, 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 06/04/2000. 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

Application Number F/2000/0731
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	→		The ~~proposed door~~ ~~opening~~ side of the boat house shall not be infilled at any time.
		Reason	To safeguard the character and appearance of the Country side

RECORD OF SITE VISIT

SITE ADDRESS: Mans Reach Loddon Drive Wargrave Reading.

APPLICATION NUMBER: F/2000/0731

OFFICER: Nicola Lake

DATE OF SITE VISIT: 30.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES – on front tree

2. DESCRIPTION OF SURROUNDINGS

Rural / Country side

3. DESCRIPTION OF SITE/BUILDING

Low level slated dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Set well within it property Very long structure Next door has two sheds at the bottom of their garden to property to other side is a very high 2/3 Building land opposite is undeveloped – may soon be home 2 existing homes

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0731

Applicant : Mr Findlay C/O I J Cook.

Location : Mans Reach, Loddon Drive, Wargrave, Reading.
Proposal : Proposed erection of boathouse and slipway

Site Notice Displayed ? :	YES	NO	DATE
	✓		30·3·00

Date of Neighbour Notifications : .....

Date of Site Visit : 30:3:00

Date Registered : 07/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 02/05/2000

Consultation Responses :

Wargrave P.C. - No objection
Landscaping - No objection subject to conditions

Planning Issues :

Site Designation - within the Countryside

i) Impact upon the character and amenity of the Countryside

Application Number: F/2000/0731

Appraisal :

1.) Impact upon the character and amenity of the Countryside
The proposed development is for a open sided, Pitched roof, boat house. The boat house would be 9m deep and 4.5m wide with wooden finishes. The height would be 2m to the eaves and 4m to the ridge.
There would be no overlooking, overshadowing, or overbearing. Hence there will be no detrimental impact upon to amenity of the Neighbouring dwellings.
The proposed material would be in keeping with the character of the existing dwelling and the wider area. While the building itself is designed to allows waves through the structure.
As such, there will be no detrimental impact upon the character or amenity of the Countryside.

Officer's notes.
The tree officer has visited the site on two Separate occasions and is satisfied that the trees which will be removed do not have any Special significance to the character of the wider area.
The tree officer is also satisfied that replacement trees are not required as the balance of trees, Species and their ages is correct for the character of the area.

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

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 13/07/00

Location: Mans Reach, Loddon Drive, Wargrave

Proposal: Erection of boathouse and slipway

Application Number: F/2000/0731

I met Mr Cook and Mr Findley on site on 20th June 2000 to look at the proposed siting of the boathouse and slipway.

In order to construct the boathouse and slipway the following trees, shown on the applicants drawing will need to be removed:

1. Aspen
2. Alder
5. Blackthorn
6. Aspen
9. Hawthorn
10. Alder

I confirm that these trees have little significance in the surrounding landscape and that I have no objections to their removal. All the most significant trees can be retained satisfactorily.

Neil Etherington
Senior Arboriculturist

Nikki

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: Mans Reach, Loddon Drive Wargrave.

Proposal: Proposed erection of boathouse and slipway.

Application Number: F/2000/0731

In response to your consultation dated 13th March 2000 for the above application, the landscape comment is as follows:

The application is not acceptable at present. A plan should be submitted to show which of the trees are to stay and which need to be felled to make way for the construction. The black poplars are of special interest and concern since they are trees closely identified with this part of the Thames Valley and are in any case not very common.

The plan must state measures to protect the trees that will remain, in particular the black poplar trees T7, T15 and T16 on the block plan drawing.

The applicant's attention is drawn to BS 5837:1991 *guide for trees in relation to construction*. Any excavations within the spread of the roots must be by hand: this applies particularly in the case of excavations for underground services. Existing ground levels with the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 13 June 2000
My ref: NL/F/2000/0731.
Your ref:

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

Mr I J Cook
Ladye Place Boathouse
Millane
Hurley
Maidenhead
Berkshire
SL6 5ND

Dear Mr Cook,

PROPOSED ERECTION OF A BOATHOUSE, AT MAN'S REACH, LODDON DRIVE, WARGRAVE. APPLICATION NUMBER F/2000/0731.

I write regarding the above stated planning application.

I have considered the proposed erection of a new boathouse at Man's Reach and have also considered our tree officer's comments on the impact of the proposed development upon the trees within the surrounding area. The officer visited the site and found some inaccuracies in the submitted landscaping plan. He agrees that this position is the best location within the property, but would like a higher scale accurate map showing the best possible location of the boathouse in relationship to the best trees on the site.

