APPLICATION NO:

F/2000/2813

LOCATION:
Inverloddon Cottage Ferry Lane, Wargrave Reading.

APPLICANT:
Mrs L Mann

PROPOSAL:
Proposed erection of replacement front porch and carport (Retrospective)

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs L Mann
Crocadon Farm
St Mellion
Saltash
Conrwall
PL12 6RL

Application Number: F/2000/2813

Parish: **WARGRAVE**

Location: **Inverloddon Cottage, Ferry Lane, Wargrave, Reading.**

Proposal: **Proposed erection of replacement front porch and carport (Retrospective)**

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 condition, the reason for which is specified hereunder.

Condition

1. 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 car port 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.

Reason

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

Informative

1. 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 EN5.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE16.

Deposit Draft Wokingham District Local Plan Policies WBE1, WHE2, WHE4 and WHE5.

John Mitchell
Development Control Manager
Date: 03/01/2001

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.

INVERLODDON COTTAGE, FERRY LANE, WARGRAVE, READING, BERKSHIRE. RG10 8ET

5th November 2000

09.NOV.2000* 2813

Reference: Planning Application for Inverloddon Cottage, Wargrave.

Point 4

We apologise and regret that an application is being made retrospectively, however this was due to our misunderstanding of the planning guide in the light of the replacement of like with like structures requiring consent.

To our defence the structures required urgent and immediate attention due to:

The Porch: The brick footings were crumbling, the wooden structure and roof were rotten and the clay tiles were slipping and at least half a dozen had fallen posing a hazard.

The Car Port: The roof was rusty galvanised sheets with insecure fastenings potentially very dangerous in the wind. The structure was inadequate and unsound to support a new roof. The door was too narrow for access for the average driver, improving this has eased traffic congestion in Ferry Lane.

The natural and durable materials for both replacement structures are complimentary to the house and conservation area and similar to those removed.

APPROVED

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2813

Applicant : Mrs L Mann .

Location : Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal : Proposed erection of replacement front porch and carport (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/00

Date Registered : 09/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 04/01/2001. 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 :

WARGRAVE PARISH COUNCIL - No objections

CONSERVATION OFFICER - ~~No~~ Acceptable + considered appropriate to conservation area.

HIGHWAYS - Recommend approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON CONSERVATION AREA

Application Number: F/2000/2813

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed erection of replacement front porch and car port. This is a retrospective application.

The porch replacement projects 1 metre from the front elevation of the property to a height of 2 metres to the eaves and 3 metres to the ridge. The porch extension does project forward of the existing bundry line, however the extension does not have an overbearing or overshadowing impact on the neighbouring properties.

The replacement car port has a flat roof design which has a height of 2.3 metres. The garage extends 8.65 metres. However the car port structure is well screened from view by a continued gate along the front elevation of the property. The side elevation is visible from the carriage only. Therefore it is not considered that the prop dev will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON CONSERVATION AREA

This is not a listed building but is a building located within the conservation area. It is considered that the proposed porch is in keeping in character with the area. The car port is screened from the highway and therefore has no visual impact on views from highway. Therefore it is not considered that the prop dev will have an adverse impact upon the character of the conservation area.

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

Application Number F/2000/2813
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C049	R049	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 car port 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.

RECORD OF SITE VISIT

SITE ADDRESS: Inverloddon Cottage Ferry Lane Wargrave Reading.

APPLICATION NUMBER: F/2000/2813

OFFICER: Farah Humayun

DATE OF SITE VISIT: 8/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. FM GATE.

2. DESCRIPTION OF SURROUNDINGS

RES - CONS AREA.

3. DESCRIPTION OF SITE/BUILDING

DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

PORCH PROTRUDES FORWARD OF BUILDING LINE IN V. NARROW ROAD WITH HOUSES V. CLOSE TO HIGHWAY. SNGD PROP AT AN ANGLE WITH CLOSE PROX. TO GARAGE. CAR PORT ATTACHED TO NEIGHBOURING PROP'S SIDE DOOR.

