APPLICATION NO:
F/2000/0497

LOCATION:
The Old Cottage Bath Road, Kiln Green Reading.

APPLICANT:
Mr & Mrs R Prew C/O Gerald A Sheppard And Associates

PROPOSAL:
Proposed demolition of existing garage and erection of replacement garage.

EARLIEST DATE FOR DECISION: **09/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Nicola Lake**

28 April 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Prew
C/O Gerald A Sheppard And Associates
The Thatched Cottage
Harvest Hill
Hedsor
Bucks
SL8 5JJ

Application Number: F/2000/0497

Parish: **WARGRAVE**

Location: **The Old Cottage, Bath Road, Kiln Green, Reading.**

Proposal: **Proposed demolition of existing garage and erection of replacement garage.**

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. 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 roof or elevations of the garage hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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
6. The existing garage shall be demolished and removed from the site prior to the start of the start of the building works for the hereby approved garage

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) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of 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. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
6. To safeguard the amenity and open character of the Green Belt.

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

John Mitchell
Development Control Manager
Date: 18/10/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/0497

Proposal:
Proposed demolition of existing garage and erection of replacement garage.

Location:
The Old Cottage , Bath Road, Kiln Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

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 09/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

0497

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 24 September 2001
My ref: NL/2000/0497.
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 A Sheppard
The Thatched Cottage
Harvest Hill
Hedsor
Bucks
SL8 5JJ

Dear Mr Sheppard,

PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF A DOUBLE DETACHED GARAGE AT THE OLD COTTAGE, BATH ROAD, WARGRAVE. APPLICATION NUMBER F/2000/0497.

Thank you for your letter of the 6 August 2001, regarding the above stated development.

I write to confirm that the proposed materials:

Roof tiles – 60%/40% mix of orange and mid brown.
Brick – Sand Lime finished in white standard paint.
Cladding – Feather edge board, finished brown/black mix.

Are approved as the materials, which shall be used in the construction of the approved detached garage at The Old Cottage, Bath Road, Wargrave. These details satisfy the requirements of condition 02 of application number F/2000/0497.

I hope this information is of assistance to you.

Yours sincerely,

M L THORP.
Principal Development Control Officer.

GERALD A SHEPPARD AND ASSOCIATES
CORPORATE SURVEYORS AND CONSULTANTS

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

The Thatched Cottage · Harvest Hill · Hedsor
Bucks SL8 5JJ · Tel: 01628 527781 Fax: 01628 527609

Y.L. App. N° F/2000/0497. 6/8/01

THE OLD COTTAGE
BATH ROAD KILN GREEN.

Condition N° 2.

MATERIALS

TILES. 60% ORANGE.
40% MID BROWN. MIXED AT RANDOM.

FACING BRICK PIERS.

SAND LIME FINISHED in WHITE STAND PAINT.

CLADDING

FEATHER EDGE BOARD
FINISH BROWN/BLACK MIX SADOLINS

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0497	NL
BUILDING CONTROL NUMBER.	FP 2001/1868	Andy
~~APPLICANT~~/AGENT	Gerald Shepeard + Ass.	
ADDRESS OF SITE	The old Cottage, Bath Road. Kiln Green WARGRAVE	
DESCRIPTION OF PROPOSED WORK	demolish existing garage + replace with new detached garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	08/99/2B	08/99/2B.
ELEVATIONS	08/00/1	08/00/1
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/5/01	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

In explaining the report, the Head of Planning & Transportation reminded Members that consideration of the application had been deferred at the Committee meeting of the 23 May 2000 to enable further negotiations with the applicant to take place.

RESOLVED: That Application No. 2000/0497 be approved subject to the conditions set out on Agenda pages 1193 to 1194.

137. APPLICATION NO: 2000/0497, PROPOSED DEMOLITION OF EXISITING GARAGE AND ERECTION OF REPLACEMENT GARAGE, THE OLD COTTAGE BATH ROAD WARGRAVE, FOR MR & MRS R PREW

The Committee considered a report on this application as set out on Agenda pages 1192 to 1203.

Application No	Received	Wargrave	Listed By
F/2000/0497	03.02.00		Cllr Browne

Applicant: Mr & Mrs R Prew.
Location : The Old Cottage, Bath Road, Wargrave.
Proposal : Proposed demolition of existing garage and erection of a replacement garage.

1. **Application History** – The application was deferred from the Development Control Committee of the 23 May 2000, to allow officers to negotiate the necessary amendments which would be required to bring about an acceptable development. Revised plans were received by the department on the 19 September 2000, and were given a 10 days consultation period.

2. **Proposal** – The revised plans show a proposed pitched roof, tandem double garage. The garage would be set 4m back from the front of the dwelling. It would have a width of 4.1m, with a depth of 12m. The height of the proposed structure would remain at 4.8m.

3. **Consultations** –
   - ***Conservation Architect:*** The proposed development would have a minimal visual impact upon the Listed Building.
   - ***Wargrave Parish Council:*** No additional comments received regarding the revised plans.
   - ***Local Residents:*** No letters received regarding the revised plans.

4. **Appraisal** – Main Issues:

   A. Impact upon the residential amenity of the adjacent dwelling. (Policy WOS1 and WBE1 of the Wokingham District Local Plan).
   B Impact upon the character and setting of the listed building. (Policies WOS3, WBE1 and WHE11 of the Wokingham District Local Plan.)
   C Impact upon the open character and amenity of the Green Belt. (Policy C4 of the Berkshire Structure Plan; Polices 1 and 9 of the Green Belt Local Plan for Berkshire and Policies WGB1 and WGB3 of the Wokingham District Local Plan).

A. Impact upon the residential amenity of the adjacent dwelling.
The proposed replacement garage is set 4m back from the front of the listed building and the rear of Linden House. The garage would have no side facing windows and would be set a minimum of 40cm from the boundary with Linden House and a maximum of 80cm. The height of the structure would still be 4.8m and would be a minimum of 2.9m in from the boundary.

The proposed development would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings.

B. Impact upon the character and setting of the listed building.
The conservation architect still supports the removal of the existing rear garage and is satisfied that the proposed revised structure would have a minimal visual impact on the building on the application site.

As such, the proposed development would have no significant detrimental impact upon the setting and appearance of the listed buildings.

C. Impact upon the open character and amenity of the Green Belt.
The proposed revised garage would have a width of 4.1m which is a reduction of 1.9m over the previously proposed structure. This reduction would result in the maximisation of the gap between the garage and house, which would help to maintain the open character of the Green Belt in the area. While the height of the proposed structure has not been reduced from the previously proposed structure and would remain at 4.8m. The resultant decrease in the proposed massing by the reduction of the width of the structure, would reduce the impact of the proposed garage. Conditions will be necessary to bring about the demolition of the existing garage and the removal of the property's permitted development rights to erect out buildings within the curilage of the dwelling. These conditions are required to limit the scale of development within the Green Belt.

Hence the proposed garage would have no detrimental impact upon the open character and amenity of the Green Belt.

5. **Conclusion** – The proposed revised garage would have no detrimental impact upon the residential amenity of the neighbouring dwelling or upon the open character and amenity of the green belt or the character and setting of the listed building on the site. As such the proposed development is in accordance with the policies of the district's development plans.

