APPLICATION NO:
F/2002/6246

LOCATION:
The Well House Upper Culham Cottages, Upper Culham Reading.

APPLICANT:
Dr & Mrs Melhuish C/O Matthew T Young

PROPOSAL:
Proposed erection of replacement pool shelter.

EARLIEST DATE FOR DECISION: **03/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/07/2002 ?? 22/05.

CASE OFFICER: **Kerrin Lithgow**

APPROVED

198
D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs Melhuish
C/O Matthew T Young
1 Wellside
Stoke Row
HENLEY ON THAMES
Oxon RG9 5QJ

Application Number: F/2002/6246

Parish: **WARGRAVE**

Location: **The Well House, Upper Culham Cottages, Upper Culham, Reading**

Proposal: **Proposed erection of replacement pool shelter.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority protective fencing details in relation to the adjacent beech hedge. These fencing details shall be in accordance with BS 5837:1991 - Trees in Relation to Construction. The approved fencing shall be implemented prior to carrying out any other site works, and be retained for the duration of the construction of the development hereby approved.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats in relation to the existing poolhouse, and if evidence of bats is found, appropriate remediation measures as agreed in writing by the Local Planning Authority have been undertaken.

Condition
5. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

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. The beech hedge provides important visual amenity to the area that should be retained.

Reason
4. To ensure adequate protection of a protected species.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE6, WHE7, WGB1, WGB3, WLL2, WLL3

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 20/05/2002

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6246 Kerrin Lithgow
BUILDING CONTROL NUMBER.	FI 2002/3292 North.
APPLICANT/AGENT	Matthew T. Young.
ADDRESS OF SITE	The Well House, Upper Culham Cottage Culham Lane, Upper Culham CHARGRAVE
DESCRIPTION OF PROPOSED WORK	replacement pool shelter

DRAWING NUMBERS	BC	DC
BLOCK PLAN	MJC/101 A	MJC/101
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/7/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6246

Applicant : Dr & Mrs Melhish C/O Matthew T. Young

Location : The Well House, Upper Culham Cottages, Upper Culham, Reading

Proposal : Proposed erection of replacement pool shelter

Site Notice Displayed ? :	YES	NO	DATE
			02/05/2002

Date of Neighbour Notifications : 01/05/2002

Date of Site Visit : 02/05/2002

Date Registered : 27/05/02

Earliest Date for Decision : 03/05/02

Latest Consultation Date/Site Notice Expiry Date : 03/05/02

Application Expiry Date: 22/07/02

Consultation Responses :

Environmental Design: 'Although the new pool house will be larger than the existing rather unattractive shelter it will replace, the new design relates well to the setting and landscape character of the gardens. The new pool house will not directly affect any significant landscape features within the site and although it will be visible from the road I do not believe that it would give rise to an unacceptable increase in visual impact. An attractive beech hedge forms a boundary to the north of the existing gardens and is an attractive local landscape feature. In order to ensure its successful retention the applicant should be required to produce for approved protective fencing details in accordance with BS5837:1991 – Trees in Relation to Construction.

Wargrave Parish: No objection

Countryside Officer: Bat survey must be submitted.

Planning Issues :
Within an Area of Special Character – Policies WHE6 to WHE8
Green Belt – WGB1 to WGB10
Area of Special Landscape Importance – WLL2 WLL3

Application Number: F/2002/6248
Appraisal :

The proposal concerns the demolition and replacement of an existing poolhouse. The site is located within an Area of Special Character, the Green Belt, and an Area of Special Landscape Importance.

The existing poolhouse measures 8.9 metres wide, 5.7 metres deep and is 4.6 metres high. It is currently used as a study/garden room/pool room. There are no planning approvals related to the poolhouse on councils records, although other planning approvals, related to the contstruction of a glasshouse and a garage, clearly show the poolhouse. The current poolhouse has an cream rendered part, and then a wooden extension off to the site of it. It is of no particular style or merit (see photos on file).

The proposed poolhouse measures 4.75 metres high, 5.5 metres deep and 13.4 metres wide. It is proposed to have a hipped roof, and french doors which open out on to the poolside. It is proposed that the poolhouse be rendered to match the dwelling, with a red orange brick plinth, and plain clay handmade tiles.

