APPLICATION NO:
F/2001/5403

LOCATION:
48 Braybrooke Road, Wargrave Reading.

APPLICANT:
Millgate Homes C/O Greg Meier

PROPOSAL:
Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: **Nicola Lake**

APPROVED

SIS

DS

RAILEX
Marbleboard

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O Greg Meier
Millgate Homes
Terrace Road North
Binfield
Berks
RG42 5HZ

Application Number: F/2001/5403

Parish: **WARGRAVE**

Location: **48, Braybrooke Road, Wargrave, Reading.**

Proposal: **Proposed erection of 2 dwellings. Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).**

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. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. 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
5. 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
6. 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 additional windows or similar openings shall be constructed in the first floor level or above of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
7. 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
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. 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.

Condition
10. 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
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.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or

pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Informative
1. For additional details on the requirements for condition 13 - Archaeological Watching Brief, please see the Archaeological Brief on the application file.

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 Policy H5.
Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WH6, Housing Density Policy, WOS3, WBE1, WGB1A, WT6 and WT7.

Informative
3. The approved Condition details on applications F/2000/2140 and F/2001/4570 will equally apply to the above stated Conditions on application F/2001/5403.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 December 2002.
My ref: NL/F/2001/5403, F/2001/4570 & F/2000/2140.
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 G Meier
Millgate Homes
Millagte Court
Terrace Road North
Binfield
Berkshire
Rg42 5HZ

Dear Mr Meier,

PROPOSED CONDITION DETAILS FOR THE ERECTION OF TWO DETACHED DWELLINGS, AT 48 BRAYBROOKE ROAD, WARGRAVE. APPLICATION NUMBERS: F/2001/5403, F/2001/4570 & F/2000/2140.

Thank you for your letters of the 9 May & 12 August 2002, regarding the above stated development.

I write to confirm that the proposed boundary details as set out in your letter of the 8 May is approved as the details that shall be used in the construction of the dwellings. These details comply with the requirements of condition 4.

The proposed landscaping scheme as set down on drawing MILL/14544/01 is approved as the details that shall be used in the construction of the approved development. These details comply with condition 10.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

MILLGATE
HOMES
MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

PLANNING SERVICES	HPT
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DEV	ENF
APP	
CS	

15 AUG 2002

07/7380

Trevor Watson
Head of Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire

Ref: GM/mm/0298
12th August 2002

Dear Sir,

Re: Outstanding Planning Conditions

We are writing to you, with concern to the length of time it has taken for your department to discharge the necessary planning conditions for the following approval schemes: -

1. Eyre Court, Wokingham (Ref No F/2000/0518) (B.P.)

Condition 15 - Landscape Management Plan **details submitted 6/12/01.**

2. Braybrook Road, Wargrave (Ref No. F/2001/5403,4570 and 2140 (N.L.) (N.L.) (N.L.)

Condition 4 - Boundary treatment **detail submitted 13/8/01.** -O.K. ✓

Condition 10 - Soft Landscape Plan **details submitted 24/9/01.** -O.K ✓

3. Castlemans Stud Farm, Knowl Hill (Ref No. F/2001/4955 and 2002/5767) (N.L.) (N.L.)

Condition 6 - Slab levels **details submitted 7/12/01 and 23/5/02.** -O.K ✓

Condition 10 - Soft Landscape Plan **details submitted 2/4/02.** ✓

4. Bonhomie Court, Hurst (Ref No. F 2001/3303) (BP)

Condition 4 - Soft Landscape Plan **details submitted 16/7/02.**

Condition 6 - Slab levels **details submitted 18/4/02.**

Condition 12 - Surface water drainage **details submitted 18/4/02.**

Condition 14 - Landscape Management Plan **details submitted 16/7/02.**

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Condition 15 - Details of road construction **details submitted 18/4/02.**

Condition 18 - Details of cycle storage **details submitted 5/3/02.**

Condition 20 - Wheel washing **details submitted 6/3/02.**

Condition 24 - External lighting **details submitted 18/4/02.**

Some of these conditions have been awaiting discharge for almost a year now from initial submission of information, and we are either well ahead of our build program or completed and awaiting occupation by purchases who's solicitors are requesting confirmation that these conditions have been approved.

We appreciate that work loads in your department are high with limited resources, however, it is unfair that we as a developer should have to wait these long periods before these approved planning applications can be finally signed off.

Your reply by return would be greatly appreciated so that these matters can finally be put to bed.

Yours faithfully,

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT 56211
PO: JK
09 MAY 2002
COPIES TO | CK:
FILE:

Nicola Lake
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/125
8th May 2002

Dear Ms Lake,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2001/5403, F/2001/4570 AND F/2000/2140, 48 BRAYBROOKE ROAD, WARGRAVE

Further to your letter of 29th April 2002, relating to condition 04 of the above planning consents, we would confirm that the boundary treatment to the front of the site is to consist of a 1.2m high Sussex oak posts and rivan rails fencing with 2 x five bar gates to the drives. We hope that this now satisfies information required to approve condition 04.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

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Millgate Developments Ltd. Registered in England No. 2229073

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 April 2002
My ref: NL/F/2001/5403, F/2001/4570 & F/2000/2140.
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 Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ.

Dear Mr Meier,

PROPOSED CONDITION DETAILS FOR THE ERECTION OF TWO DWELLINGS AT 48 BRAYBROOKE ROAD, WARGRAVE. APPLICATION NUMBERS: F/2001/5403, F/2001/4570 & F/2000/2140.

Thank you for your letter of the 13 August, 24 September, 1 and 30 November 2001, regarding the above stated development.

I write to confirm the current situation with the approval of condition for the above applications.

Condition 02 required the submission and approval of material details. I am able to confirm that:

Plot 1.

Main Brick:	Bovingdon Shropshire Reclaim Reds.
Detail Brick:	Warnham Terracotta Reds.
Tutor Timbers:	Stained Medium Oak.
Roof Tile:	Eternit Century Clay Tile and Eternit Red Bonnet Hips.
Feature Tile:	Eternit Club Crested Ridges in Smooth Red and Fleur-De-Lys Finials. Red smooth Feature Tiles.

Plot 2.

Main Brick:	Chesham Reclaim.
Detail Brick:	Warnham Terracotta Reds.
Plinth:	Chesham reclaims, with Red Tile Creaser to top of Plinth.
Roof Tile:	Eternit Smooth Brindle Clay Tiles and Eternit Red Bonnet Hips.
Feature Tile:	Eternit Club Crested Ridges in Smooth Red and Fleur-De-Lys Finials. Red smooth Feature Tiles.

Are approved as the materials that shall be used in the construction of the approved dwellings. These details comply with the requirements of condition 02.

Condition 03 of application F/2000/2140 was approved in my letter of the 26 September 2001. These details also satisfy the requirements of conditions 03 of application F/2001/4570 and F/2001/5403.

The submitted details for condition 04 were set out within your letter of the 13 August 2001. While you state that the boundary treatment will be a 1.8m closed boarded fence, where required, where no fence currently exists, you do not clearly state what your intentions are for the front boundary of the site. Could you please contact me with these details as soon as possible.

The plans for the landscaping scheme for condition 10 have been passed to our landscape officer and comments well follow shortly.

The submitted archaeological watching brief details that were submitted satisfy the requirements of condition 13.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

MILLGATE
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MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Nicola Lake
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

REF: GM/SC/336
Date: 13th August 2001.

Dear Ms. Lake,

RE: Town & Country Planning Act 1990. Ref. No. F/2000/2140, 48 Braybrooke Road, Wargrave, Berkshire.

Following the receipt of the above planning consent, we have pleasure in enclosing the following requested details to clear the planning conditions for the above site: -

Condition 2: Copy of our external material specification, dated 15/8/01 including brick, roof tiles and external hard scaping finishes.

Condition 3: Please find attached, four copies of drwg nos. L21171/100 prepared by Ridd Wood Partnership, showing the proposed slab levels, and external levels. As agreed, the proposed houses will be cut into the ground by approximately 1500mm.

Condition 4: Boundary treatment shall be of a 1.8m high close boarding timber fence where required, this will be in areas where no fences currently exists. Existing fences shall maintain to a good condition where necessary.

Condition 10: The proposed soft landscape scheme is currently being prepared, and shall be forwarded to you within the next 5 - 10 days for your approval.

