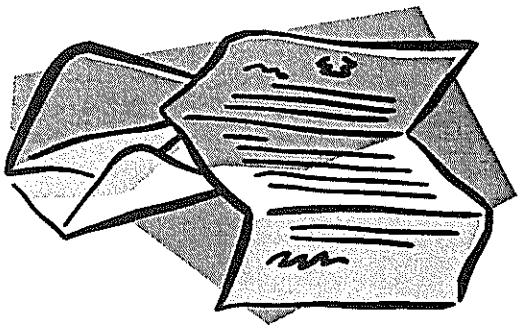
DATE: 11 January 2008

SCANNING INFORMATION SHEET

DECISION NOTICE



F/2001/3636

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A S Spinks
Lianti
Loddon Drive
Borough Island
Wargrave
RG10 8HL

Application Number: F/2001/3636

Parish: **WARGRAVE**

Location: **The Old Boathouse, Wargrave Road, Wargrave, Reading.**

Proposal: **Proposed erection of replacement boathouse**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No external lighting shall be installed on the site or affixed to any building on the site.

Condition
4. Immediately following the implementation of this permission, 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) no walls or means of enclosure or means of accesses permitted by Classes A and B of Part 2 of the Second Schedule of the

1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
6. The hereby approved boathouse shall be used solely for the storage of boats, other watercraft and associated accessories and at no time shall be used for the storage of any other items, equipment plant, vehicles etc.

Condition
7. No materials, containers, equipment or boats shall be stored on the site or outside the hereby approved boathouse.

Condition
8. There shall be no overnight stays of any kind, under any circumstance within the hereby approved boathouse.

Condition
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
10. Prior to the start of the development a detailed parking and turning plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of two parking spaces measuring 2.4m by 4.8m, a suitable turning area and details of the hard surfacing material. The approved details shall be implemented on site prior to the start of use of the hereby approved boathouse and shall there after be retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Informative

4. This permission relates to the application as amended with revised plans, Sheet 7 submitted to the Local Planning Authority on 11 January 2002, showing the revision of the boathouse roof with the removal of the 6 velux windows from the roof slope.

A E Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

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.

Condition

12. Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall thereafter be retained and maintained. At no time shall these voids be blocked up or obstructed internally or externally.

Condition

13. Prior to the start of development upon the site a full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which may be required, shall be submitted to and approved in writing by the Local Planning Authority.

Condition

14. No areas of hard standing, pathways and other forms of artificial surfacing shall be laid down upon the site, other than those approved under condition 10 of this decision notice for use as a parking area for no more than 2 cars.

Condition

15. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for both the application site and the meadow area (outline in blue on the submitted drawing) shall be submitted to and approved in writing by the Local Planning Authority prior to the [illegible] of works upon the site. The management plan shall focus upon the [illegible] wild meadow appearance of the site and shall not include [illegible] red to have a domestic appearance.

Reason

1. [illegible] 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. In the interests of visual amenity.

Reason

4. To safeguard the character of the premises and the visual amenities of the surrounding area.

Reason

5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason

6. To safeguard the amenity of the surrounding area.

Reason

7. To safeguard the amenity of the surrounding area.

Reason
8. To safeguard the amenity of the surrounding area.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of visual amenity.

Reason
12. To ensure the free flow of flood water through the structure.

Reason
13. To safeguard the future of a protected species.

Reason
14. To safeguard the visual amenity of the surrounding area.

Reason
15. In order to ensure that the approved landscaping is satisfactorily maintained.

Informative
1. This application does not give planning permission or acknowledge any existing or established use of any part of this site for the mooring of boats or watercraft.

Informative
2. 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 Policies EN3 and C4.
Green Belt Local Plan Policy 1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WIC16, WT6 and WT7.

Informative
3. The prior written consent of the Environment Agency shall be required for any proposed works or structure in, under, over or within 8 metres of the brink of the Hennerton Backwater.