The original footprint of the poolhouse was approximately 35.2m^2. It is proposed that the footprint of the new poolhouse is 53m^2. This represents an increase of 34% in the footprint.

The issues are:

A. The Impact on Neighbouring Properties: WDLP Policies WOS3 Development Control Principles & WBE1 Development in its Local Context, Berkshire Structure Plan Policy OS1
B. Impact on the street scene: WDLP Policies WOS3 and WBE1, Berkshire Structure Plan Policy EN1 Protection and Enhancement of Built-Up Areas
C. Impact on the Character of the Green Belt, an Area of Special Character and an Area of Special Landscape Importance: WDLP Policies WHE6 to WHE8, WGB1, WGB3, WLL2 and WLL3
D. Impact on Highway Safety
E. Concerns of the Parish Council, local residents and Ward Members

The current poolhouse is 4.7 metres in height, and the new poolhouse is proposed to be of the same height. Due to this height, the replacement poolhouse will (as with the existing) be able to be viewed from the roadside and from neighbouring properties across the road. However, it is considered that due to the materials, design and siting of the poolhouse, the replacement building will be a marked improvement on that which currently exists.

The building has raised no concerns with regards to highways issues, nor has there been any concerns raised by the adjoining landowners or the Parish Council.

Recommendation : Approval: ☑ **Refusal:** ☐

Application Number: F/2002/6246
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions/~~Reasons for refusal~~
1.	C001	R001	Time limit
2.	C012	R012	External Materials to Be Agreed
3.			No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority protective fencing details in relation to the adjacent beech hedge. These fencing details shall be in accordance with BS 5837:1991 – Trees in Relation to Construction. The approved fencing shall be implemented prior to carrying out any other site works, and be retained for the duration of the construction of the development hereby approved. *Reason: The beech hedge provides important visual amenity to the area that should be retained.*
4.	bats is found,		No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a survey of bats in relation to the existing poolhouse, and if evidence of appropriate remediation measures as agreed in writing by the Local Planning Authority have been undertaken. *Reason: To ensure adequate protection of a protected species.*
5.	C063	R063	Outbuilding not to be used for habitable purposes.

Informatives for Approvals:

1.	N16
2.	N04 - Planning permission only (not BR approval)

Policies

Loddon Area Local Plan Policies:

South-East Area Local Plan Policies:

Wokingham District Local Plan Policies: WOS3, WBE1, WHE6, WHE7, WGB1, WGB3, WLL2, WLL3

Green Belt Local Plan Policies: Policy 9

Berkshire Structure Plan Policies: OS1, EN1

Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 20.5.02

RECORD OF SITE VISIT

Site Address: The Well House
Application Number: F/2002/6246
Officer: Kerrin Lithgow
Date of Site Visit: 22/05/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Dwelling of cream render tile roofing. Dwelling opposite brick. Predominantly brick buildings in the area.

3. DESCRIPTION OF SITE/BUILDING

Cream painted brick. Weatherboard extension added to it. Of no real merit.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2m hedge separates pool surrounds from neighbouring property. 6ft high brick wall to the front of the property.

5. SITE CONSTRAINTS

TREES 2m hedge

ACCESS/PARKING Not to be interrupted

LEVELS flat.

BOUNDARY TREATMENT Hedging / brick and trellis fencing to 2m in height.

OTHERS

PLANNING SERVICES
RPA
DC KL
APP
CS
17 APR 2002
COPIES TO
HP 55398
TLS
ENF
ACTN
FILE

The Well House
Culham Lane
Nr. Wargrave
Berkshire
RG10 8NS

15.04.02.

Dear Mr Lithgow,

Re application no. F/2002/6246

Our architect, Matthew Young, has just submitted our plans to alter our pool building to the district council so we thought a brief explanation of the reason for these changes might be helpful to you.

The existing brick building has no damp course and has leaked significantly in bad weather. The adjoining wooden room houses the pool equipment and gas heating and is also not fully waterproof. It also lacks water and drainage that we would very much like to have to provide shower and toilet facilities for those using the pool. In addition we use the brick building to store medical records and reports relating to our research into stress in managers and for the small business we run from home carrying out routine medical checks on senior managers.