5. SITE CONSTRAINTS

TREES ——

ACCESS/PARKING NONE TO FRONT OF PROP

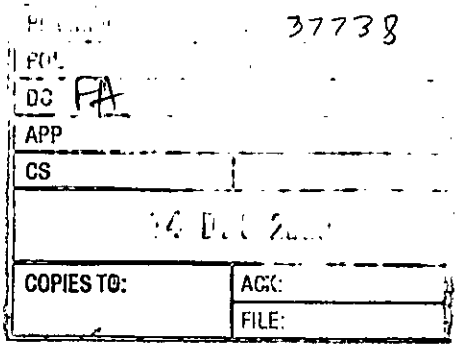
LEVELS ——

BOUNDARY TREATMENT

OTHERS

11th Dec 2000

Crocadon Farm
St. Mellion
Cornwall
PL12 6RL



Dear Sir/Madam

ref: Inverloddon, Wagrave
F/2000/2813

No part of the development encroaches onto, over or under neighbouring property.

Yours faithfully

V. Mann

To:
Harold Sanders
Urban Design And Conservation Officer

From: Farah Humayun

Date: 22 November 2000 23 NOV

Application Number: F/2000/2813

Proposal: Proposed erection of replacement front porch and carport (Retrospective).

Site Address:
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Applicant:
Mrs L Mann .

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

INVERLODDON COTTAGE IS NOT A LISTED BUILDING, BUT WITHIN THE WARGRAVE CONSERVATION AREA.

THE DETAILS OF THE PORCH INCLUDES DOWELLED JOINTS TO OAK FRAME + CLAY TILES. THIS IS ACCEPTABLE TO ME AND I CONSIDER APPROPRIATE TO THE CONSERVATION AREA

THE CARPORT IS SCREENED FROM THE HIGHWAY AND CONSTRUCTED WITH AN OAK FRAME AND DOWELLED JOINTS AS PORCH. NO VISUAL IMPACT ON VIEWS FROM HIGHWAY. PROPOSAL ACCEPTABLE TO ME.

Harold Sanders.
CONSERVATION + DESIGN
14. 12. 00

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 22 November 2000

Application Number: F/2000/2813

Proposal: Proposed erection of replacement front porch and carport (Retrospective)

Parish: WARGRAVE PARISH

Site Address:
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Applicant:
Mrs L Mann .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C04A, R04A.

Note to PO - Assuming condition can be used for a car port.

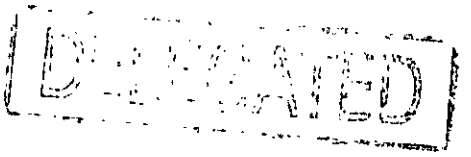
Signed: _____ **Print name:** Adam Coggins

1/12/00

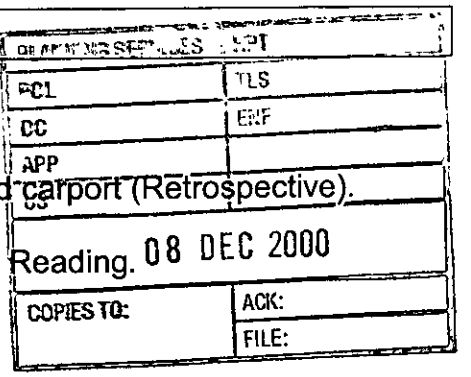
cc

FROM: Farah Humayun

DATE: 22 November 2000



WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2000/2813

Proposal: Proposed erection of replacement front porch and carport (Retrospective).

Site Address: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Applicant: Mrs L Mann .

Your observations are required in respect of this application **by 16/12/2000** .

No objection.

SIGNED: _____ DATE: 27/11/2000

Clerk To Wargrave Parish/Town Council.

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

Tel: 0118 974 6482

Date: **22 November 2000**

My ref: F/2000/2813

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/2000/2813
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.
Proposed erection of replacement front porch and carport (Retrospective)

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2813**
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.
Proposed erection of replacement front porch and carport (Retrospective)
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 6482

Date: **22 November 2000**

My ref: F/2000/2813

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/2000/2813
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.
Proposed erection of replacement front porch and carport (Retrospective)

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2813**
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.
Proposed erection of replacement front porch and carport (Retrospective)
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/2000/2813

Proposal:
Proposed erection of replacement front porch and carport (Retrospective)

Location:
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 NOV 2000
Officer: FH	Application No. F/2000/2813

Map No. 21 Site 008
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT FRONT PORCH AND CAR PORT (RETROSPECTIVE)

Location: INVER LODDON COTTAGE, FERRY LANE

Parish: WARGRAVE Ward: .....