Condition 13: We have instructed out consultants "Thames Valley Archaeological Services" to carry out a watching brief upon commencement of the groundworks.
They are in the process of speaking to your Archaeological department, to determine the extent of work required and the content of their report for your approval. This will be dealt with under separate cover by "TVAS".

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17 AUG 2001	
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	FILE:

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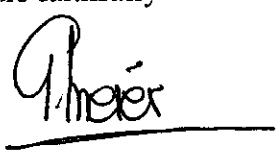
We hope the enclosed satisfies the requirements of this planning consent, and that a swift reply to the conditions can be given at your earliest convenience.

Please do not hesitate to contact me should you have any comments or queries with the enclosed.

Yours faithfully



GREG MEIER Dip.Arch. RIBA
Chief Architect

cc PAUL BEANEY

EXTERNAL MATERIAL SPECIFICATION

DATE: 15/08/01
REV.

PLOT: 1	**SITE: 48 Braybrooke Road, Wargrave, Berks..**
PROJECT NO: 110	**HOUSE TYPE:**
Brickwork	Bovingdon Shropshire Reclaim Reds
Flint Panels	Flint Blocks of High Specification
Soldier Course	Warnham Terracotta Reds
Detail Stretcher Course	Warnham Terracotta Reds
Quoins	Warnham Terracotta Reds
Plinths	Warnham Terracotta Reds
Bricks below DPC	Warnham Terracotta Reds
Mortar and Pointing	Natural with Raised and Double Struck Joints
Rendering	Sand Faced Painted Gardinia Over Porch and Dormers
Tudor Timbers	Stained Medium Oak
Roof Tiles	Eternit Century Machine Made Clay Tile with Valley
	Tiles, and Eternit Red Smooth Bonnet Hips
Feature Tiles and Ridges	Eternit Club Crested Ridges in Smooth Red and Fleur-
	De-lys Finials. Red Smooth Feature Tiles as Drwg..
Tile Hanging	N/A
Fascias and Soffits	White Painted Softwood
Chimney Pots	Redbank Roll Top 600 High
Dormer Cheeks	Eternit Century Machine Made Clay Tiles, with Corner
	Returns to Fronts
Rainwater Goods	Black UPVC Deep Flow Gutters and Downpipes

PLOT: 1	SITE: 48 Braybrooke Road, Wargrave, Berks..
PROJECT NO: 110	HOUSE TYPE:
Porch Roof and Columns	150 sq. Hardwood Stained Medium Oak Posts and
	Brackets, Roof as Main Roof
Windows Externally	White Painted Softwood Balanced Casements, with
	Square Leaded Lights.
Window Cills	215mm Cant Bricks as Drwg., in Warnham Terracotta
	Reds, Standard 140mm Timber Cills
Front Door and Frame	Dynasty Richmond in Hardwood (tba), Stained, Triple
	Glazed Leaded Lights, White Painted Frame
External Doors (Others)	Dynasty 2XG in Softwood, Double Glazed Top Panels,
	White Painted
Casement/Patio Doors	Pair of Dynasty 20 Softwood Rebated Doors, Double
	Glazed, White Painted, Square Leaded
Meter Boxes	Electric in Recess Box to Match Brickwork Colour
	Gas in Recess Ground Box
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Driveway Finish	Cotswold Bonded Gravel Finish
Driveway Edging	Granite Setts
Roadway Finish	N/A
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	Oak Frame Hardwood Structure by Oakmaster or
	Similar Approved
Garage Roof	Eternit Century Machine Made Clay Tiles with Eternit
	Smooth Red Bonnet Hips to Match House Roof
Garage Door/Frame and Size	tba
Garage Window	tba
Misc.	All Tile Vents to Match Main Roof Tile
	Velux GGL roof Lights

MILLGATE
• HOMES •

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

NL
PLANNING SERVICES 48098
N.L
25 SEP 2001
COPIES TO: ACK:
FILE:

Nicola Lake
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/370
24th September 2001

Dear Ms Lake,

RE: TOWN & COUNTRY PLANNING ACT 1990 REF N$^{O:}$ F/2000/2140
48 BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE

Please find enclosed to discharge condition 10 of the above planning consent, four copies of drawing n^{o}s MILL/14544/01, showing the proposals for the soft landscaping scheme. Your prompt action to discharge this condition would be greatly appreciated.

Whilst writing, we are still awaiting a response to my letter of 13th August 2001, where we are waiting the clearance of certain conditions, in particular the external materials.

We are trying to progress this site, so as to enable works to start, however certain conditions require approval prior to our commencement. Therefore your reply by return would be appreciated.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

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1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

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MILLGATE COURT, TERRACE ROAD NORTH
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Nicola Lake
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref: ~~GM/SC/432~~
30th November 2001

Dear Ms Lake,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2001/4570
48 BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE

Thank you for forwarding the above permission notice dated 14th November 2001.

Can you confirm that all details relating to the discharge of planning conditions to consent F/2000/2140, will be transferred over to this most recent consent.

Your written approval to this would be greatly appreciated at your earliest convenience.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

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House Beautiful magazine Family Home of the Year 1997
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Millgate Developments Ltd. Registered in England No. 2229073

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date November 19, 2001
My ref. NE/TPO 1024/2001
Your ref. GM/SC/355

Mr G Meier
Chief Architect
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire RG42 5HZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Meier

TREE PRESERVATION ORDER NO. 1024/2001
48 BRAYBROOKE ROAD, WARGRAVE

Thank you for your letter of 11th September 2001, I apologise for my delay in replying.

I confirm my agreement to points 1 to 5 in your letter. I have copied this letter and yours to Nicola Lake so that she can arrange to discharge any relevant conditions.

I will arrange for the above Tree Preservation Order to be confirmed with a modification that the Sweetgum tree, T20, is deleted.

Thank you for all your assistance in dealing with tree issues on this site.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: Nicola Lake – Development Control.

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

494138
NL
COPIES TO

Nicola Lake
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/411
1st November 2001

Dear Ms Lake,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2000/2140
48 BRAYBROOKE ROAD, WARGARVE, BERKSHIRE

With reference to my letter of 13th August 2001, requesting the discharge of numerous conditions, in particular condition 2, of the above planning consent, we confirm that your approval is still awaiting.

I can advise after the meeting we had on site, where we had discussed brick samples, that the Bovingdon Shropshire Reds, sample panel, was not the best panel we could have showed you, and that the edges and corners will not be as badly tumbled when the main brickwork is erected on plot 1.

Having spoken to you yesterday, we would appreciate your written approval to condition 2 by the end of next week (9th November 2001) so that the material orders can be placed.

Please contact me should you wish to discuss these issues further.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

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PERSIMMON

FAX

PERSIMMON HOMES (THAMES VALLEY) LTD
TECHNICAL DEPARTMENT
45-47 Station Road, Gerrards Cross, Buckinghamshire, SL9 8ES
Tel: 01753 892893 Fax: 01753 892898

To:	Nicola Lake	**CC:**	
Company:	Wokingham Unitary		
Fax No:	0118 974 6484	**Date:**	7th March 2002
From:	Vin Sandhu	**Ref:**	vs/pond/councilfx2
RE:	**Development At Pond Head Lane, Earley – Application F/2000/1513**		

Dear Ms Lake,

With reference to the letter and information that was submitted to you yesterday, please note that the colours for the Forticrete Gemini tiles should have read Autumn and Brown and not Rustic as stated on the letter.

If you require any further information, please do not hesitate to call me.

Regards,

Sandhu

Vin
DD 01753 895556

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

Ms Nicola Laite,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref.

11th August 2001

Dear Madam,

48 Braybrooke Road, Wargrave
Proposal for an archaeological watching brief

I am pleased to enclose a copy of our proposals for this project.

I have also forwarded a copy direct to Mr Beachus at Babtie. — 0118 988 1611

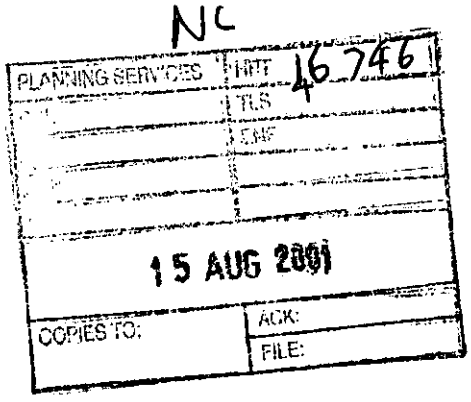
I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc

NC



THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

PLANNING SERVICES
POL
DC
APP
CS
NL
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COPIES TO

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref.