We looked very hard over several months at ways of altering the existing buildings to make them waterproof and to provide better storage space for the records and space to enjoy our pool. There seemed no easy solution and our architect came up with these alternative plans that start again from scratch, replacing the present two storey brick building and adjacent wooden room with a single storey pool house facing straight onto the pool. The new building should be less intrusive than the present one and, will, we hope, blend in with the pool and house.

Yours sincerely,

Andrew & Margaret Melhuish

Andrew and Margaret Melhuish

Kerrin Lithgow

From: Andy Glencross
Sent: Thursday, April 18, 2002 3:11 PM
To: Kerrin Lithgow
Subject: PA F?2002/6246 The Well House Upper Culham Cottages Upper Upper Culham

WOKINGHAM UNITARY
Aiming for Excellence

Hi Kerrin

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 10 April 2002 11 APR 2002

Application Number: F/2002/6246

Proposal: Proposed erection of replacement pool shelter..

Site Address:
The Well House, Upper Culham Cottages, Upper Culham, Reading.

Applicant:
Dr & Mrs Melhuish C/O Matthew T Young.

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

I consider the form and 'arts and crafts' detailing to be an acceptable alternative to the existing structure which is of little architectural merit. There will be no visual impact on the listed buildings next door. The new location relates to the axis of the pool and retains the well.

I support the proposal and materials selected to match the well house.

Harold Sanders.

28.06.02.

FROM: Kerrin Lithgow

DATE: 10 April 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
FOL	TLS
DC KL	ENF
AP-P	
CS	
13 MAY 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/6246

Proposal: Proposed erection of replacement pool shelter..

Site Address: The Well House, Upper Culham Cottages, Upper Culham, Reading

Applicant: Dr & Mrs Melhuish C/O Matthew T Young.

Your observations are required in respect of this application **by 03/05/2002** .

No objection

SIGNED: _____ DATE: 15/4/02

Clerk To Wargrave Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Kerrin Lithgow DATE: 9th May 2002

Location:	The Well House, Upper Culham Cottages, Upper Culham, Wargrave, Reading
Proposal:	Proposed erection of replacement pool shelter
Application Number:	F/2002/6246

In response to your consultation dated 10th April 2002 for the above application, the tree and landscape comments are as follows:

The proposed replacement pool shelter is located within a formal garden and swimming pool which lie to the north of the existing dwelling. Although the new pool house will be larger than the existing rather unattractive shelter it will replace the new design relates well to the setting and landscape character of the gardens.

The new pool house will not directly affect any significant landscape features within the site and although it will be visible from the road I do not believe that it would give rise to an unacceptable increase in visual impact.

An attractive beech hedge forms a boundary to the north of the existing gardens and is an atractive local landscape feature. In order to ensure its successful retention the applicant should be required to produce for approval protective fencing details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

Provided that the hedge is successfully retained I do not wish to raise an objection to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

To:
Landscape

From: Kerrin Lithgow

Date: 10 April 2002 11 APR 2002

Application Number: F/2002/6246

Proposal: Proposed erection of replacement pool shelter..

Site Address: Wargrave
The Well House, Upper Culham Cottages, Upper Culham, Reading.

9
(b)

Applicant:
Dr & Mrs Melhuish C/O Matthew T Young.

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

Garden plots on
allotments, no significant
this feature visible from
road or public points of access.

retain & protect beech hedge -

Application Number : F/2002/6246	**Map No :** 12
Case Officer : KL	**Site Area :** 0·40
Valid Date : 27·3·02	**Received Date: 27/03/2002**

Level : Delegated Application

Description : Proposed erection of replacement pool shelter.

Location : The Well House, Upper Culham Cottages, Upper Culham, Reading.

Parish : WA **Ward : WAR** 10·4·02 B.

Applicant : Dr & Mrs Melhuish C/O Matthew T Young.

Fee Required: £95 **Fee Received: £95** (7)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

10 L. or B.

Building Control

Heritage (Harold Sanders) adj to Listed Building in area of Special Character

Landscape Area of Special Landscape Importance ✓

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

Dinton Pastures demolition of existing building ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

.....