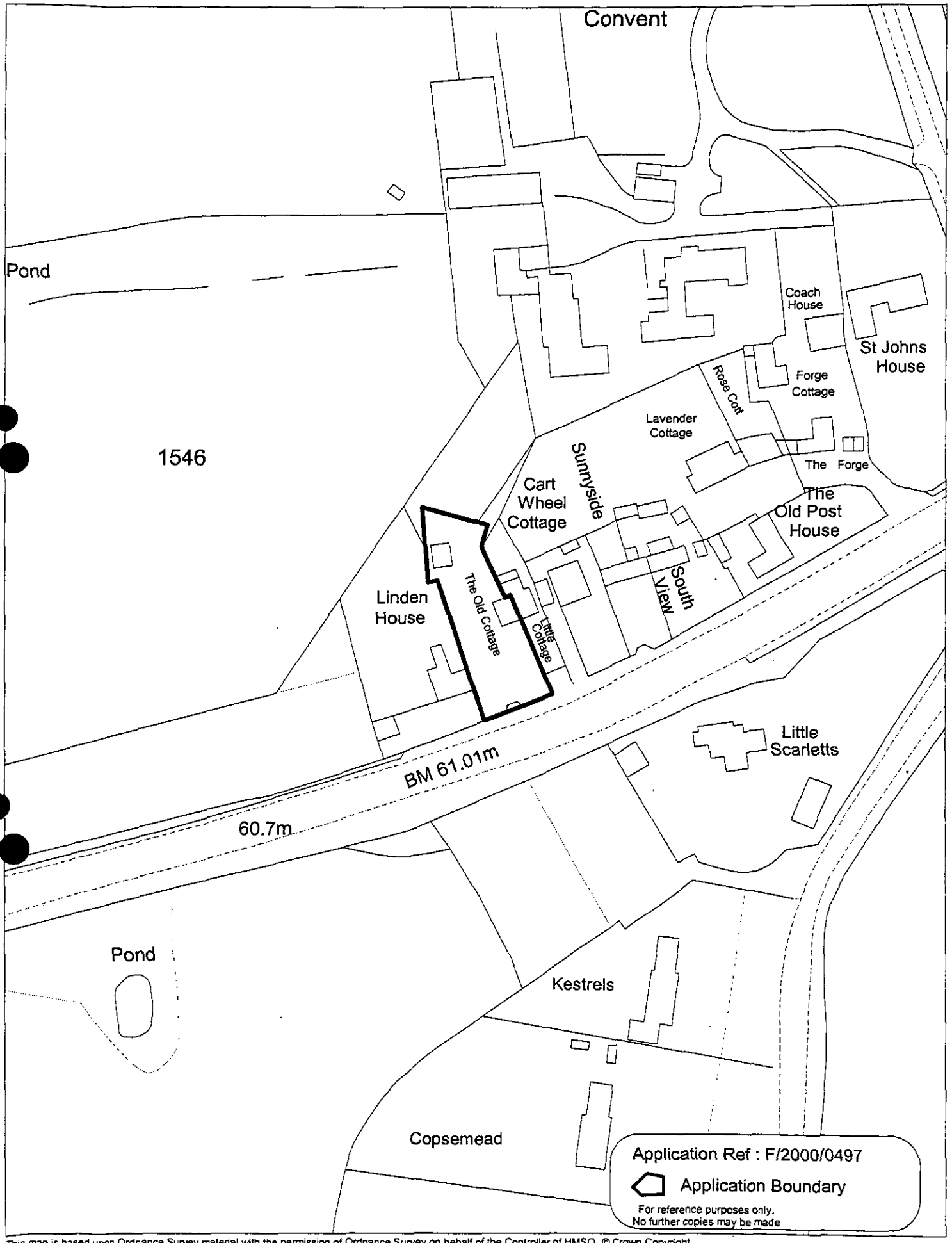
6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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.

3. 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 roof or elevations of the garage hereby permitted except for any which may be shown on the approved drawing(s).

4. 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.



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Development Control Section, Environmental Services, Wokingham District Council.
18 October 2000

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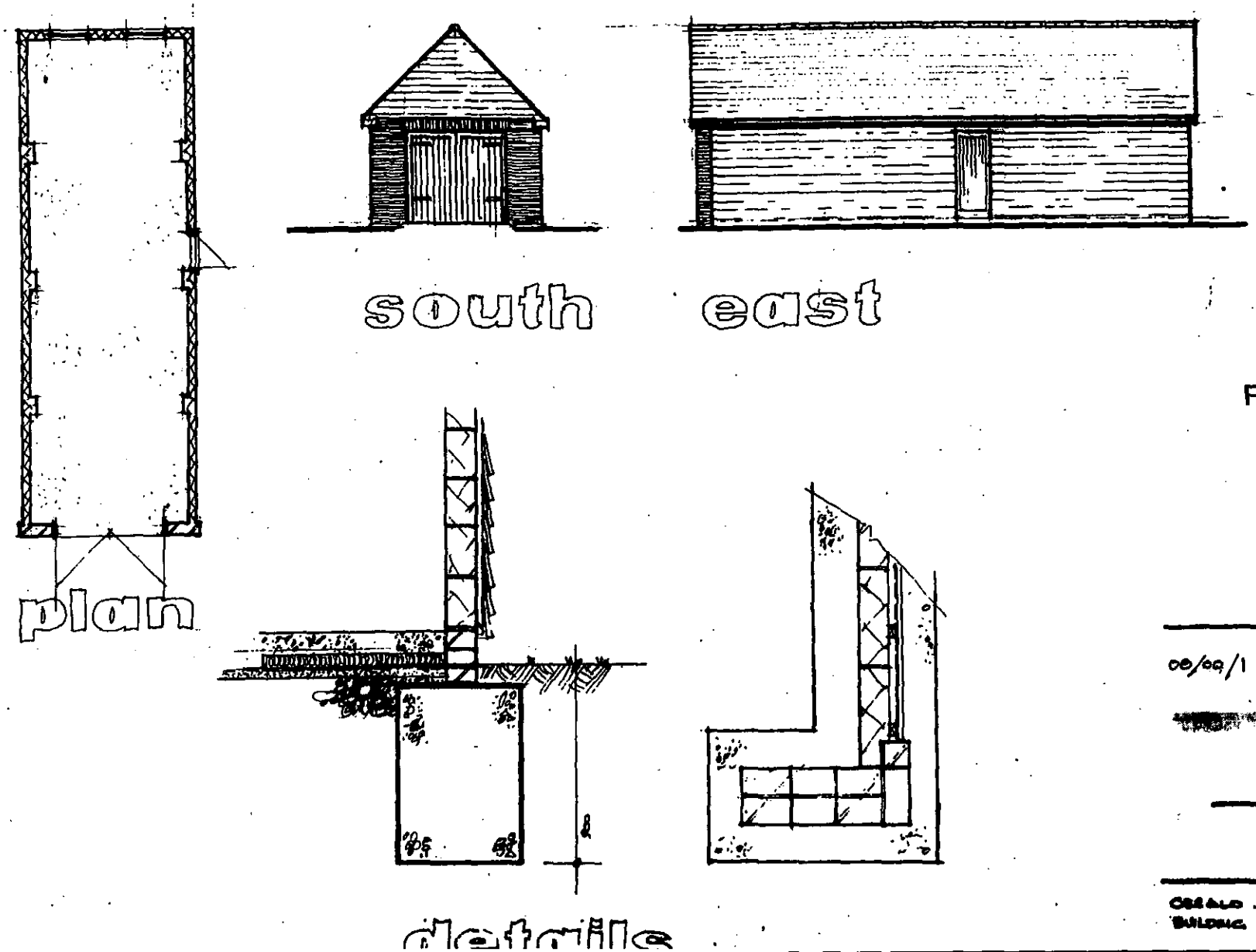


REVISED PLAN

0497

08/09/1	THE OLD COTTAGE KILN GREEN Nr WARGRAVE BERKSHIRE

PLAN & ELEVATIONS.