31st October 2001

Dear Madam,

30 Broad Street, Wokingham and Braybrooke Road, Wargrave
Archaeological watching briefs

I am pleased to enclose copies of our reports for these two sites. Unfortunately neither produced anything of interest on these occasions.

I have forwarded copies direct to Kev Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc

48 Braybrooke Road,
Wargrave,
Reading

Proposal for an archaeological watching brief

11th August 2001

48 Braybrooke Road, Wargrave, Reading
Project specification for an archaeological watching brief

01e118

prepared by Thames Valley Archaeological Services

1.0 Background

1.1 Site location and description

1.1.1 The site is located on the north side of Braybroke Road, which lies on the southern margins of Wargrave (SU 7865 7830). The geology of the site is Upper Chalk.

1.2 Archaeological background

1.2.1 The site lies on the southern margins of Wargrave, and beyond the likely limit of the historic core of the Medieval and Post-Medieval town (Astill 1978, fig 27). However, field survey (fieldwalking) of the arable land to the south of the town revealed a large number of struck flints of Neolithic and Bronze Age date which probably indicate the presence of occupation sites in this vicinity and which may be represented by subsoil deposits which could be present within the proposal area (Ford 1994-7). An archaeological evaluation carried out 200m to the east of the site revealed a few prehistoric struck flints but nothing else of archaeological interest (Pine and Saunders 1999).

1.3 Proposed groundworks

1.3.1 Planning permission (F/2000/2140) has been granted to construct two new dwellings and the demolition of an existing building. The planning permission is subject to a condition (13) relating to archaeology for a watching brief to be carried out during groundworks. This is as set out in *Archaeology and Planning* (PPG16, 1990) and the District policies on archaeology.

1.3.2 The development will comprise the digging of foundation trenches for the new dwellings and trenches dug for service runs.

2.0 AIMS AND OBJECTIVES

The aims of the fieldwork will be to:

2.1 Observe and record all archaeological deposits within areas of ground disturbance associated with the construction of the new dwellings.

2.2 Excavate and record any archaeological deposits which will be damaged or disturbed during the groundworks.

2.3 Produce, where possible, relative and absolute dating and phasing for the features on the site.

2.4 Provide, if possible, information on the economy and the local environment of the site.

2.5 Establish the character of the deposits, in order to define functional areas of the site, such as industrial, domestic, etc., and produce a settlement history of the site.

3.0 METHODOLOGY

3.1.1 Where necessary, archaeological deposits will be excavated and fully recorded and sufficient time will be allowed within the groundworkers schedules to carry this out.

3.1.2 In general, all finds and artefacts will be retained, though all but a sample of some classes of building material will be discarded after recording. The categories of artefacts to be discarded will be discussed with the recipient museum and the Archaeological Advisors to the District Council.

3.1.3 Conservation on site will follow guidelines in **First Aid For Finds** with any other specialist conservation work subcontracted to an establishment such as Wiltshire County Council Conservation Section at Salisbury Museum.

3.1.4 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically this involves samples of 20 -30 L depending on the size of the feature examined.

3.1.5 Discovery of any human remains will be reported to the coroner and will be excavated on receipt of the appropriate Home Office licence and in consultation with the Archaeological Advisor to the Borough Council.

3.1.6 The English Heritage regional scientific advisor will be consulted about the scale and nature of any environmental or scientific sampling if appropriate.

3.2 Recording Methodology

3.2.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (3rd edition 2000). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

3.2.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film.

3.2.3 Heights above OD will be taken and recorded on plans and sections.

3.2.4 Where appropriate, significant finds will be recorded in 3D.

3.2.5 The locations of all plans and sections will be tied into the National Grid.

3.2.6 A full photographic record will be made of the evaluation project, consisting of colour slide, colour print, and b/w print (contact sheet). It will record the principal features and finds discovered, both in detail and in their general context.

4.0 Post-fieldwork

4.1 Finds processing and analysis will commence immediately following the completion of the fieldwork.

4.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage.

4.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J. Timby, C. Underwood-Keevil, Mr. P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J. Williams (Southampton University)
metalwork - N. Powell (TVAS)
bone - S. Hamilton-Dyer (consultant) or K. Rielly (MOLAS)
botanical/environmental remains- Dr. M. Robinson, (Oxford University Museum)
struck flint - Dr. S. Ford (TVAS)

5.0 Report and Dissemination

5.1 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections

profiles/sections of a representative selection of excavated features
a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 The findings, even if negative, will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal*.

5.7 A copy of the results along with selected, catalogued slides will be supplied to the District SMR, (if requested).

6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects 2** and after consultation with the recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 No title will be assumed by the finder of any gold or silver objects and the provisions of the Treasure Act (1996) will be implemented where appropriate.

6.5 The records will be copied onto microfiche for the National Archaeological Record.

7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists (S. Ford, M Hall-Torrance) with an appropriated area of competence.

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work and desk-based assessments and the quality control mechanisms set out in the fieldwork and post-fieldwork manuals. The fieldwork will be intermittent as defined by the IFA standards and guidance on watching briefs para 3.2.7.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

8.0 References

Astill, G, 1978, **The historic towns of Berkshire**, Berkshire Archaeological Committee report 2, Reading.

Ford, S, 1994-7, Loddon Valley Survey, **Berkshire Archaeological Journal**, 75, 11-34

Pine, J and Saunders, 1999, Mumbery Field, School Hill, Wargrave, Berkshire, An archaeological evaluation, report 99/4, Reading

PPG16, 1990, **Archaeology and Planning**. DoE Planning Policy Guidance note 16. (HMSO).

48 Braybrooke Road, Wargrave, Berkshire

An Archaeological Watching Brief

for Millgate Homes Ltd

by Steve Ford

Thames Valley Archaeological Services Ltd

Site Code BRW01/84

October 2001

Summary

Site name: 48 Braybrooke Road, Wargrave, Berkshire

Grid reference: SU 7865 7830

Site activity: Watching Brief

Date and duration of project: 20th and 27th September 2001

Project manager: Steve Ford

Site supervisor: Erlend Hindmarch

Site code: BRW01/84

Area of site: 2100 sq. m

Summary of results: No archaeological features or finds were present.

Monuments identified: None

Location and reference of archive: The archive is presently at Thames Valley Archaeological Services Ltd, 47–49 De Beauvoir Road, Reading, RG1 5NR, and will be deposited with Reading Museum in due course.

This report may be copied for bona fide *research or planning purposes without the explicit permission of the copyright holder*

Report edited/checked by:	Steve Ford✓ 30.10.01 Steve Preston✓ 31.10.01

48 Braybrooke Road, Wargrave, Berkshire An Archaeological Watching Brief

by Steve Ford

Report 01/84

Introduction

This report documents the results of an archaeological watching brief carried out at 48 Braybrooke Road, Wargrave, Berkshire (SU 7865 7830) (Fig. 1). The work was commissioned by Mr Greg Meier of Millgate Homes, Millgate Court, Terrace Road North, Binfield, Berkshire, RG42 5HZ. Planning permission has been granted (F/2000/2140) for the demolition of an existing structure and the building of two new houses. Permission was subject to a condition requiring a watching brief to be undertaken during the groundworks.

This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG16 1990), and the District policies on archaeology. The field investigation was carried out to a specification approved by Mr Kev Beachus of Babtie Group Ltd, archaeological advisers to Wokingham District Council. The fieldwork was undertaken by Erlend Hindmarch and Siân Anthony on 20th and 27th September 2001. The site code is BRW01/84.

Location, topography and geology

The site is located on the southern margins of Wargrave on the north side of Braybrooke Road. It lies on gently sloping land at a height of 45m above Ordnance Datum. The site is on the floor of the Thames Valley, close to the confluence of the Thames with the Loddon. The site is currently occupied by former gardens and the demolished remnants of the former building. According to the British Geological Survey, the geology of the site is Upper Chalk, though river gravel lies nearby to the west (BGS 1946). The foundation trenches did reveal chalk at depth but overlain by sand.