S/N+ see map.

.....

.....

NO pre-apps

OTHERS

Note to officer — Site lies within a Groundwater Protection Zone. Please see guidance notes from Policy & Plans for Planning Informatives.

.....

Area of Special Character

Green Belt

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	THE BUNGALOW	THE BUNGALOWUPPER CULHAM ROADREADING	RG108NR
	THE COTTAGE	THE COTTAGEUPPER CULHAM ROADREADING	RG108NR
	THE WELL HOUSE	THE WELL HOUSEUPPER CULHAM COTTAGESREAI	RG108NS
UPPER CULHAM FARM			RG108NR
	KENTON CORNER COTTA(	KENTON CORNER COTTAGEUPPER CULHAM ROAD	RG108NR

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

Tel: (0118) 974 6441

Date: 10 April 2002

My ref: F/2002/6246

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6246
The Well House, Upper Culham Cottages, Upper Culham, Reading.
Proposed erection of replacement pool shelter.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/6246**
The Well House, Upper Culham Cottages, Upper Culham, Reading.
Proposed erection of replacement pool shelter.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Etheridge

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

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

Tel: (0118) 974 6441

Date: 10 April 2002

My ref: F/2002/6246

WOKINGHAM UNITARY
Aiming for Excellence

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6246
The Well House, Upper Culham Cottages, Upper Culham, Reading.
Proposed erection of replacement pool shelter.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/6246**
The Well House, Upper Culham Cottages, Upper Culham, Reading.
Proposed erection of replacement pool shelter.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Browne

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

Received by Wokingham District Council

Application No: F/2002/6246

Proposal:
Proposed erection of replacement pool shelter.

Location:
The Well House, Upper Culham Cottages, Upper Culham, 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/2002/6246 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2002. 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.

Trevor Watson
Development Control Manager

10 April 2002

6246

Matthew T. Young B.A. (Hons). Dip. Arch. R.I.B.A.
Chartered Architect

1, Wellside, Stoke Row, Henley-on-Thames, Oxon. RG9 5QJ

Tel: 01491 681268
Fax: 01491 682245

MUC
26th March, 2002

Planning Services,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks RG4 1WR

NEW POOL SHELTER, THE WELL HOUSE, UPPER CULHAM

Dear Sirs,

I enclose six copies of drawings MUC/1, 13, 101, fee of £95.00 and relevant forms constituting the Planning Application for the above works.

If you have any queries, please do not hesitate to contact me.

Yours faithfully,

Matthew T. Young

c.c. Dr. and Mrs. Melhuish

Environmental Services

For office use only.
Application number:
27.MAR2002 6246

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	DR + MRS MELHUISH THE WELL HOUSE, UPPER CULHAM NR. WARGRAVE, BERKS RG10 8NS 01491 576181
2	Agent's Name Address and postcode Phone number	MATTHEW T. YOUNG RIBA 1, WELLSIDE STOKE ROW HENLEY ON THAMES, OXON RG9 5QJ 01491 681268
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	THE WELL HOUSE, UPPER CULHAM, NR. WARGRAVE, BERKS RG10 8NS
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW POOL SHELTER
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED RENDER WALLS ON RED/ORANG BRICK PLINTH, BROWN PLAIN CLAY TILE ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NOT APPLICABLE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of DR + MRS MELHUISH

Date 26/3/02

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

THE WELL HOUSE
ADDRESS 1 + 2 UPPER CULHAMS UPPER CULHAM LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No SU 7881 (No 12)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
557/48	Mr. H. Wymalen	new drainage to bathroom	12.1.49	APP
1072/54	Mr. Hill	Alterations	11.1.55	APP —
PD 326/73	Mr. B. Park	Additions	4.5.73	APP N/A
1014/73	" "	Garage	5.7.73	C/A
31560	DR. A. MELHUISH	CONSERVATORY	4.11.88	C/A
36456	"	REPL. DBLE. GARAGE	20.9.90	C/A
KRA 9646	"	"	18.10.90	APP
97/66049/F	"	SUMMER HOUSE	5.9.97	C/A