1:100 1:20	[illegible] 200	

GERALD A. SHEPPARD AND ASSOCIATES
BUILDING SURVEYORS

1197

Application No	Received	Wargrave	Listed By
F/2000/0497.	03.02.00		Cllr Browne.

Applicant: Mr & Mrs R Prew
Location : The Old Cottage, Bath Road, Wargrave.
Proposal : Proposed demolition of existing garage and erection of replacement garage.

1. **Planning History** – The site is located off the A4 Bath Road. The property is a semi-detached, Grade II listed building. The existing garage was built around 1970, under permitted development. A previous application for the demolition and rebuild of the garage was refused permission in Aug 1999.

2. **Proposal** – The proposed development is to demolition the existing double bay, flat roofed garage, which is located to the rear of the site, and to build a new double bay, pitched roof garage along side the existing listed building. The proposed garage would stand 5m back from the front of the dwelling, with a width of 6m and a depth of 7.2m. The height of the proposed garage would be 4.8m to the ridge.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Browne, who is believes that the proposed development represent an improvement to the current position.

3. **Consultations** -
   - ***Wargrave Parish Council:*** No objection.
   - ***Highways:*** No objection subject to condition.
   - ***Conservation Architect:*** He supports the demolition of the existing garage and the new turning head facilities. However, he is concerned about the roof formation and the siting of the garage in relation to the this and the adjoining listed building.

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan).
   B. Impact upon the character and setting of the listed building. (WOS3, WGB1, WBE1 and WHE11 of the Wokingham District Local Plan).
   C. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire; WOS3, WBE1, WGB1 and WBE1 of the Wokingham District Local Plan).

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed replacement garage is set 5m from the front of The Old Cottage, and the rear of the adjacent dwelling, Linen House. The garage has no side facing windows toward the adjacent property and will be set a minimum of 60cm from the shared boundary.

Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

B. Impact upon the character and setting of the listed building.
The Conservation Architect supports the demolition of the existing garage and its removal from the rear garden area of the listed building. However, he is concerned about the impact of the new garage upon the setting of the listed building. The proposed siting of the garage would mean that due to scale and massing, it would form an obtrusive feature to the detriment of the setting of the semi-detached pair of listed buildings.

The gabled end design of the proposed garage, would increase the massing and prominence of the structure, altering the balance of development between the application site and the adjoining cottage, which is also a listed building. The proposed garage has a height of 4.8m to its ridge, while the existing dwelling is shown to have a height of 6.5m. Therefore, the relationship between the existing dwelling, its open setting and the scale of development on the site would be significantly harmed by the proposed garage.

As such, the proposed development will have a detrimental impact upon the character and setting of the listed buildings.

C. Impact upon the character and amenity of the Green Belt.
The proposed garage is located within the gap between 'The Old Cottage' and 'Linden House'. Although the garage is set 5m back from the front of the listed building, the bulk and massing of the proposed gable ended garage would significantly reduce the gap between the dwelling and the neighbouring property. The garage would be only 1.7m below the height of the dwelling and only 1.5m narrower than the frontage of the house.

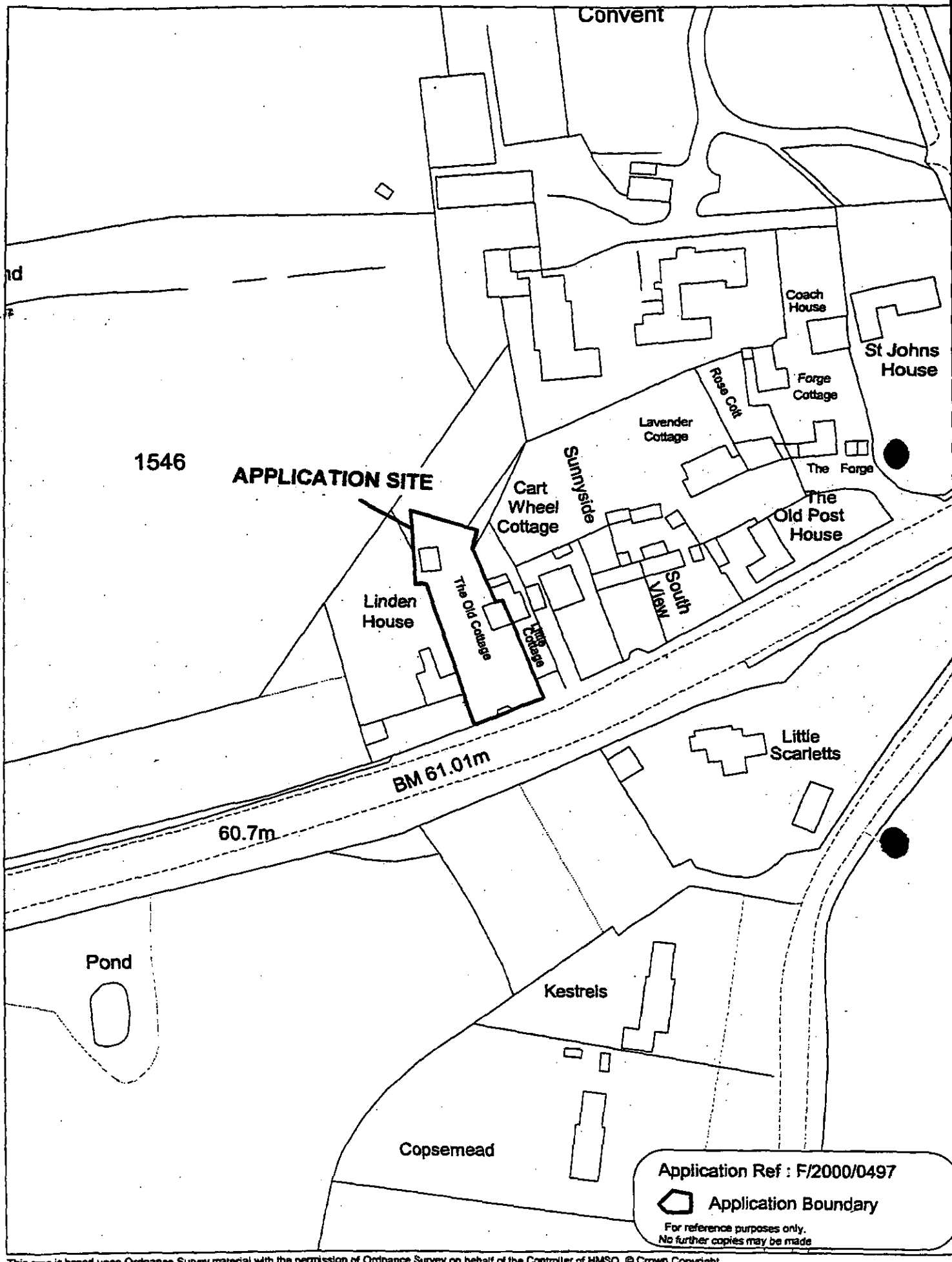
As such the proposed development would have an unacceptable impact upon the scale of development upon the site while significantly reducing the open character of the Green Belt.

5. **Conclusion** – The proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings. However, it would have a harmful effect upon the character and setting of the listed building and the open character and amenity of the Green Belt.

6. **Recommendation** – To REFUSE planning permission on the following reasons:

1. The proposed development by reason of its bulk, massing and location would unacceptable change the scale of development upon the site while reducing the open character of the surrounding area. Therefore, the proposed development would have a detrimental impact upon the open character and amenity of the Green Belt. As such, the proposal is contrary to Policy 9 of the Green Belt Local Plan for Berkshire and policies WOS1, WGB1 and WGB3 of the Wokingham District Local Plan.