Archaeological background

The site lies on the southern margins of the village and beyond the likely limit of the historic core of the medieval and early post-medieval town (Astill 1978, fig. 27). However, field survey on arable land to the south revealed large numbers of struck flints of Neolithic and Bronze Age date, suggesting the presence of occupation sites of these periods, somewhere in the vicinity (Ford 1994–7). Such sites may be expected to be represented by subsoil deposits (e.g., rubbish pits) and/or structural remains (e.g., postholes). Field evaluation carried out *c.*

200m to the east of the site revealed a few prehistoric struck flints but nothing else of archaeological interest (Pine and Saunders 1999).

Objectives and methodology

The purpose of the watching brief was to monitor the ground works involved in the development, specifically the soil- and overburden stripping and the digging of foundation and service trenches, and to record any archaeological remains encountered. Spoil heaps were to be examined for archaeological material and sections of trenches were to be examined for archaeological features.

Results

Plot A (Fig. 2)

Topsoil and subsoil were stripped of *c.* 0.6m of overburden for the footprint of the new structure. The foundation trenches were *c.* 0.6m wide and were dug down to a depth of *c.* 3m. The stratigraphy visible in the trenches comprised 0.2m of topsoil overlying 0.4m of subsoil over a light brown sand natural. The subsoil was much thicker towards the western end of the area and comprised brick rubble. Chalk was recorded beneath *c.* 1m of the natural sand. No archaeological deposits were observed either on the stripped surface or within the trench sections. The spoilheaps were monitored but no finds were recovered.

Plot B

The footprint of this structure had been stripped of topsoil and subsoil and clearly exposed the brown sand natural (which contained rare gravel). This surface was carefully inspected but no archaeological features or finds were observed. The spoilheaps deriving from this area were monitored but no finds were recovered.

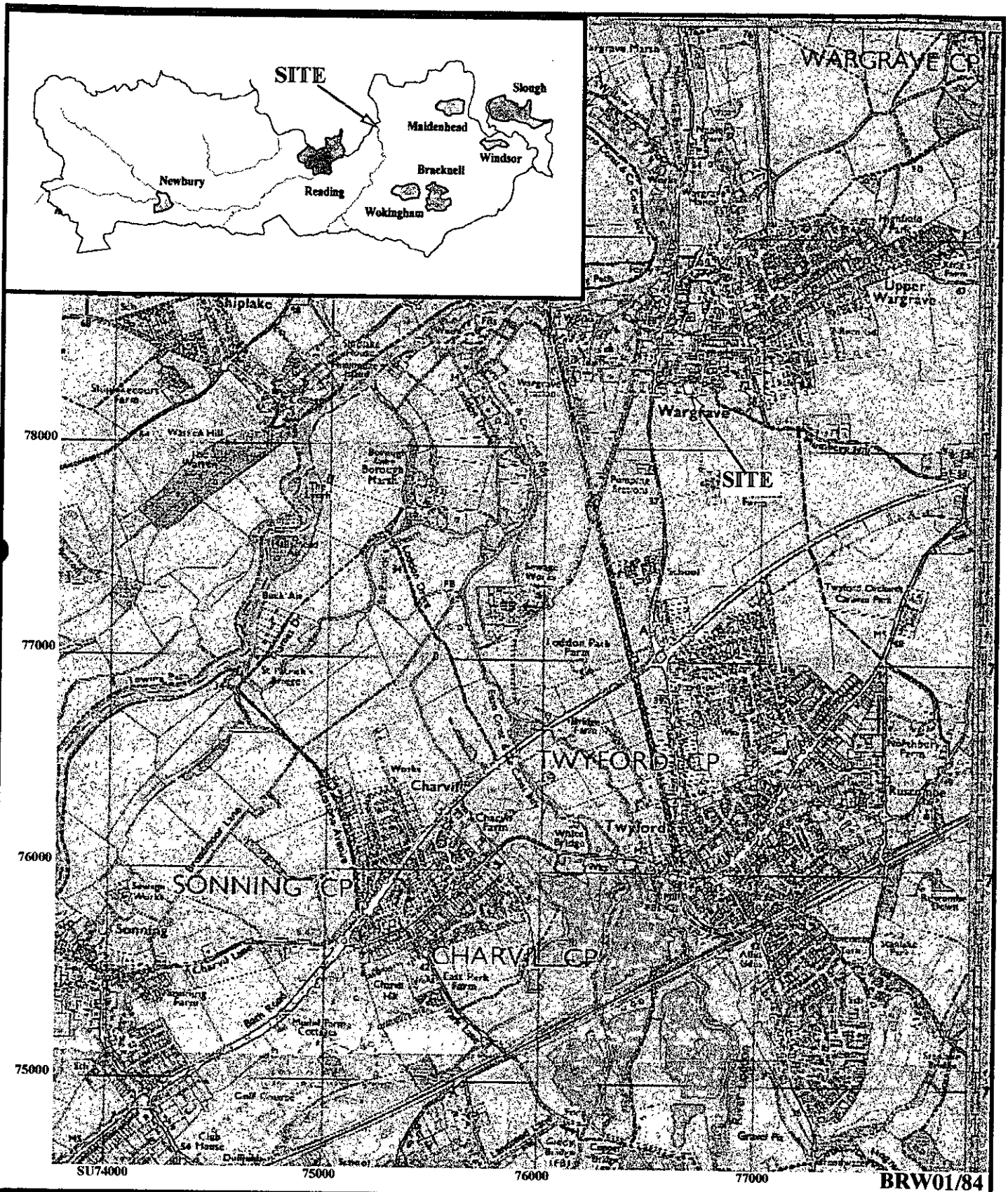
Conclusion

No deposits of archaeological significance were observed on the site, either during examination of areas stripped of overburden, or during inspection of the trenches dug for foundations and services. No finds were recovered from any part of the site.

References

Astill, G G, 1978, *Historic Towns in Berkshire*, Berkshire Archaeol Comm Pubn 2, Reading

BGS, 1946, *British Geological Survey*, 1:50,000, Sheet 268, Drift Edition, Keyworth
Ford, S, 1994–7, 'Loddon Valley (Berkshire) fieldwalking survey', *Berkshire Archaeol J* **75**, 11–33
Pine, J and Saunders, M J, 1999, 'Mumbery Field, School Hill, Wargrave, Berkshire, An archaeological evaluation', Thames Valley Archaeological Services report, 99/4, Reading
PPG 16, 1990, *Archaeology and Planning*, Dept Environment Planning Policy Guidance 16, HMSO



48 Braybrooke Road, Wargrave, Berkshire, 2001

Figure 1. Location of site within Wargrave and Berkshire.

Reproduced from Ordnance Survey Pathfinder 1172 SU67/77 1:25000
Ordnance Survey Licence AL52324A0001