Should you wish any further clarification on this matter please do not hesitate to contact Mr Neil Etherington, who is one of our tree officers on 0118 974 6469.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

29816
POL
DS
AP?
CS
Environmental Design
COPIES TO:
23/05/00
ACK:
FILE:

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM:

DATE:

Location: Mans Reach, Loddon Drive, Wargrave

Proposal: Erection of boathouse and slipway

Application Number: F/2000/0731

In response to your consultation dated 13th March 2000 for the above application, the arboricultural comments are as follows:

The trees shown on the applicant's plan as Black Poplar are actually Aspens. The plan does not accurately show the position of the trees and it is therefore impossible to assess accurately the impact the proposals will have on them.

A plan should be submitted which accurately shows the positions of the trees and which are to stay and which are to be removed to make way for construction. The boathouse and slipway should be sited to minimise impact on the best trees.

Please refer to Patricia Green's comments concerning excavations etc.

Neil Etherington
Senior Arboriculturist

Be Copy

To:
Harold Sanders
Urban Design And Conservation Officer

11 APR 2000

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1054

Proposal: Proposed replacement of existing flat roof with pitched roof including additional rooms in loft plus conservatory..

Site Address:
Lane End, Hollycross, Crazies Hill, Reading.

Applicant:
J N Ward .

Your observations are required in respect of this application within **7 days** of the above date.

22/05/00

PERHAPS I AM NOT LOOKING AT THE LATEST INFORMATION BUT THE PLANS NOW DEPOSITED IN THE PART ONE FILE APPEAR INADEQUATE WITH MANY INCONSISTANCIES AND LACK OF INFORMATION. I COULD NOT SUPPORT THIS PROPOSAL.
THE PRINCIPLE OF REMOVING THE FLAT ROOF WOULD ONLY BE ACCEPTABLE IF A SCHEME IS SUBMITTED WHICH ACKNOWLEDGES THE SENSITIVITY OF THE SITE AND BUILDING & MUST ENHANCE THE BUILDING. I DO NOT CONSIDER THIS DOES.

1 IS THERE A GROUND FLOOR PLAN - PROPOSED?

2. CHIMNEY APPEARS ON ELEVATIONS, BUT NOT PLANS.

3 SECTION MUST BE SUBMITTED TO SHOW STOREY HEIGHTS + DORMER RELATIONSHIP TO FLOOR

4 EXISTING BATHROOM WINDOW - NOT ON WEST ELEVATION.

5. ROOFLIGHTS TO WEST ELEVATION - WHY? OVERLOOKIN

6. NORTH ELEVATION - COMPARE GABLE SCALE TO EAST ELEVATION GABLES. WINDOWS AT HIGH LEVEL + GLAZED DOORS REQUIRE RECONSIDERATION

Harold S

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 23/05/00

Location: Mans Reach, Loddon Drive, Wargrave

Proposal: Erection of boathouse and slipway

Application Number: F/2000/0731

In response to your consultation dated 13th March 2000 for the above application, the arboricultural comments are as follows:

The trees shown on the applicant's plan as Black Poplar are actually Aspens. The plan does not accurately show the position of the trees and it is therefore impossible to assess accurately the impact the proposals will have on them.

A plan should be submitted which accurately shows the positions of the trees and which are to stay and which are to be removed to make way for construction. The boathouse and slipway should be sited to minimise impact on the best trees.

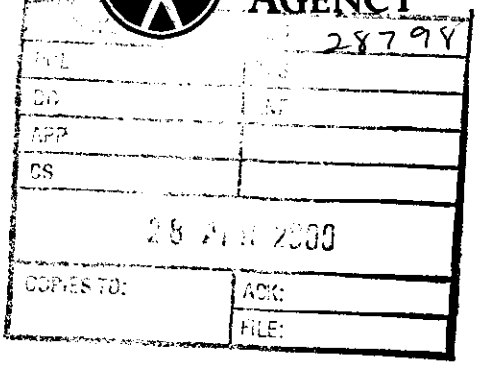
Please refer to Patricia Green's comments concerning excavations etc.

Neil Etherington
Senior Arboriculturist

Our ref: SP\2000\001441\001
Your ref: F/2000/0731

Date: 25th April 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Madam

ERECTION OF BOAT HOUSE & SLIPWAY - MANS REACH, LODDON DRIVE, WARGRAVE

Thank you for your letter dated 13 March 2000 which was received on 15 March 2000. You are asked to quote the following reference in any correspondence: **SU77NE/18/28**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: The wet boatshed shall be constructed such that the front, rear and side walls are floodable.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames main river. *Contact Toong Cheah on 01276 454335 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Dave Bond on 01276 45 4396 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Toong Cheah on 01276 45 4335

The Agency has granted consent for this proposal.