2. The proposed development by reason of its location, design, scale and massing would form an obtrusive feature to the detriment of the character and setting of



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

1201

Scale: 1 : 1250

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pictorial elevation

EXTERNAL FINISHES.

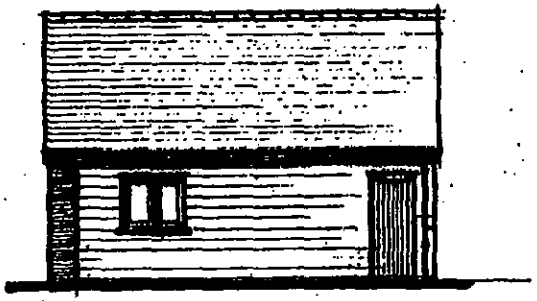
SECOND HAND CLAY TILES to match existing.

HAND MADE MULTI RED FACING BRICKS to FRONT FIBRE.

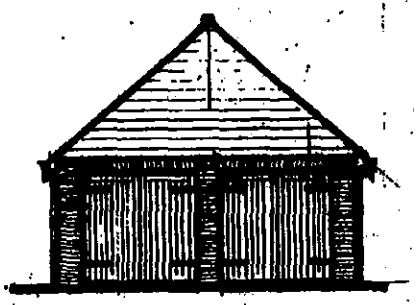
WEATHER BOARD CLADDING FINISHED IN 'SADOLINS' DARK OAK COLOR.

SUB MUNS SOFTWOOD DOORS FINISHED IN 'SADOLINS' MEDIUM OAK COLOR.

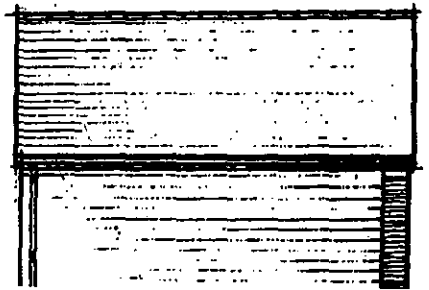
MAIN STRUCTURE 100MM CONCRETE BLOCKS.

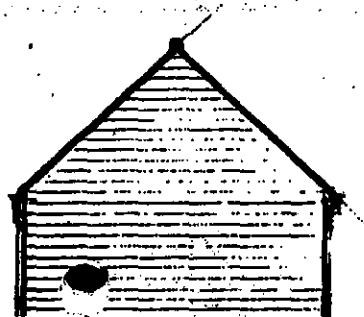


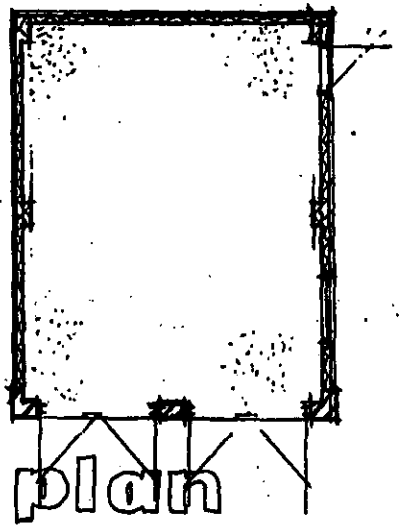
east



south







plan

JAN 2000.
A
REVISIONS.

GARAGE MOVED BACK ON SITE
ROOF PITCH REDUCED 8°
GATES BROUGHT FORWARD to AVOID
TURNING BISHOP.
CONSERVATION OFFICER SUGGESTIONS

08/99/14

THE OLD COTTAGE
KILN GREEN
Nr WARGRAVE
BERKSHIRE

PROPOSED REPLACEMENT
GARAGE.

1:100	MAY 99	

1203

174

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

13. APPLICATION NO.2000/0497 PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF REPLACEMENT GARAGE, THE OLD COTTAGE, BATH ROAD, WARGRAVE FOR MR & MRS R.PREW.

The Committee considered a report about this application set out on Agenda pages 169 to 174.

Mr.R.Prew, the applicant, attended the meeting and spoke in support of the application.

Mr.F.D.Browne, a local Member, attended the meeting and spoke in support of the application.

Members noted that the application was recommended for refusal but expressed the view that, with some amendments, it might be approved and in the circumstances it was

RESOLVED: That consideration of the application be deferred for further negotiations.

Application No	Received	Wargrave	Listed By
F/2000/0497.	03.02.00		Cllr Browne.

Applicant: Mr & Mrs R Prew
Location : The Old Cottage, Bath Road, Wargrave.
Proposal : Proposed demolition of existing garage and erection of replacement garage.

1. **Planning History** – The site is located off the A4 Bath Road. The property is a semi-detached, Grade II listed building. The existing garage was built around 1970, under permitted development. A previous application for the demolition and rebuild of the garage was refused permission in Aug 1999.

2. **Proposal** – The proposed development is to demolition the existing double bay, flat roofed garage, which is located to the rear of the site, and to build a new double bay, pitched roof garage along side the existing listed building. The proposed garage would stand 5m back from the front of the dwelling, with a width of 6m and a depth of 7.2m. The height of the proposed garage would be 4.8m to the ridge.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Browne, who is believes that the proposed development represent an improvement to the current position.

3. **Consultations** -
   - ***Wargrave Parish Council:*** No objection.
   - ***Highways:*** No objection subject to condition.
   - ***Conservation Architect:*** He supports the demolition of the existing garage and the new turning head facilities. However, he is concerned about the roof formation and the siting of the garage in relation to the this and the adjoining listed building.