THAMES VALLEY ARCHAEOLOGICAL SERVICES

48 Braybrooke Road, Wargrave, Berkshire, 2001

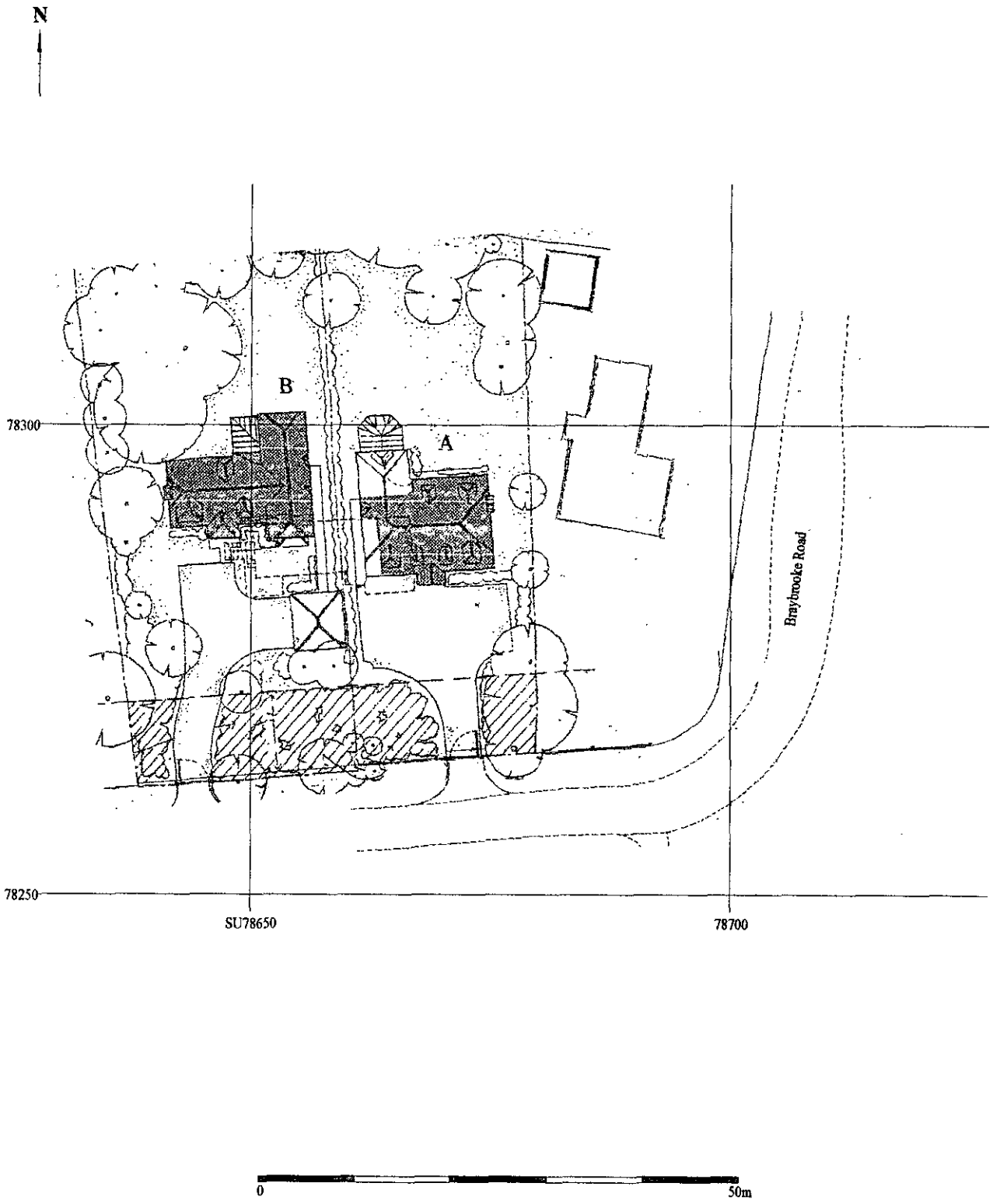


Figure 2. Site plan showing location of areas monitored during watching brief. BRW01/84

Applicationo	Name & Addres
F/2001/5403	J. Bleach Orchard End 46 Braybrooke Road WARGRAVE RG10 8DT
F/2001/5403	Mr Graham Jerome-Ball 39 Braybrooke Road WARGRAVE RG10 8DU
F/2001/5403	Martyn Hughes Tideswell Braybrooke Road WARGRAVE-ON-THAMES RG10 8DT
Application Approved	Letters sent 04.03.02.

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5403

Applicant : Millgate Homes, Greg Meier.

Location : 48 Braybrooke Road, Wargrave.

Proposal : Proposed erection 2 dwellings. Proposed addition of garage to plot 1 to replace carport. Amendment to application F/2001/4570

Site Notice Displayed ? :	YES	NO	DATE
	✓		17-01-02

Date of Neighbour Notifications :

Date of Site Visit : 17.01.02

Date Registered : 06.12.01

Earliest Date for Decision : 06.01.02

Latest Consultation Date/Site Notice Expiry Date : 06.01.02

Application Expiry Date: 31.01.02

Consultation Responses :
Wargrave Parish Caouncil:
Landscaping:
Highways: No objection.
Environmental Health: No objection.
Archaeology: no condition required due to the negative result on the previous applications watching brief.

Planning History :
Permission was originally granted for the development in May 2001 (F/2000/2140). A subsequent amendment application was approved by committee at the development control committee on the 14.11.01 (F/2001/4570).

Planning Issues :
Site designation: Within the identified settlement.

1. Impact of the proposed amendment to application F/2001/4570.

Application Number: F/2001/5403.

Appraisal :

1. Impact of the proposed amendment to application F/2001/4570.
The proposed development is to replace the previously approved carport on plot 1 with a garage. The approved carport had a width of 6m, a height to the ridge of 5m and a depth of 5.6m. The proposed garage would have a width of 5.9m, a depth of 5.5m and a height of 4.6m. This is a 40cm decrease in the approved height. Due to the slope of the land the eaves of the proposed garage would be just below the fence line of the new adjacent dwelling. The main difference from the approved development would be the in-filling of the walls.

   As such the proposed garage would have no greater impact upon the residential amenity of the neighbouring dwellings or upon the open character or appearance of the surrounding area, than that of the previously approved carport.

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

Application Number: F/2001/5403.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

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. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. 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
5. 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
6. 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 additional windows or similar openings shall be constructed in the first floor level or above hereby permitted except for any which may be shown on the approved drawing(s).

7	C049	R049	

Condition
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

2.0 | 2

Application Number: F/2001/5403
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Condition
9. 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.

Condition
10. 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
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.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Application Number: F/2001/5403
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

7		R049	

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Application Number: F/2001/5403
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Informative
1. For additional details on the requirements for condition 13 - Archaeological watching brief, please see the archaeological brief on the application file.

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 Policy H5.
Loddon Area Local Plan Policies LH1, LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WH6, Housing Density policy, WOS3, WBE1, WGB1A, WT6 and WT7.

3		→	The approved Condition details on applications F/2000/2140 and F/2001/4570 will equally apply to the above Stated Conditions on application F/2001/5403

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: 48 Braybrooke Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5403

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on Front of site.

2. DESCRIPTION OF SURROUNDINGS

Residential – opposite Green Belt.

3. DESCRIPTION OF SITE/BUILDING Building work is well on its way. Roof works going on.

4. RELATIONSHIP TO ADJOINING PROPERTIES Car port is located next to the boundary with the other new dwelling.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 23 January 2002

My ref: F/2001/5403

CONFIDENTIAL

Councillor F 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/2001/5403
48, Braybrooke Road, Wargrave, Reading.
Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1st February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/5403**
48, Braybrooke Road, Wargrave, Reading.
Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

Transfer: Yes ☐ No ☐

Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 23 January 2002.

My ref: F/2001/5403

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5403

Proposal:
Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

Location:
48, Braybrooke Road, 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 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/2001/5403 to enable the library staff to locate the correct information.

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 06/01/2002. 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.

Head Planning and Transportation

13 December 2001

PC 19 05 048

GREENHEDGES

ADDRESS 48 BRAYBROOKE ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/50	MR. P. ALSTON	GARAGE	14.11.50	APP. N/A
O/304/63	MR. A.R. ALSTON	O/APP DET. DWELLING & GARAGE	28.11.63	APP C/A
66/71	MR. R. BENNETT	GARAGE & STORE	21.1.71	APP. APP
O/52/70	"	2 DET. HOUSES AT REAR	6.3.70	N/A REFUSE
PP/594/72	"	EXTENSION OF LOUNGE	20.7.72	APP. D/A
11307		DWELLING ON LAND ADJ	30.8.79	N/A REF.
12170	"	"	17.1.80	INVALID
* 12900	"	BUNGALOW "	10.4.80	N/A REF.
18174	"	O/L. DWELLING "	23.9.82	N/A REF
99/70724/S F/2000/2140	Millgate Homes	Erect 2 dwellings demolish existing	9.5.01	C/A

DATE OF COMPLETION

MINISTRY DECISION * 12900 Appeal dismissed

SPECIAL ORDERS TPO 1024/2001

F/2001/4570. Millgate Homes

DELEGATED

FROM: Nicola Lake

DATE: 13 December 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5403

Proposal: Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570)..

Site Address: 48, Braybrooke Road, Wargrave, Reading.

Applicant: Millgate Homes C/O Greg Meier.

PLANNING SERVICES	HPT
POI	TLS
DC	ENF
GE	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 06/01/2002** .

The Parish Council strongly objects to this application as it is contrary to the appearance and character of the surrounding area.

Your attention is drawn to condition 7 of permission F/2001/4570, which is applicable to this application which states that the car port shall not have its open sides enclosed, in full or in part, to safeguard the character and appearance of the surrounding area.