Applicant: MRS L MANN

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

Enforcement Section (2) 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	~~See~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side elevations car port, other side porch.	request with SN	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Wargrave

Listed Building: 1 2 2*

Advertisement Required: Conservation Area

Date Site Notice Sent: 28.11.2000

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	
Landscape	
Trees	
Conservation Officer	✓
Environmental Health	
Housing	
Leisure & Cultural services	
Public Rights of Way	
Property	
District Secretary (only if called in by SOS)	
Policy & Plans	
Strategic Planning (JSPU)	
Minerals (INTERNAL)	
Archaeological Site (BABTIE)	
Education	
Social Services	
Highways	✓
Encroachment	✓

EXTERNAL CONSULTATIONS

Adjacent D P A	
Adjacent Parish	
Southern Electricity Board	
British Gas	
PSA Oil Pipeline	
Transco	
Environment Agency	
Rail Track	
Police Arch. Liaison Officer	

HERITAGE BODIES

The Georgian Group	
Ancient Monuments Society	
Council for British Arch.	
RCHME	
Telecommunications (NRPB)	
Sport England	

OTHERS:

No pre-apps

NEIGHBOURS:

S/N & Silvaplana
Deep River Cottage
ferry Cottage
ferry lane Hse
The White Hse
} ferry lane

ADDRESS Inverlodden Cottage Ferry Lane PARISH Wargrave

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 09.NOV.2000* 2813

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	MRS L.V. MANN CROCADON FARM, ST. MELLION, SALTASH CORNWALL, PL12 6RL 01579 350096
2	Agent's Name Address and postcode Phone number	
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.	INVERLOCHON COTTAGE, FERRY LANE, WARGRAVE, BERKSHIRE, RG10 8ET
4	Give brief details of the proposal for example, two storey side extension. About the application	REFER TO ATTACHED LETTER: REPLACEMENT OF A WOOD BRICK AND CLAY TILE PORCH WITH SIMILAR. REPLACEMENT OF A FLAT ROOFED CARPORT WITH SIMILAR.
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.	PORCH: BRICK FOOTING, WOOD STRUCTURE, CLAY TILE PITCH ROOF. (NATURAL OAK) CARPORT: UPVC OVER DOOR, WOOD STRUCTURE, COPPER FLAT ROOF. (NATURAL OAK)
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