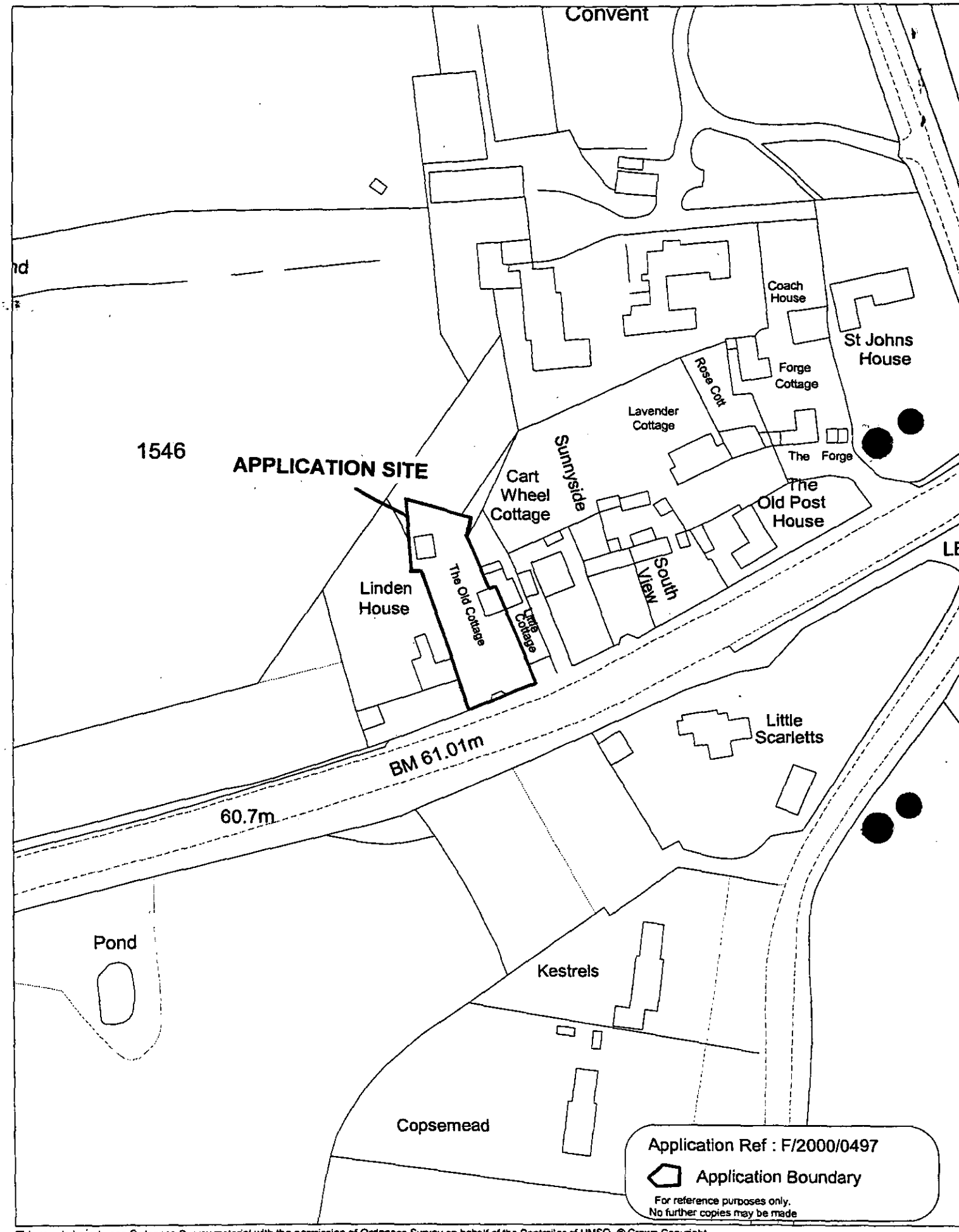
4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity neighbouring dwellings. (WBE1 and WOS3 of the Wokingham District Local Plan).
   B. Impact upon the character and setting of the listed building. (WOS3, WGB1, WBE1 and WHE11 of the Wokingham District Local Plan).
   C. Impact upon the open character and amenity of the Green Belt. (Policy 9 of the Green Belt Local Plan for Berkshire; WOS3, WBE1, WGB1 and WBE1 of the Wokingham District Local Plan).

A. Impact upon the residential amenity of the neighbouring dwellings.
The proposed replacement garage is set 5m from the front of The Old Cottage, and the rear of the adjacent dwelling, Linen House. The garage has no side facing windows toward the adjacent property and will be set a minimum of 60cm from the shared boundary.

the listed building. As such, the proposed development is contrary to policies WOS3, WBE1 and WHE11 of the Wokingham District Local Plan.

Nicola Lake.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

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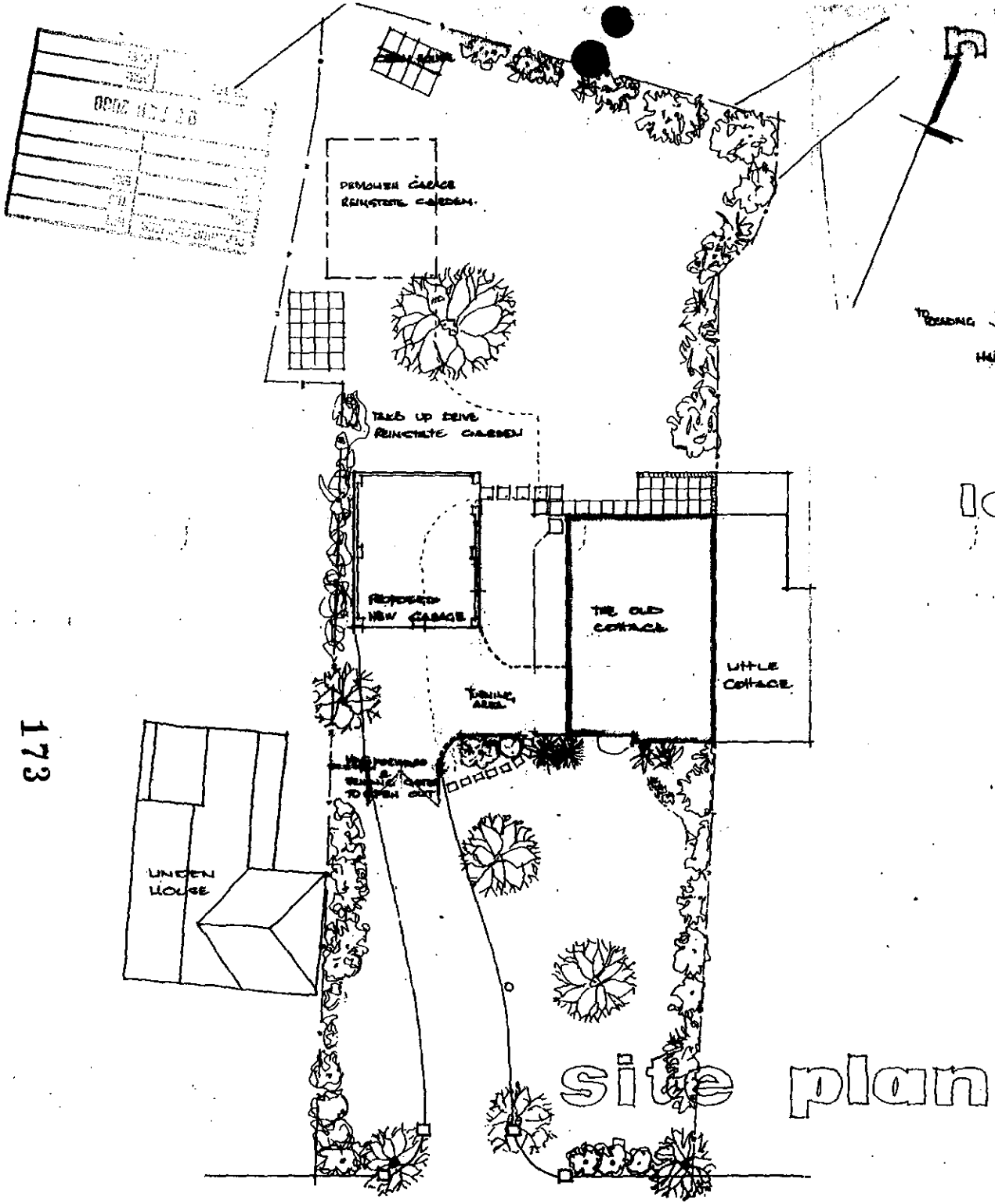
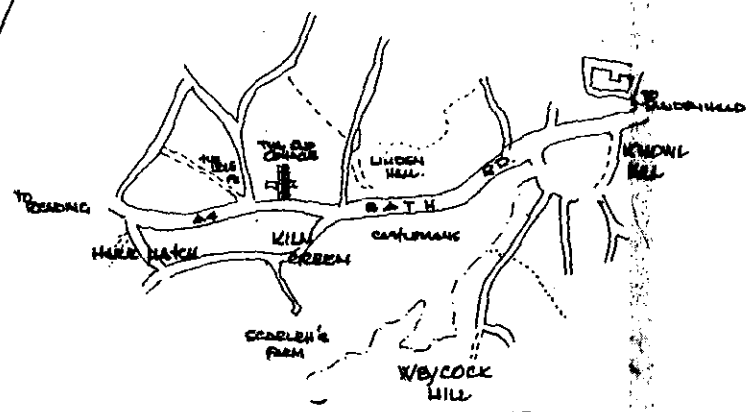
03 FEB 2000* 0497





A JAN 2000 REVISIONS	GARAGE MOVED BACK. TURNING AREA FORMED BEHIND FENCING. FENCE & GATES MOVED FORWARD. RECOMMENDATIONS FROM DISCUSSION WITH CONSERVATION OFFICER.
08/99/82	THE OLD COTTAGE KILN GREEN Nº WARGRAVE BERKSHIRE.
	SITE & LOCATION PLANS.
1:200.	MAY 99.