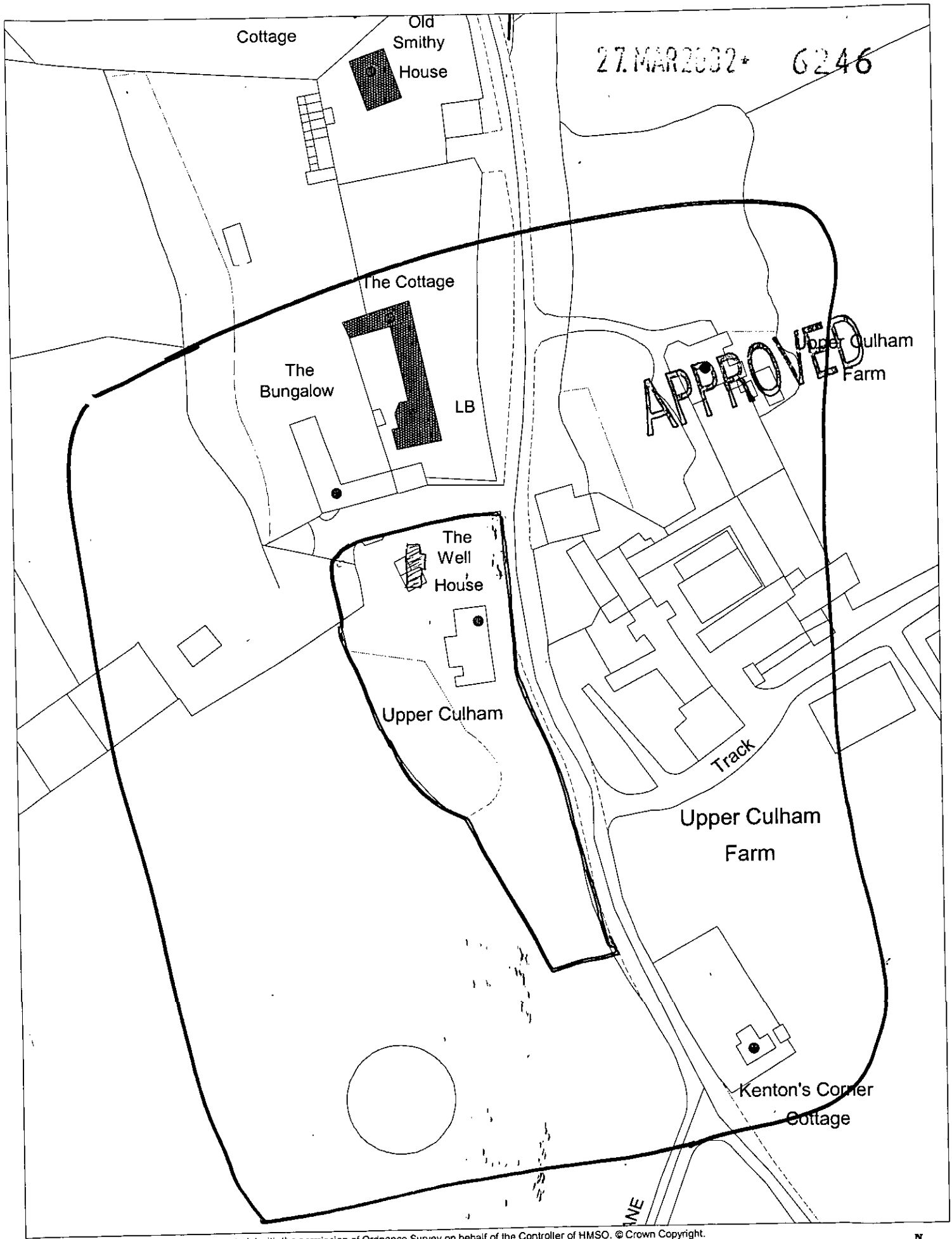
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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