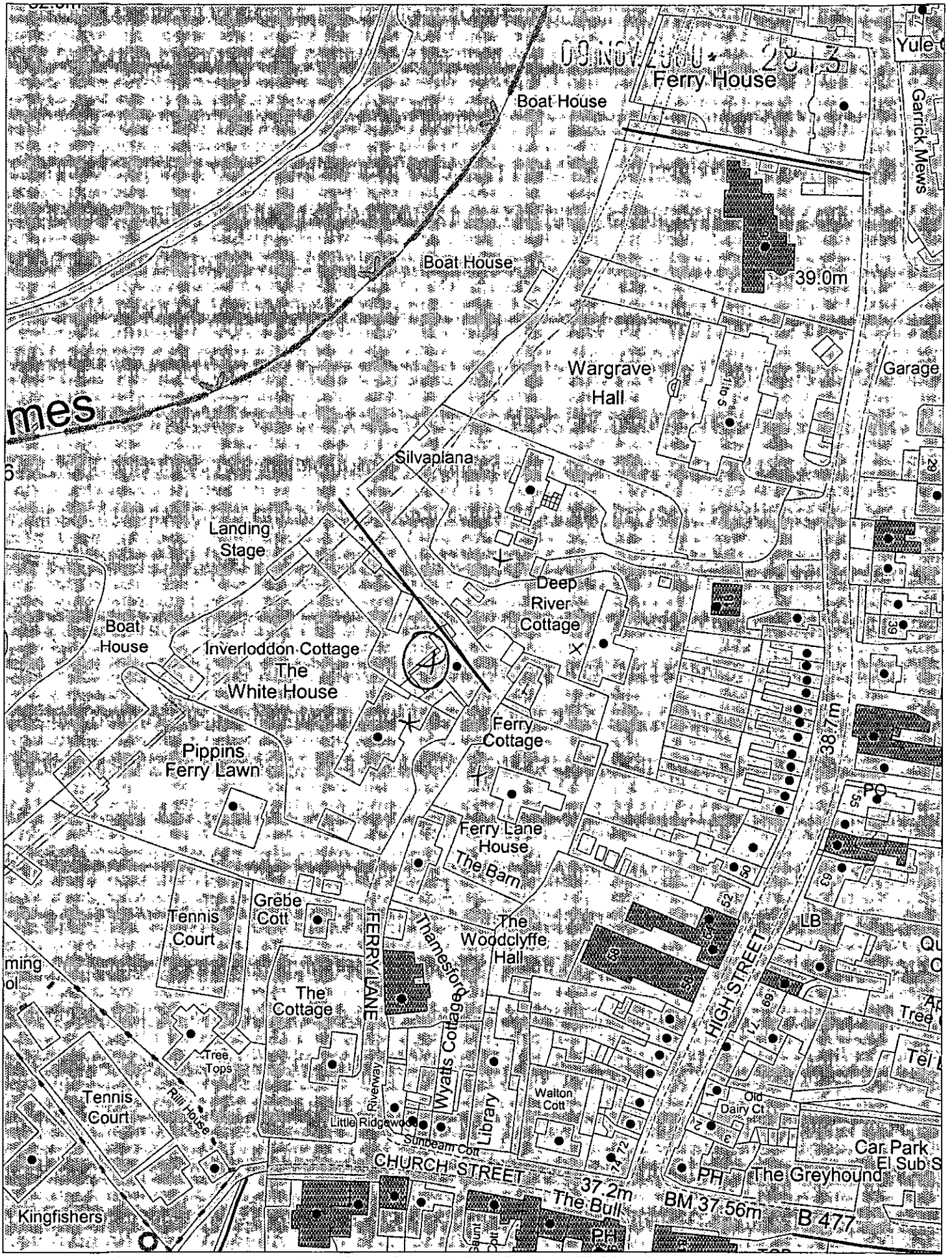
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MRS LUCY VICTORIA MANN