GERALD A. SHEPPARD AND ASSOCIATES
BUILDING SURVEYORS.

44 CHAPEL STREET

03.FEB.2000* 0497



pictorial elevation

EXTERNAL FINISHES.

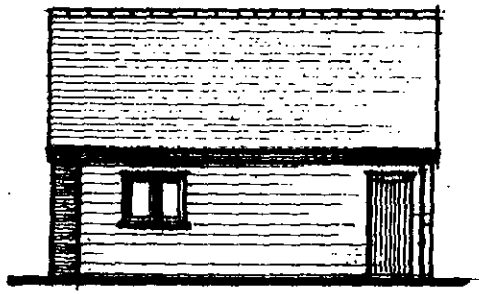
SECOND HAND CLAY TILES to MATCH EXISTING.

HAND MADE MULTI RED FACING BRICKS to FRONT PIERS.

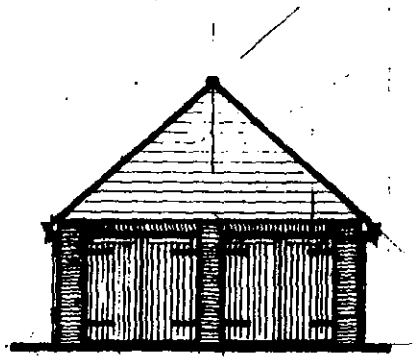
WEATHER BOARD CLADDING FINISHED IN 'SADOLINS' DARK OAK COLOR.

SHE HUNG SOFTWOOD DOORS FINISHED IN 'SADOLINS' MEDIUM OAK COLOR.

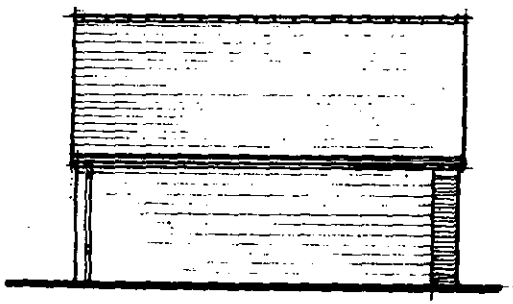
MAIN STRUCTURE 150MM CONCRETE BLOCKS.



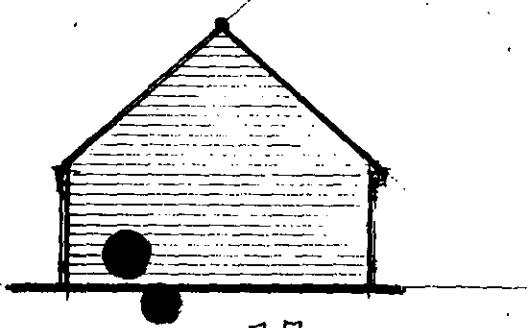
east



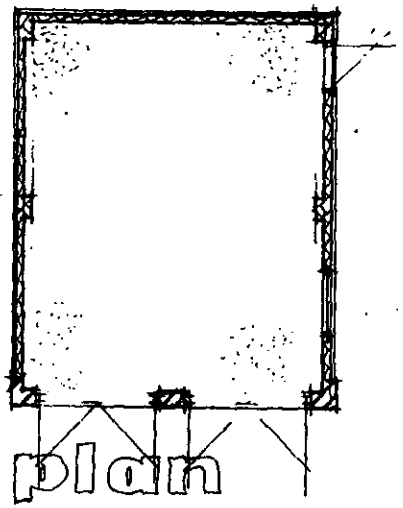
south



west



north



plan

JAN 2000. A

REVISIONS.

GARAGE MOVED BACK OF SITE
ROOF PITCH REDUCED 5°
GATES BROUGHT FORWARD to ALLOW TURNING BEHIND.
CONSERVATION OFFICER SUGGESTIONS

08/99/1A

THE OLD COTTAGE
KILN GREEN
NR WARGRAVE
BERKSHIRE

PROPOSED REPLACEMENT GARAGE.

1:100	MAY 99	

GERALD A SHEPPARD AND ASSOCIATES BUILDING SURVEYORS.

4A CHAPEL STREET

Application Number F/2000/0497
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C044	R044	"Shall be constructed in the roof or elevations of the garage hereby..."
4	C049	R049	
5	C122	R122	
6			The existing garage shall be demolished and removed from the site prior to the start of the buildings works for the hereby approved garage.
7	C042	R042	To safeguard the amenity and open character of the Green Belt.
			Bit of a short reason?!

Note application was listed for Committee by Cllr Browne. It attended Committee on the 23 May 200 when it was deferred for further negotiation revised plans were submitted on the 15th Sept. It re-attended committee where it was approved planning permission

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0497

Applicant : Mr & Mrs R Prew C/O Gerald A Sheppard And Associates.

Location : The Old Cottage , Bath Road, Kiln Green, Reading.

Proposal : Proposed demolition of existing garage and erection of replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	17·2·2000

Date of Neighbour Notifications : ...Done originally.....

Date of Site Visit : .....17.2.2000.....

Date Registered : 03/02/2000

Earliest Date for Decision : ~~09~~ 14**/03/2000**

Latest Consultation Date/Site Notice Expiry Date : ~~09~~ 14**/03/2000**

Application Expiry Date: 30/03/2000

Consultation Responses :

Conservation Area - Supports Demolition, but concerned about materials, position and roof form.

Highways - No objection subject to conditions

Wargrave P.C - No objection.

Planning Issues :

Site Designation - Within the Green Belt.
Area of Landscape Importance.
Listed Building Grade II

1.) Impact upon Neighbouring dwellings.

2.) Impact upon the listed Building

3.) Impact upon the Green Belt.

Application Number: F/2000/0497

Appraisal :

1.) Impact upon the neighbouring dwellings.
The proposal is to demolish the existing double garage, which is located to the rear of the dwelling and to build a new double garage with a pitched roof, to the side of the dwelling. Linden House to the west of the site is set forward of the Old Cottage. The garage is located to the rear of Linden House.
Therefore, there will be no overlooking, overshadowing or overbearing issues, there will be no detrimental impact upon the amenity of the neighbouring dwelling.

2.) Impact upon the listed building
The Conservation Architect supports the demolition of the existing Garage, but is concerned about the roof form, materials and the siting. As such, the proposed development would have a detrimental impact upon the Setting of the Listed Building

3.) Impact upon the character and amenity of the Green Belt.
The proposed development would reduce the Gap between Linden House and the Old Cottage. although the garage is set 5m back from the front of the dwelling, due to its bulk and, massing and location it would have a detrimental impact upon the open character of the Green Belt.

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

See Committee report.

See Committee reports

Application Number F/2000/0497
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its bulk, massing and location would have a detrimental impact upon the open character and amenity of the surrounding Green Belt. As such the proposal is contrary to policy 9 of the Green Belt local plan for Berkshire and policies WQ03, WQB1, WBE1 and WQB3 of the Wokingham District local plan.
2	→		The proposed development by reason of its location, scale, design and massing would form an obtrusive feature to the detriment of the setting of the listed building. As such the proposed development is contrary to policy WQ03, WBE1 and WHE1 of the Wokingham District local plan.