The applicant is aware that the construction of the wet dock and slip will replace exercising of mooring rights on the river frontage.

This site is within the 1947 floodplain of the River Thames.

Navigation : Contact Ricky Rumble on 0118 9535533

As Navigation Authority for the River Thames we are satisfied that this proposal is acceptable to Navigation interests, subject to application for and issue of the necessary consent documentation of the Environment Agency. In order to conserve the public open space of the River Thames, such consent shall limit by condition, any future base mooring at this site to be contained within the boathouse.

ADVICE TO APPLICANT

Conservation: Contact Liz Baldwin on 01276 45 4430

The proposals provide the opportunity for wildlife habitat enhancement through the introduction of gravels in the slipway. Coarse flint rejects should be overtopped with finer gravels, which will provide important habitat for fish fry and invertebrates.

Cont/d..

Bird and bat nesting and roosting sites should be incorporated into the design of the boathouse where possible.

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. The details provided indicate that there are Black Poplars on site, if these are native they should be retained where possible.

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: I J Cook, Ladye Place Boathouse, Mill Lane, Horley Maidenhead Berks SL6 5ND

Nikki

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: Mans Reach, Loddon Drive Wargrave.

Proposal: Proposed erection of boathouse and slipway.

Application Number: F/2000/0731

In response to your consultation dated 13th March 2000 for the above application, the landscape comment is as follows:

The application is not acceptable at present. A plan should be submitted to show which of the trees are to stay and which need to be felled to make way for the construction. The black poplars are of special interest and concern since they are trees closely identified with this part of the Thames Valley and are in any case not very common.

The plan must state measures to protect the trees that will remain, in particular the black poplar trees T7, T15 and T16 on the block plan drawing.

The applicant's attention is drawn to BS 5837:1991 *guide for trees in relation to construction*. Any excavations within the spread of the roots must be by hand: this applies particularly in the case of excavations for underground services. Existing ground levels with the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

Peter?

FROM: Nicola Lake

DATE: 13 March 2000

DELEGATED

POL	TRS
DC	ENF
APP	
CS	
29 MAR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0731

Proposal: Proposed erection of boathouse and slipway.

Site Address: Mans Reach, Loddon Drive, Wargrave, Reading.

Applicant: Mr Findlay C/O I J Cook.

Your observations are required in respect of this application **by 06/04/2000** .

No OBJECTION.

SIGNED: D. Close

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

DATE: 28 MARCH 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 NOV 1999~~ VALID 07 MAR 2000

Officer: NL | Application No. F/2000/0731

Map No. 2Q Site 0.20

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF BOATHOUSE AND SLIPWAY

Location: MAN'S REACH LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave

Applicant: MR FINDLAY

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	Scale ?	29/11	07 MAR
3	Forms unsigned	₹3.	29/11	07 MAR
4	Correct S 66 certificate	Shared access from Loddon Drive? May need to serve notice.	29/11	
5	Elevation plans	Scale? (Looks like 1:50)	29/11	07 MAR 2000
6	Floor plans	Not supplied.	29/11	
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 : ..... *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	: Reading
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency Flood Zone 1	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 sufficient.

.....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS Mans Reach ~~River Edge~~ OFF LODDON DRIVE

PARISH ~~Sonning~~ WARGRAVE - 1.4.8

PLOT No.

ORD. SHEET No SU 7778 2

BUILDER RENAMED - 13.12.91

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/111/67.	Mr. L.G. Forster	Dwelling on land.	6.7.67.	N/A. C/A
272/73.	Mr. G.C. Chapman.	Outline Bung.	22.2.73.	N/A. REF
1937/73.	Mr. L.G. Forster (0/111/67) refers	Renewal Appl. to replace + extend bung	8.2.74.	— REF
00679.	Mr. G.C. Chapman.	res. touring caravan.	16.5.74.	N/A. REF
02977.	Mr. A.P. Lindlay	O/app bung + garage	7.8.75	N/A. C/A
08069.	Mr. A.P. Lindlay	dem. bung + erect new bung + garage.	11.5.78	N/A REF
BR 8161	" "	Bungalow	18.4.78	REF N/A
09279	"	REPLACEMENT BUNGALOW	26.10.78	N/A C/A
BR 10667	"	" HOUSE	30.5.79	REF + APP N/A
25928	"	REPL. GARAGE	11.8.86	C/A
44372	"	S/ST. EXTENSION	2.6.95	C/A
95/60046/X				