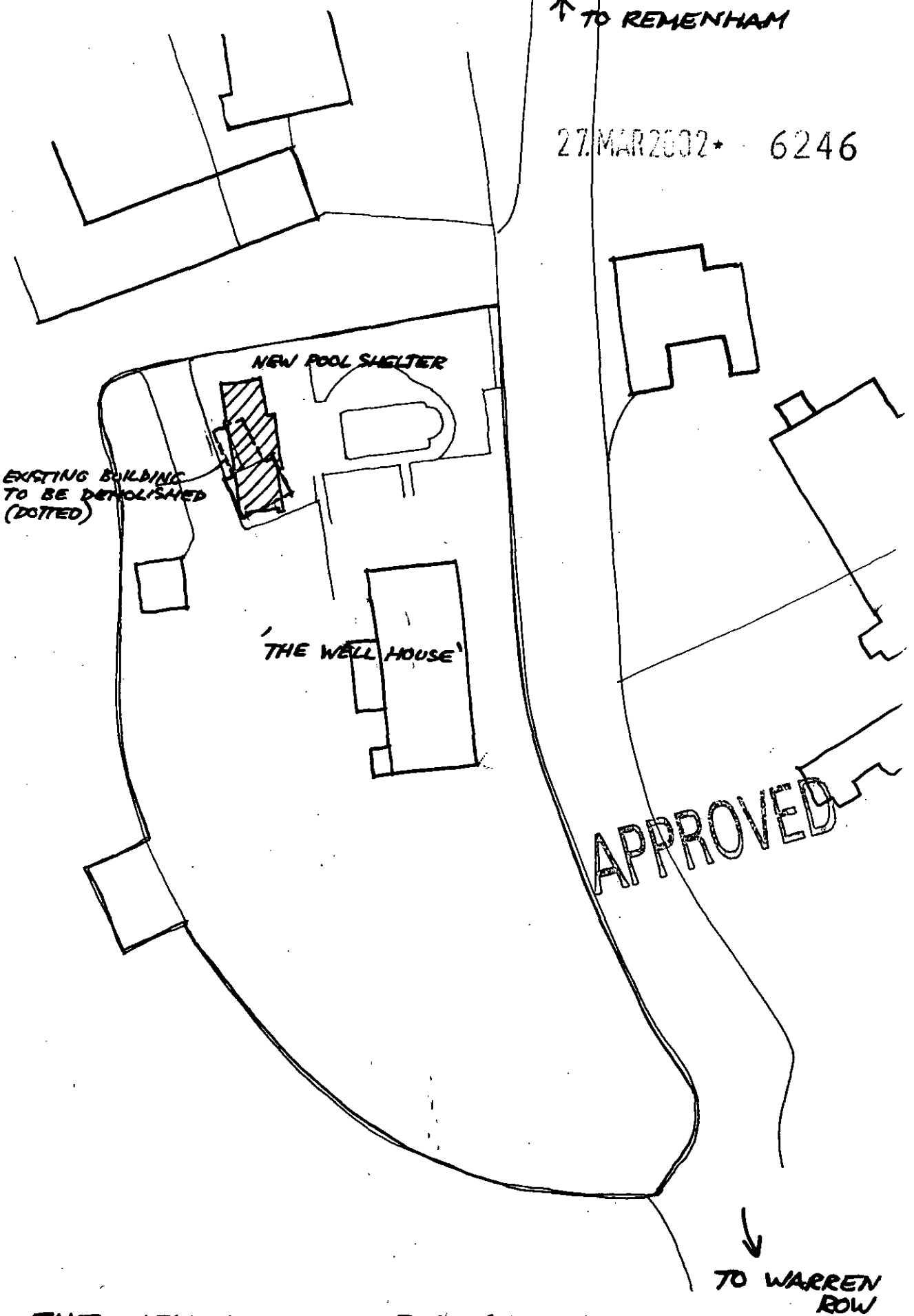
Development Control Section, Environmental Services, Wokingham District Council.