Date 5TH NOVEMBER 2020

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



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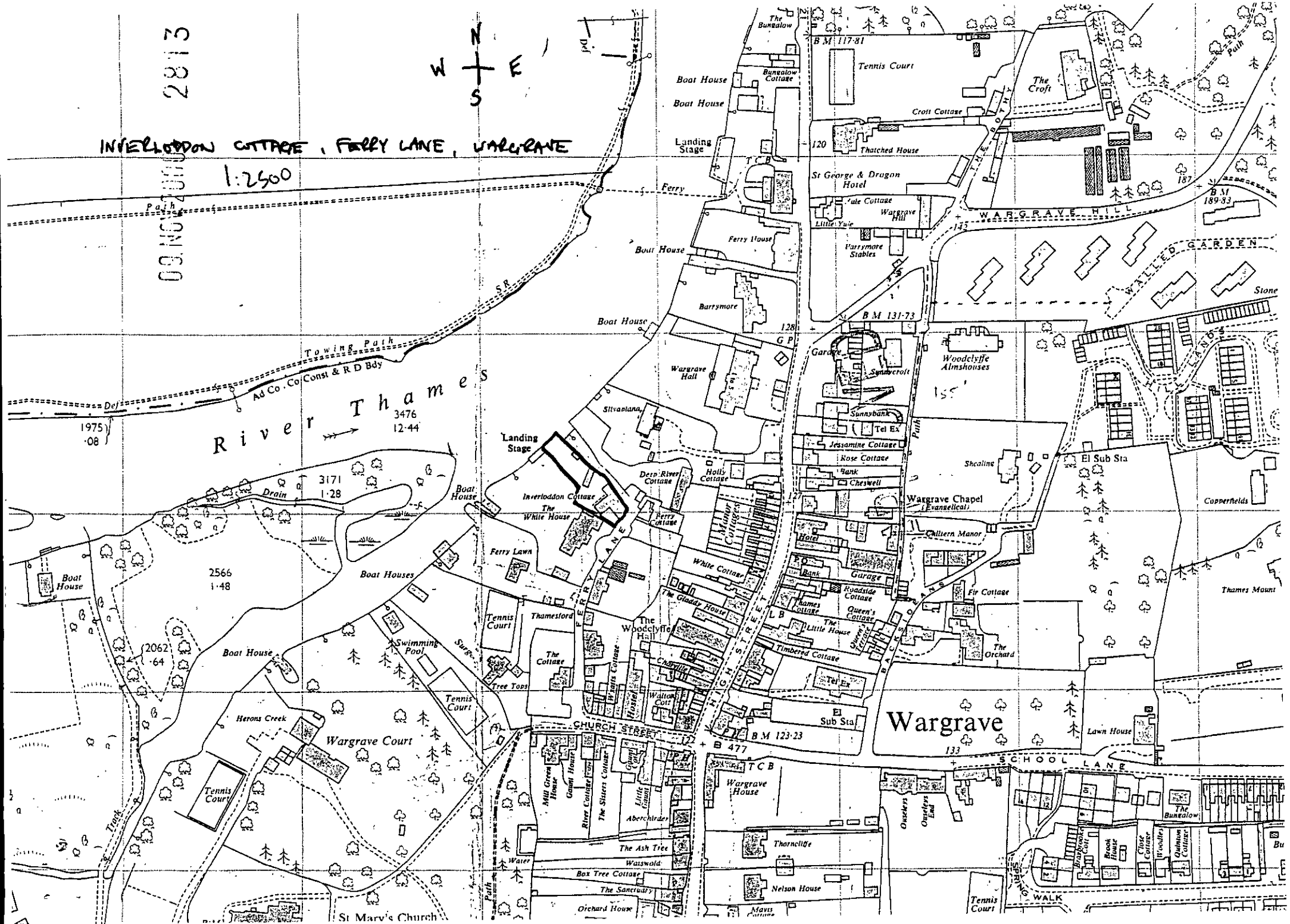
Development Control Section, Environmental Services, Wokingham District Council.