SIGNED: [signature] DATE: 7/1/02

Clerk To Wargrave Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2001/005051-1/1
Your Ref : F/2001/5403

Date : 18 January 2002

PLANNING SERVICES	HPT 52022
POL	TLS
DC NL	ENF
APP	
CS	
21 JAN 2002	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

ERECTION OF 2 DWELLINGS AND A GARAGE - AMENDMENT TO CONSENT F/2001/4570 48 AT BRAYBROOKE RD, WARGRAVE, READING

Thank you for your letter dated 13th December 2001, received on 19th December 2001. Please quote the following reference in any correspondence: **SU77NE/19/18**. 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: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Polution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. 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.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Refuse Storage

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
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 trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing

machines and dishwashers are now advertised with energy and water use information.

Water Use in Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Greg Meier Millgate Homes

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 14 January 2002

Location:	48 Braybrooke Road, Wargrave
Proposal:	Proposed erection of 2 new dwellings. Proposed addition of garage to plot 1 to replace carport. (Amendment to consent F/2001/4570)
Application Number:	F/2001/5403

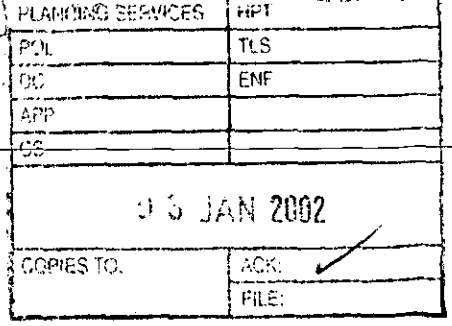
In response to your consultation dated 13 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals as the timber garage will have no greater impact on the surrounding landscape than the approved carport. There is also sufficient land at the front of the development for additional planting to supplement the existing vegetation.

It is important that a detailed landscape scheme is submitted by the applicant as soon as possible, showing the location, full species name, size of plant at time of planting and planting densities of all new areas of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect



Carol Hurst

From: Ian Jordan
Sent: 03 January 2002 13:43
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, January 03, 2002 1:51:07 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

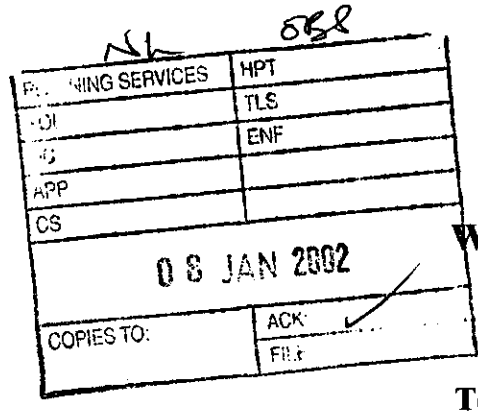
****

NatureofEmail: Object
ApplicationNumber: F/2001/5403 ?
Correspondent_FullName: Mr Graham Jerome-Ball
Correspondent_StreetAddress: 39 Braybrooke Road
Correspondent_Address2:
Correspondent_Town: Wargrave
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 8DU
Correspondent_Telephone:
Correspondent_Email:

Comments:

I wish to object to the above application to 48 Braybrooke Road, Wargrave. My objection is based on several concerns which are as follows:

Two properties have been built on the site where previously only one dwelling stood. This was in-keeping with the other properties around it. The new properties look out of place and cramped in to the plot. A carport is a different catagory of building to a garage offering additional storage capability. A carport tends to be used solely for cars. Secondly, if Millgate Homes had originally applied for this property to have a garage it would probably have been refused. My guess is that knowing this, the original application (F/2001/4570) was submitted with the intention to apply for the amendment afterwards which is the case now. This is common practice with building developers and has been witnessed before in Wargrave by the same developer.
The new estate now called Harvest Place had consent for a bungalow to be built as the first house on the right. After various amendments this house now is one of the largest in the village with over 5,000 sq feet of living accommodation (coincedentally owned by a senior director of Millgate Homes). This 'creepage' is destroying the character of our village and upsetting the balance of our community.



Tideswell
Braybrooke Road
Wargrave-on-Thames
Berkshire
RG10 8DT

Tel & Fax: 0118 940 2188
Mobile: 07855 309436
Email: martyn.hughes@lineone.net

2 January 2001
Ref; Application No. F/2001/5403

Ms N. Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms Lake

I am writing to object, in the strongest possible, terms to the proposed amendment to the above planning application at 48 Braybrooke Road, Wargrave. This development is reaching proportions that are unacceptable. The site is massively overdeveloped in the context of being part of the green belt interface zone and it is clear to original supporters of this project that a serious breech of the planning process has taken place. The two houses under construction are much too big for the plot size they occupy and their proximity to each other has created a mass building effect that completely destroys the local environment.

The proposed garage was not part of the original planning consent for the very good reason that a solid structure would significantly increase the building mass and density and would project way in front of the building line of the two properties. The proposed timber cladding would be totally out of context with main house (brick and flint) and almost certainly lead to a future application to extend and convert into a playroom /granny annexe.

It appears that Millgate properties are able to change the approved plans at will, add windows as and when they like with no regard for the correct planning process. I am deeply concerned that this practice seems to be undertaken with secure knowledge that retrospective planning consents will be given, as they have been in every case up to the present. I urge you to refuse this application and ensure the developers build what they have planning permission for, and not what was presented on the original plans.

I have written direct to Theresa May MP bringing my concerns regarding the planning processes at Wokingham DC to her attention and have asked her for a considered response.

Yours sincerely

Martyn Hughes

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 13 December 2001

Application Number: F/2001/5403

Proposal: Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

Parish: WARGRAVE PARISH

Site Address:
48, Braybrooke Road, Wargrave, Reading.

Applicant:
Millgate Homes C/O Greg Meier.

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).

No adverse comments on the revised plans.

Signed: _____ **Print name:** NL 12/12/01

Orchard End
46 Braybrooke Road
WARGRAVE
RG10 8DT

NL 0858

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 DEC 2001	
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	FILE:

19 December 2001

Ms N. Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End Road
Wokingham
RG40 1WR

Dear Miss Lake

Application number F/2001/5403
Site address 48 Braybrooke Road Wargrave Reading
Proposal Proposed erection of 2 dwellings. Proposed addition of garage to plot 1 to replace carport (amendment to consent F/2001/4570).

It was my understanding that during negotiations for the original planning permission the garage would only be allowed in front of the dwelling if it was designed as a car port . Therefore I trust that you will stand firm on this principle and will refuse permission for an enclosed garage which will increase the bulk of an already overdeveloped site. Please come and see for yourself!

Through further applications Millgate have sought to increase the size of the development and reintroduce aspects of the designs you were against in the first place. Where and when is it going to end? Is this garage to become a fully self contained annexe?

Given the fact that the enforcement officer did not even notice a window being put in the building next to me before being given planning permission, I seriously question your control over this development.

Yours sincerely

J Bleach

J. Bleach

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5403
From:	Tom Payne Environmental Heath	My Ref:	20015941
		Date.	27 December 2001

PROPOSED ERECTION OF 2 DWELLINGS. PROPOSED ADDITION OF GARAGE TO PLOT 1 TO REPLACE CAR PORT (AMENDMENT TO CONSENT F/2001/4570).

48 BRAYBROOKE ROAD, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

NL 0B8

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 DEC 2001

COPIES TO:	ACK ✓
	FILE

Orchard End
46 Braybrooke Road
WARGRAVE
RG10 8DT

19 December 2001

Ms N. Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End Road
Wokingham
RG40 1WR

Dear Miss Lake

Application number F/2001/5403
Site address 48 Braybrooke Road Wargrave Reading
Proposal Proposed erection of 2 dwellings. Proposed addition of garage to plot 1 to replace carport (amendment to consent F/2001/4570).

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Given the fact that the enforcement officer did not even notice a window being put in the building next to me before being given planning permission, I seriously question your control over this development.

Yours sincerely

J Bleach

J. Bleach

Faxed on 19/12/01

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT
POL 5129 | TLS
DC NL | ENF
APP |
CS |
24 DEC 2001
COPIES TO: | ACK:
FILE:

Nicola Lake
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/445
19th December 2001

Dear Ms Lake,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2001/4570
48 BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE

As a reminder, we write to advise that we are still awaiting your formal written approval to the external materials for the above site, which were submitted to you on 13th August 2001.