4 April 2002

Scale: 1 : 1250

N W E S



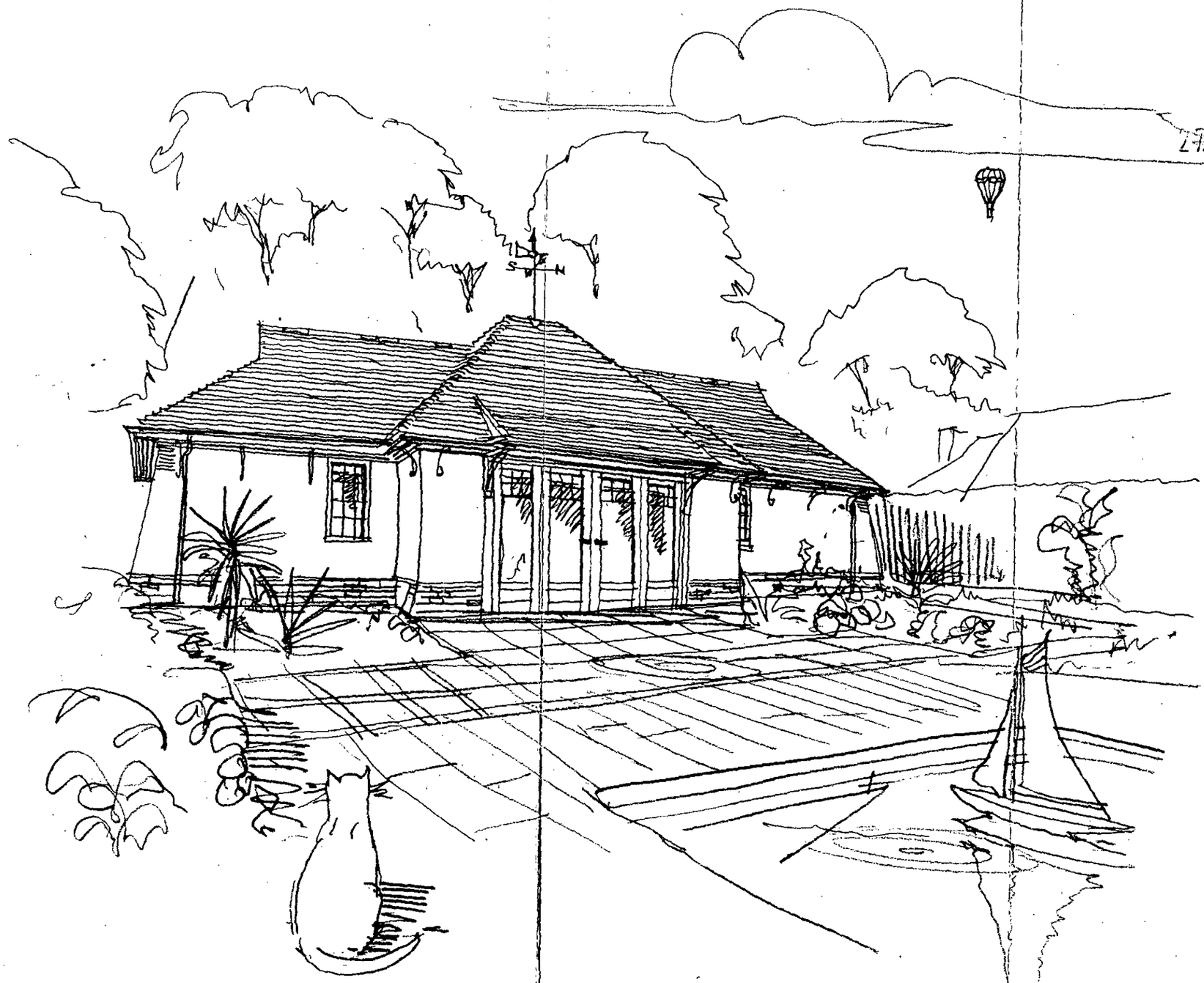
27 MAR 2002 * 6246

APPROVED

THE WELL HOUSE, UPPER CULHAM

BLOCK PLAN 1:500

27 MAR 2002 6246



APPROVED

NEW POOL SHELTER
THE WELL HOUSE,
UPPER CULHAM

VIEW FROM EAST

MAR. '02

DR + MRS. MELHUISH

MUC/13

Matthew T. Young B.A. (Hons). Dip. Arch. R.I.B.A.
Chartered Architect