DATE OF COMPLETION

MINISTRY DECISION 00679 - Appeal dismissed 2.4.75

SPECIAL ORDERS PD Eng - Boathouse - Mr. Cook - 6.10.99

DRAINAGE

091074

LP95/3694 " " 11.8.95 REF

07 MAR 2000 * 0731

Environmental Services

For office use only.
Application number: 07.MAR2000* 0731

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 Address and postcode Phone number	Mr A P FINDLEY MAN'S REACH, LODDON DRIVE WARGRAVE, BERKS RG10 8HJ
2	Agent's Name Address and postcode Phone number	I J COOK LADYE PLACE BOATHOUSE MILLCANE, HURLEY MAIDENHEAD, BERKS SL6 5ND 01628 822200/0973 136616
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.	AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	WET BOATHOUSE AND SLIPWAY
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.	TIMBER FRAME CEDAR SHINGLES ON ROOF
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:	Proposed:
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

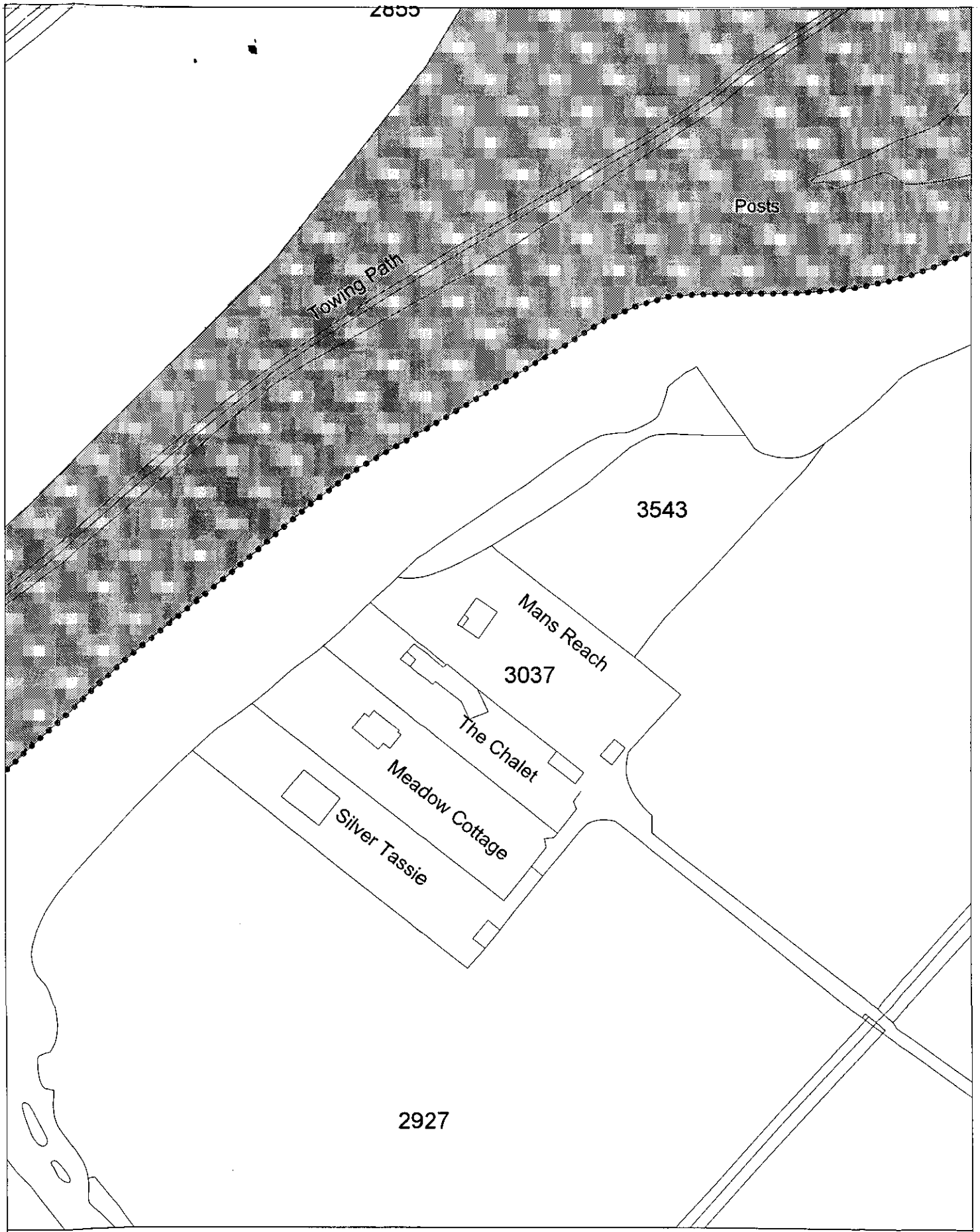
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of A P FINDLEY

Date 28-10-99

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 24 November 1999

N
W E
S

07.MAR2000* 0731