As this has been over 4 months, and progress on site is moving on, we would ask that your response be given at your earliest convenience, to avoid any further delays on site.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

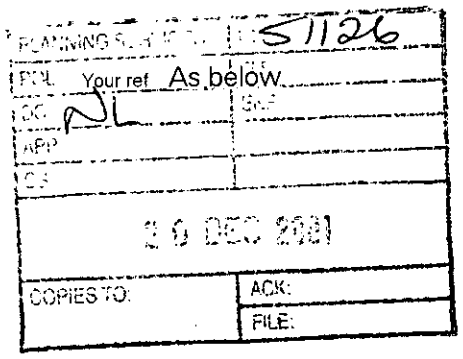
Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001



19th December 2001

Ms N Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

PLANNING APPLICATION F/2001/4570
48, BRAYBROOKE ROAD, WARGRAVE

I would advise that the above planning application does not require an archaeological condition. This is due to the negative results gleaned from the watching brief carried out by T.V.A.S. on a previous application on this site.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
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Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

(F)

Application Number : ~~NEW~~/2001/5403	Map No : 21
Case Officer : NL	Site Area : 0·26
Valid Date : 6·12·01	Received Date: 06/12/2001

Level : Delegated Application

(F) Description : Proposed erection of 2 dwellings .Proposed addition of garage to plot 1 to replace carport, (amendment to consent F/2001/4570).

Location : 48, Braybrooke Road, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Millgate Homes C/O Greg Meier.

Fee Required: £0 Fee Received: £0 fee paid on 4570.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	red line		
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 13/12/01 JB

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 ✓ Groundwater Protection Zone

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

NEIGHBOURS

2 x S/N (one at North end of site, one at South

+ see attached sheet

+ see map (green line)

OTHERS

No pre-apps.

06. DEC. 2001 * 5403

Applicationo	Name & Address
F/2001/4570	J.C. Bleach 46 Braybrooke Road WARGRAVE Berkshire RG10 8DT
F/2001/4570	Martyn Hughes Tideswell Braybrooke Road WARGRAVE Berkshire RG10 8DT
Committee letters sent 08/11/01 Application Approved	Letters sent 22/11/01

+ A H Knight
41 Braybrooke Road

B Haggis
8 Bayliss Road

M Hughes
Tideswell
Braybrooke Road

Greenhedges
Braybrooke Road

43 Braybrooke Road

Recd 5.12.01

5403

MILLGATE HOMES

06 DEC 2001 * 5403

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/436
4th December 2001

Dear Sirs,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2001/4570
48 BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE

Having now received the above planning consent, we note that condition 7, states that we are not able to vary the design from a car-port to a garage structure for plot 1, without it being a new planning application.

We therefore enclose for your approval a new application for this garage design being altered so that it is enclosed timber structure with garage doors. Please find enclosed the following information.

1) Six copies of the completed application forms and Section 66 Certificate.
2) Six copies of drawing n°s 3859/01E and 1701A showing the proposed site layout and revised garage design.
3) Zero fee is applicable due to the above consent being given within the last twelve months.

The changes do not alter the overall size of the garage footprint and its location as these are identical to that already approved.

The overall ridge height is much lower than the approved, and is now enclosed by three walls of timber boarding, and garage doors to the front.

The garage design has been done in such a way as to soften the overall building by its construction in timer and clay tiles so that this fits into the site and its surrounds, rather than a solid brick built structure.

You will also note that due to the site levels, the rear elevation would automatically be screened off if we were to construct the approved car port, due to the retaining wall and new fence being higher on plot 2's side.

Contd.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Bearing in mind that we have proposed a dense landscape buffer zone to the front of the site, any impact to the garage timber structure will be minimal. Your favourable recommendation would be greatly appreciated at your earliest convenience.

Yours sincerely



GREG MEIER Dip Arch RIBA
Chief Architect

MILLGATE HOMES
MILLGATE COURT
TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ
TEL: 01344 489966 FAX: 01344 489967

DRAWING ISSUE SHEETS

PROJECT: 48 Braybrooke Road,
Wargrave, Berks..
JOB NUMBER: 110

Revisions & date of issue

WORKING DRAWINGS			09/07/01	24/07/01	12/09/01	21/09/01	24/09/01	28/09/01	10/10/01	10/10/01	11/01/01	17/10/01	21/11/01	03/12/01				
DRAWING NO.		DRAWING TITLE																
3859/1201	PLOT 1	Floor Plans	p	p	A				B	B		C						
3859/1301	PLOT 1	Elevations	p	p	A							B						
3859/1302	PLOT 1	Sections	p	p				B		B								
3859/1600	PLOT 1	Electric Layouts	p	p	A													
3859/1202	PLOT 1	Roof Plan				/						B						
3859/1250	PLOT 2	Floor Plans	p	p	A					B								
3859/1350	PLOT 2	Elevations	p	p	A							B						
3859/1352	PLOT 2	Sections	p	p				B		B								
3859/1650	PLOT 2	Electric Layouts	p	p	A													
3859/1251	PLOT 2	Roof Plan				/						B						
3859/01		Site Layout												E				
3859/1901		Conveyance Plan											/					
3859/1701		Garage Details Plot 1									/			A				
3859/1501		Window/Door Sched.						A	B									
3859/1451		Construction Details				/				/		A						
MILL?14544/01		Landscape Plan					/											
DISTRIBUTION																		
Planning														6				
Land																		
Surveying			1		1	1	1	1	1		1	1		1				
Buying			1		1	1	1	1	1		1	1		1				
Construction			1		1	1	1	1	1		1	1	1	1				
Site					1	1	1	1	1		1	1	1	1				
Sales			1		2								1	1				
Solicitors																		
Building Control / NHBC				4						4								
Engineer Consultant												1						
Architect Consultant																		

1509/ab

PLANNING APPLICATION PART 1

06.DEC.2001 * 5403

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MILLGATE HOMES.
	ADDRESS	TERRACE ROAD NORTH
		BINFIELD, BERKSHIRE
	POST CODE	RG42 5HZ Tel No. 01344 489966.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	GREG MEIER
	ADDRESS	as above
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	Plot 1 48 BRAMBROOKE ROAD WARGRAVE, BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·27 Hectacres.
5. Give brief details of the proposal	ABOUT THE APPLICATION	Approval under condition 7 (Planning Consent F/2001/4570), to alter carport to Garage
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:1250 ~~1:2500~~ Location Plan	✓	1:50 ~~1:100~~ Floor Plan	✓
1:200 ~~1:500~~ Block Plan	✓	Other	
1:50 ~~1:100~~ Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.	
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	✓	Go to Question 11.	
TEMPORARY PERMISSION		State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.	
		Details of conditions to be relaxed. Go to Question 11.	

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. *residential, industrial, etc. If the site is vacant say so, and if possible give last known use.*	RESIDENTIAL.
12. ARE THERE ANY TREES ON THE SITE ? *IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.*	(YES) / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	Clay roof tiles timber, oak frame structure. timber horizontal weatherboarding timber doors.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? *If NO, please give details of any new system to be constructed.*	(YES) / NO
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / NO n/a.
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	(YES) / NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? *If YES, please show details of any changes on the plans.*	YES / (NO)
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	(YES) / NO
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form.	YES / (NO)
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.	YES / (NO)
23. THE FEE ENCLOSED IS The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.	£ ZERO.

SIGNED [signature] ON BEHALF OF MILLGATE HOMES. DATE 3/12/01.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

89/a

SECTION 66 CERTIFICATE

30 DEC 2021

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which *the application relates, as listed below.*

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . [signature] . . . . . .

On behalf of . . MUGATE HOMES . . . . . .