RECORD OF SITE VISIT

SITE ADDRESS: The Old Cottage Bath Road Kiln Green Reading.

APPLICATION NUMBER: F/2000/0497

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

Semi Detached heated Building

4. RELATIONSHIP TO ADJOINING PROPERTIES Grass frontage set well back from the highway but within the gap between Development.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0497

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/0497
The Old Cottage , Bath Road, Kiln Green, Reading.
Proposed demolition of existing garage and erection of replacement garage.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 28 April 2000

Yours faithfully

J Shi Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0497**
The Old Cottage , Bath Road, Kiln Green, Reading.
Proposed demolition of existing garage and erection of replacement garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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: 18 April 2000

My ref: F/2000/0497

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/0497
The Old Cottage , Bath Road, Kiln Green, Reading.
Proposed demolition of existing garage and erection of replacement garage..

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Hutchen pp

Head of Planning and Transportation

Application No	Received	Wargrave	Listed By
F/2000/0497	03.02.00		Cllr Browne

Applicant: **Mr & Mrs R Prew.**
Location : **The Old Cottage, Bath Road, Wargrave.**
Proposal : **Proposed demolition of existing garage and erection of a replacement garage.**

1. **Application History** – The application was deferred from the Development Control Committee of the 23 May 2000, to allow officers to negotiate the necessary amendments which would be required to bring about an acceptable development. Revised plans were received by the department on the 19 September 2000, and were given a 10 days consultation period.

2. **Proposal** – The revised plans show a proposed pitched roof, tandem double garage. The garage would be set 4m back from the front of the dwelling. It would have a width of 4.1m, with a depth of 12m. The height of the proposed structure would remain at 4.8m.

3. **Consultations** –
   - ***Conservation Architect:*** The proposed development would have a minimal visual impact upon the Listed Building.
   - ***Wargrave Parish Council:*** No additional comments received regarding the revised plans.
   - ***Local Residents:*** No letters received regarding the revised plans.

4. **Appraisal** – Main Issues:

   A. Impact upon the residential amenity of the adjacent dwelling. (Policy WOS1 and WBE1 of the Wokingham District Local Plan).
   B Impact upon the character and setting of the listed building. (Policies WOS3, WBE1 and WHE11 of the Wokingham District Local Plan.)
   C Impact upon the open character and amenity of the Green Belt. (Policy C4 of the Berkshire Structure Plan; Polices 1 and 9 of the Green Belt Local Plan for Berkshire and Policies WGB1 and WGB3 of the Wokingham District Local Plan).

A. Impact upon the residential amenity of the adjacent dwelling.
The proposed replacement garage is set 4m back from the front of the listed building and the rear of Linden House. The garage would have no side facing windows and would be set a minimum of 40cm from the boundary with Linden House and a maximum of 80cm. The height of the structure would still be 4.8m and would be a minimum of 2.9m in from the boundary.

The proposed development would not overlook, overshadow or overbear. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwellings.

B. Impact upon the character and setting of the listed building.
The conservation architect still supports the removal of the existing rear garage and is satisfied that the proposed revised structure would have a minimal visual impact on the building on the application site.

As such, the proposed development would have no significant detrimental impact upon the setting and appearance of the listed buildings.

C. Impact upon the open character and amenity of the Green Belt.
The proposed revised garage would have a width of 4.1m which is a reduction of 1.9m over the previously proposed structure. This reduction would result in the maximisation of the gap between the garage and house, which would help to maintain the open character of the Green Belt in the area. While the height of the proposed structure has not been reduced from the previously proposed structure and would remain at 4.8m. The resultant decrease in the proposed massing by the reduction of the width of the structure, would reduce the impact of the proposed garage. Conditions will be necessary to bring about the demolition of the existing garage and the removal of the property's permitted development rights to erect out buildings within the curilage of the dwelling. These conditions are required to limit the scale of development within the Green Belt.

Hence the proposed garage would have no detrimental impact upon the open character and amenity of the Green Belt.

5. **Conclusion** – The proposed revised garage would have no detrimental impact upon the residential amenity of the neighbouring dwelling or upon the open character and amenity of the green belt or the character and setting of the listed building on the site. As such the proposed development is in accordance with the policies of the district's development plans.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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.

3. 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 roof or elevations of the garage hereby permitted except for any which may be shown on the approved drawing(s).

4. 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.

5. 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.

6. The existing garage shall be demolished and removed from the site prior to the start of the building works for the hereby approved garage.

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) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

6. To safeguard the open character and amenity of the Green Belt.

7. To safeguard the open character and amenity of the Green Belt.

Nicola Lake.

PLANNING SERVICES | HPT 34387
POL | TLG
DC NL | ENF
APP | GERALD A
CS | CORPORATE
19 SEP 2000
COPIES TO: | ACK:
FILE:

GERALD A SHEPPARD AND ASSOCIATES
SURVEYORS AND CONSULTANTS

4a Chapel Street • Marlow on Thames • Bucks SL7 1DD
Tel: 01628 527781
Fax: 01628 527609

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

Revised Plan
NL

Wokingham District Council
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR

15 September 2000

0497

REVISED PLAN

Dear Sirs

The Old Cottage
Bath Road App No F/2000/0497

Further to the above, the writers telephone conversation with Nicola Lake and subsequent letter dated 4 Sept 2000

We now have pleasure in enclosing copies of our revised drawings together with the relevant documentation duly completed, which we trust you will find in order.

You will observe that the garage has been prepared in accordance with your recommendations ie. Tandem formation. The materials have been chosen to blend with the rural aspect which we feel will not be obtrusive during the winter period.

We hope that the matters in conflict have now been resolved and look forward to your approval in early course

Yours faithfully

Gerald A Sheppard and Associates

WE01OEBA

PLANNING SERVICES	HPT 34859
POL	TLS
DC NL	ENF
APP	
CS	
02 OCT 2000	
COPIES TO:	ACK:
	FILE:

Date: 20 September 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/0497

Location: The Old Cottage, Bath Road, Kiln Green, Reading.

Proposal: Proposed demolition of existing garage and erection of replacement garage.

Applicant: Mr & Mrs R Prew C/O Gerald A Sheppard and Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised plans to create a tandem double garage. Drawing nos 08/09/2B & 08/99/1.

Comments are required by 30/09/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

No comments.

29/9/2000

Date: 20 September 2000 21 SEP 2000

FROM ~~To~~: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0497

Location: The Old Cottage, Bath Road, Kiln Green, Reading.

Proposal: Proposed demolition of existing garage and erection of replacement garage.

Applicant: Mr & Mrs R Prew C/O Gerald A Sheppard and Associates.

to Case Officer: Nicola Lake

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Comments are required by 30/09/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

- I CONSIDER THIS AN ACCEPTABLE REVISION AND WOULD HAVE A MINIMAL VISUAL IMPACT ON THE ADJOINING COTTAGE (A LISTED BUILDING)
- MATERIALS APPROPRIATE TO LOCATION

Harold Sanders

26. SEPT. 00.

Date: 20 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0497

Location: The Old Cottage, Bath Road, Kiln Green, Reading.

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Applicant: Mr & Mrs R Prew C/O Gerald A Sheppard and Associates.

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Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/2000/049/(Ludhouse) Date Rec. 19 Sept 2000.

Location: The old Cottage, Bath Road, Ickle Green.

Parish Longrave.

Applicant: Mr + Mrs R. Prew.

Description of attached plans Revised plans to create a tandem Double Garage.