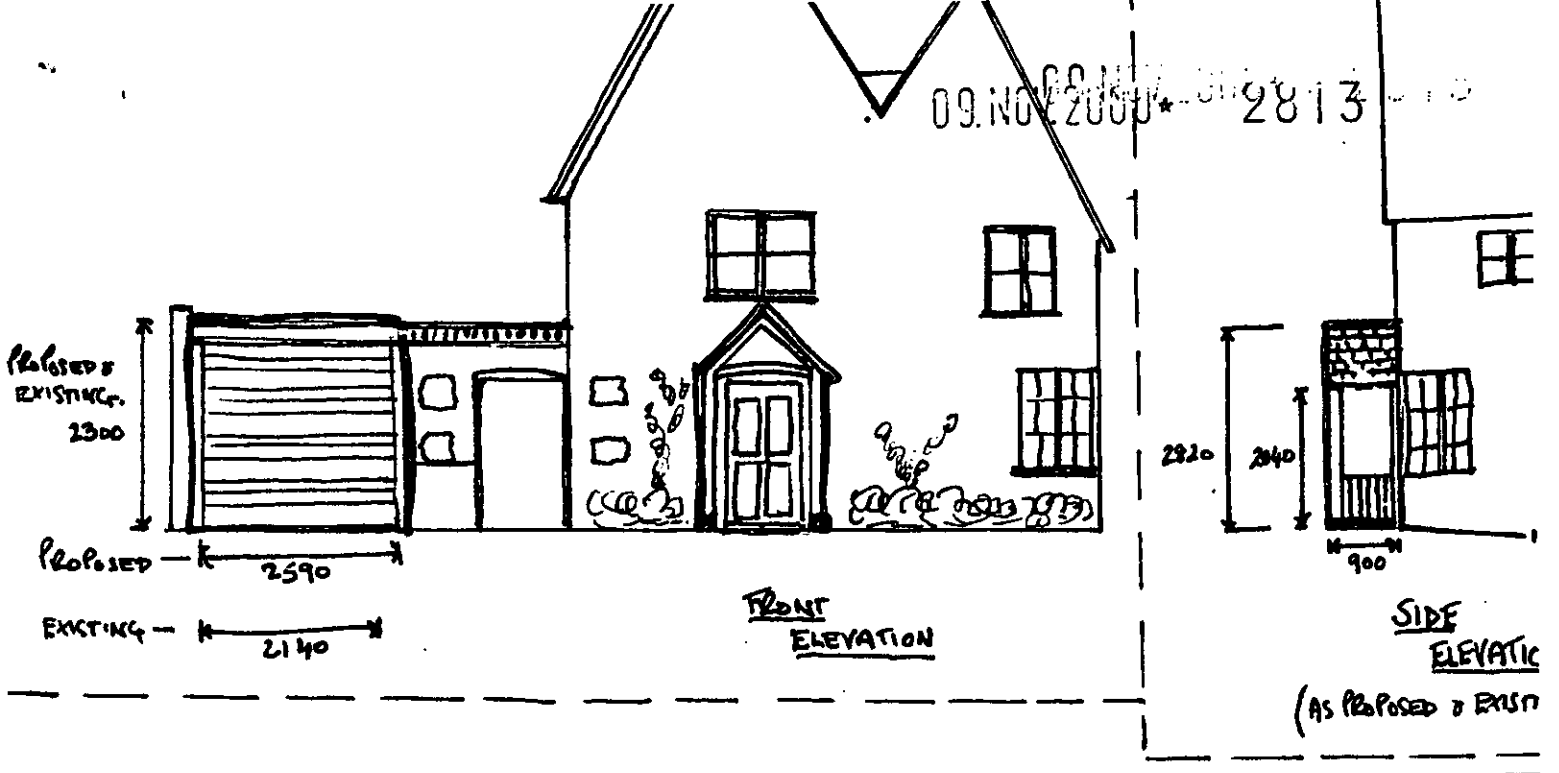
14 November 2000 Scale: 1 : 1250

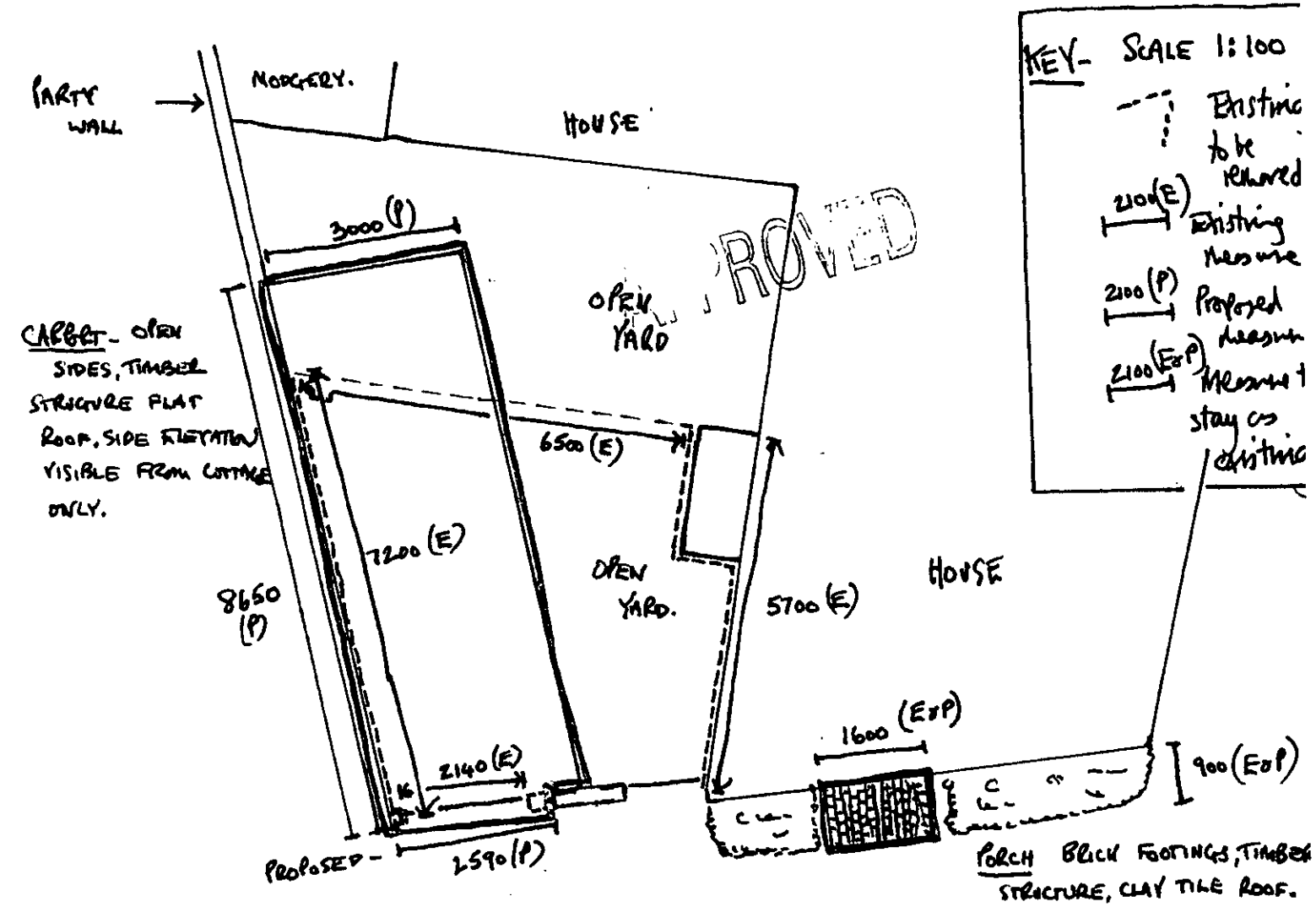
N W E S



INVERLODDON COTTAGE, FERRY LANE, WARGRAVE
1:2500
N
W
E
S
River Thames
Towing Path
Ad Co. Co Const & R D Bdy
Ferry
Landing Stage
Boat House
Bungalow Cottage
The Bungalow
Tennis Court
The Croft
Croft Cottage
Thatched House
St George & Dragon Hotel
Yule Cottage
Wargrave Hill
Little Yule
Parrymore Stables
Ferry House
Barrymore
Wargrave Hall
Silvaplana
Garage
Sunnycroft
Woodclyffe Almshouses
Sunnybank
Tel Ex
Jessamine Cottage
Rose Cottage
Bank
Cheswell
Shealing
El Sub Sta
Wargrave Chapel (Evangelical)
Chiltern Manor
Copperfields
Thames Mount
Fir Cottage
The Orchard
Lawn House
Wargrave
Wargrave House
Thorncliffe
Nelson House
Mavis Cottage
Ouseleys
Ouseleys End
The Bungalow
Brabrooke Cott
Brook House
Close Cottage
Woodley
Quinton Cottage
Tennis Court
Swimming Pool
Herons Creek
Wargrave Court
Tennis Court
Boat Houses
Ferry Lawn
Inverloddon Cottage