Date . . . 4/12/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

PC 19 051 048

GREENHEDGES

ADDRESS 48 BRAYBROOKE ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/50	MR. P. ALSTON	GARAGE	14.11.50	APP. N/A
O/304/63	MR. A.R. ALSTON	O/APP DET. DWELLING & GARAGE	28.11.63	APP C/A
66/71	MR. R. BENNETT	GARAGE & STORE	21.1.71	DEF. APP
O/52/70	"	2 DET. HOUSES AT REAR	6.3.70	N/A REFUSE
PD/594/72	"	EXTENSION OF LOUNGE	20.7.72	APP. D/H
11307		DWELLING ON LAND ADJ	30.8.79	N/A REF.
12170	"	"	17.1.80	INVALID
* 12900	"	BUNGALOW "	10.4.80	N/A REF.
18174	"	O/L DWELLING "	23.9.82	N/A REF
99/70724/F		Erect 2 dwellings demolish existing	9.5.01	C/A

F12000/2140 Millgate Homes

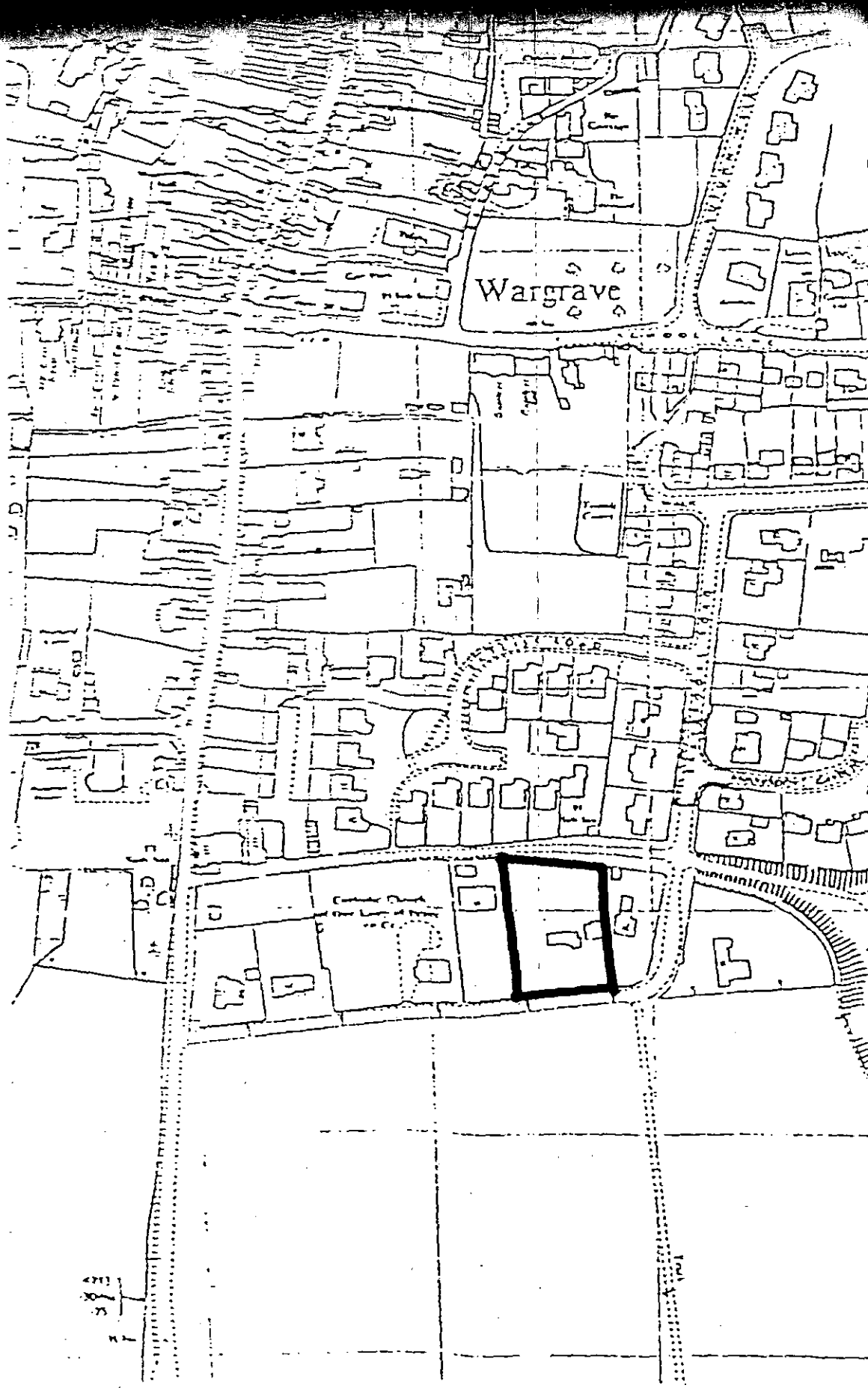
DATE OF COMPLETION

MINISTRY DECISION * 12900 Appeal dismissed

SPECIAL ORDERS TPO 1024/2001

F/2001/4570. Millgate Homes

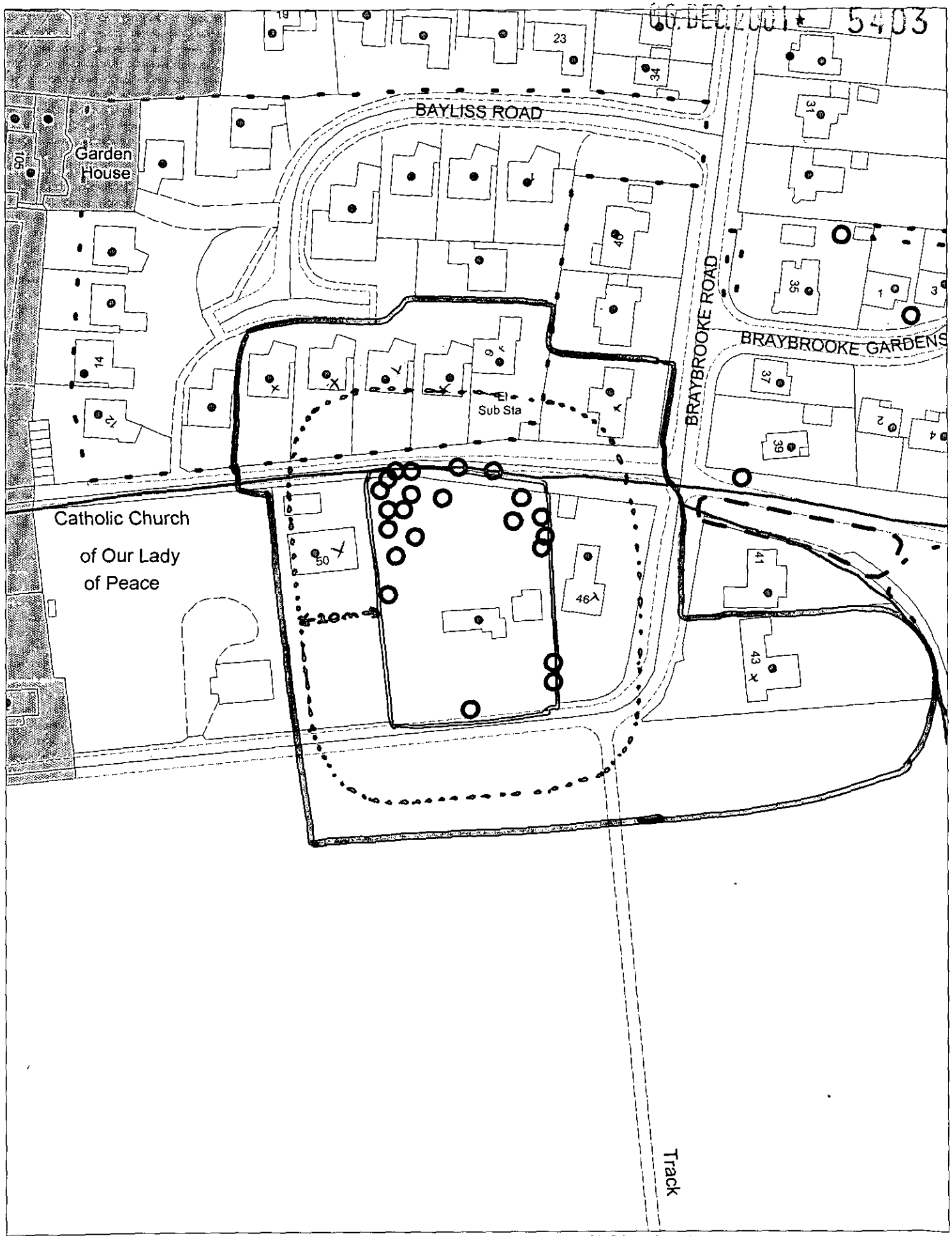
P/2001/5403



SITE LOCATION PLAN

REPRODUCED FROM THE ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTYS STATIONERY OFFICE. CROWN CO LICENCE Nº AR 151831

TPRS 25



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250