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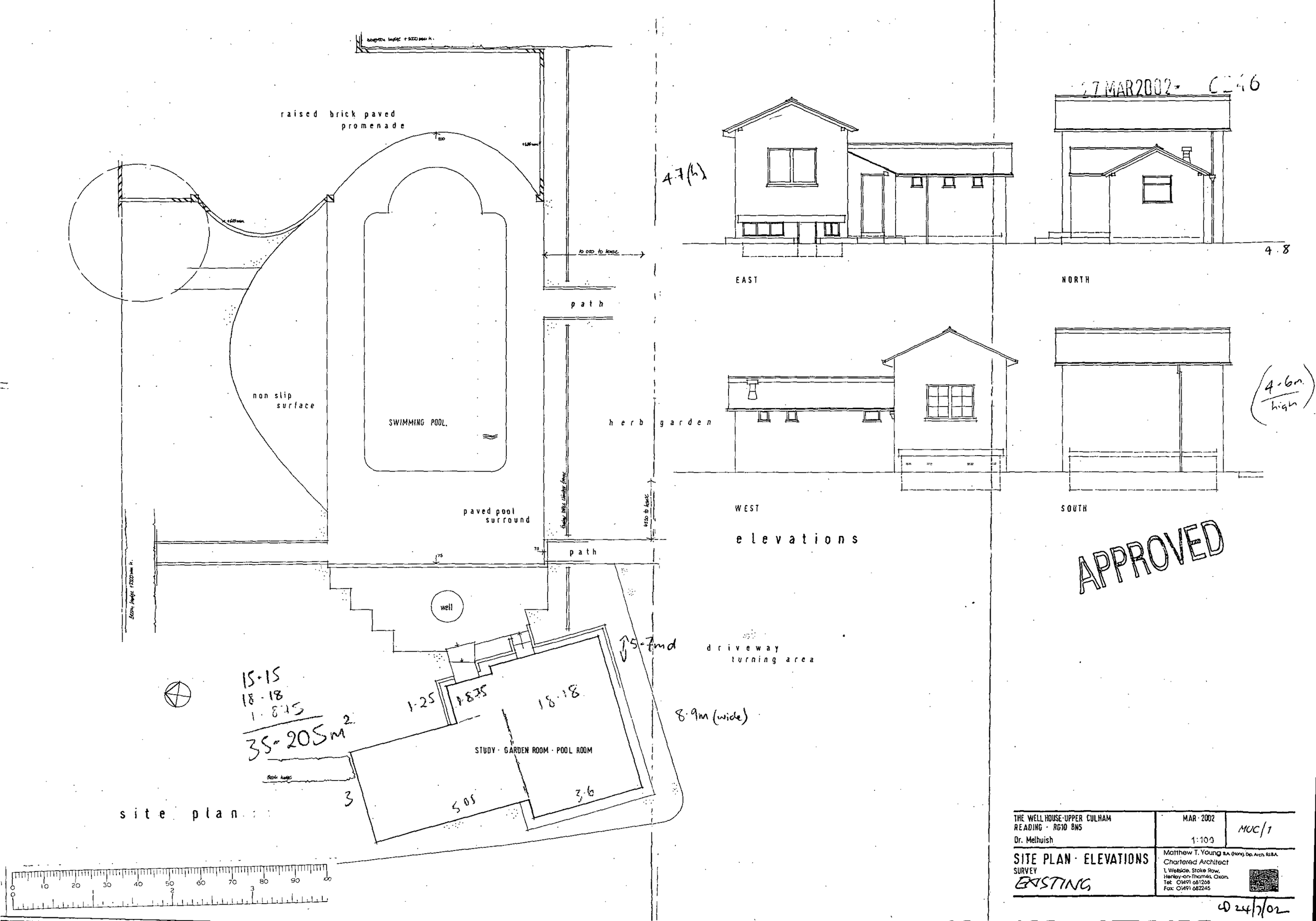

THE WELL HOUSE·UPPER CULHAM READING · RG10 8NS Dr. Melhuish	MAR · 2002 1:100	MUC/1
SITE PLAN · ELEVATIONS SURVEY EXISTING	Matthew T. Young B.A. (Hons), Dip. Arch. R.I.B.A. Chartered Architect 1, Wellside, Stoke Row, Henley-on-Thames, Oxon. Tel: 01491 681268 Fax: 01491 682245	

CD 24/7/02