The White House
Deep River Cottage
Holly Cottage
Ferry Cottage
Manor Cottages
White Cottage
The Gladdy House
The Woodclyffe Hall
The Little House
Timbered Cottage
Thames Cottage
Queen's Cottage
Roadside Cottage
Garage
Bank
Hotel
Tel Ex
El Sub Sta
Thamesford
The Cottage
Tree Tops
Wsatts Cottage
Walton Cott
Hostel
Charville
Mill Green House
Gaunt House
River Cottage
The Sisters Cottage
Little Gaunt
Aberchirder
The Ash Tree
Waiswold
Box Tree Cottage
The Sanctuary
Orchard House
Water
St Mary's Church
Track
Drain
Path
Ferry Lane
High Street
Church Street
Backs Deans
Wargrave Hill
Walled Garden
Hill Lands
Schools Lane
Spring Walk
Stone
B M 117·81
B M 131·73
B M 123·23
B M 189·83
B 477
1975 ·08
3476 12·44
3171 1·28
2566 1·48
2062 ·64

09.NOV 2005 * 2813





FLOOR PLAN

CARPORT- EXISTING TO BE REMOVED TO LEAVE OPEN YARD WHERE NOW COVERED.

INVERLODDON COTTAGE- FERRY LANE WARGRAVE-
-REPLACEMENT OF EXISTING CARPORT & PORCH BOTH OF WHICH HAVE BECOME UNSAFE THROUGH AGE