Drawing No's: 08/99/2B + 08/99/1

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Conservation Area.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 20.09.00

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT 34387
POL | TLS
DC NL | ENF
APP | GERALD A
CS | CORPORATE
19 SEP 2000
COPIES TO: | ACK:
FILE: 4a Chapel Street

GERALD A SHEPPARD AND ASSOCIATES
SURVEYORS AND CONSULTANTS

4a Chapel Street • Marlow on Thames • Bucks SL7 1DD
Tel: 01628 527781
Fax: 01628 527609

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

Revised Plan
NL

Wokingham District Council
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR

15 September 2000

0497

REVISED PLAN

Dear Sirs

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Bath Road App No F/2000/0497

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We now have pleasure in enclosing copies of our revised drawings together with the relevant documentation duly completed, which we trust you will find in order.

You will observe that the garage has been prepared in accordance with your recommendations ie. Tandem formation. The materials have been chosen to blend with the rural aspect which we feel will not be obtrusive during the winter period.

We hope that the matters in conflict have now been resolved and look forward to your approval in early course

Yours faithfully

Gerald A Sheppard and Associates

Date: 20 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0497

Location: The Old Cottage, Bath Road, Kiln Green, Reading.

Proposal: Proposed demolition of existing garage and erection of replacement garage.

Applicant: Mr & Mrs R Prew C/O Gerald A Sheppard and Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised plans to create a tandem double garage. Drawing nos 08/09/2B & 08/99/1.

Comments are required by 30/09/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

CONDITIONAL APPROVAL.

C049 R049
C122 R122

Adam Coggins 21/09/00.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 4 Sept 2000
My ref: NL/F/2000/0497
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 A Sheppard
4A Chapel Street
Marlow on Thames
Bucks
SL71DD

Dear Mr Sheppard,

PROPOSED REVISION OF THE REPLACEMENT GARAGE AT THE OLD COTTAGE, BATH ROAD, WARGRAVE. APPLICATION NUMBER F/2000/0497.

Thank you for your letter of the 16 Aug 2000, regarding the above stated development.

I have considered the proposed development as outlined in your letter and the accompanying drawing. The proposed revised replacement garage is an improvement of the current scheme. However the proposed additional storage space, located to the side of the garage, is unacceptable. If the scheme was submitted as revised plans, with this additional storage area, it would be unlikely to gain an officer's recommendation for approval. Therefore it is suggested the proposed storage area is removed from the scheme.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

0628 890625

GERALD A SHEPPARD AND ASSOCIATES
CORPORATE SURVEYORS AND CONSULTANTS

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

4a Chapel Street • Marlow on Thames • Bucks SL7 1DD
Tel: 01628 527781
Fax: 01628 527609

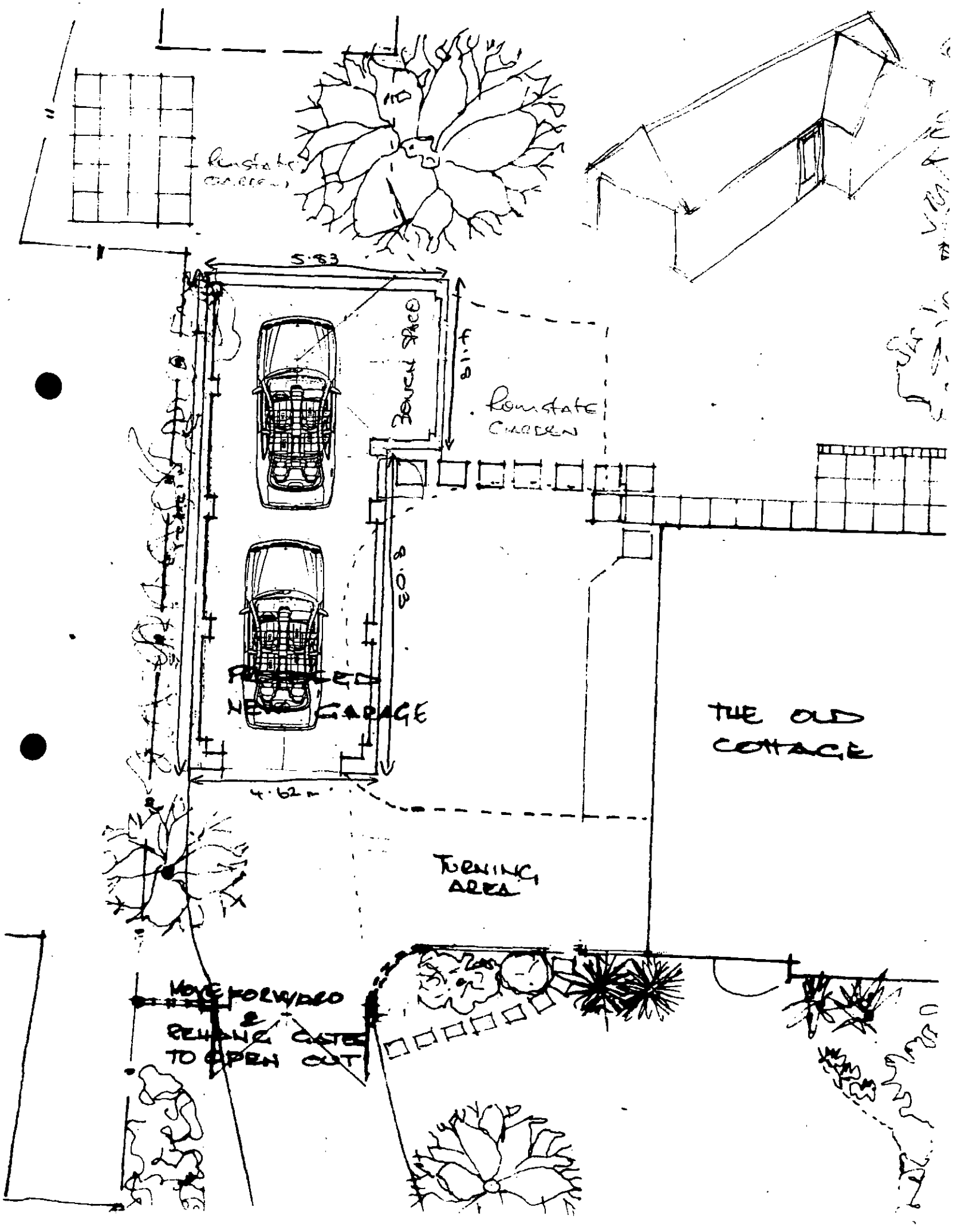
PLANNING SERVICES | HPT 33111
POL
DC NL
CS
COPIES TO:

Att Miss Nicola Lako

Sketch as discussed.

Comments please

2 sheet inc


5·83
BOUGH SPACE
4·18
Roundstate GARDEN
8·03
PROPOSED NEW GARAGE
4·62 m
THE OLD COTTAGE
TURNING AREA
MOVE FORWARD & REHANG GATES TO OPEN OUT

The old cottage.

Existing garage :-

5.2m x 6.5m = 33.8

Revised proposed Garage.

5.83 x 4.18 = 24.3694.

8.03 x 4.62 = 37.0986.

61.4680.

Original proposed Garage.

6.1m x 7.2m = 43.92.

Original proposed % increase

$\frac{43.92 - 33.8}{33.8} \times \frac{100}{1} = 29.9\ \%$

Revised proposed % increase.

$\frac{61.47 - 33.8}{33.8} \times \frac{100}{1} = 81.9\ \%$.

width of previously proposed Garage = 6.1m. current proposed width = 5.83 - reduction of 0.27m

The Old Cottage.
Bath Road.
F/2000/0457.

14.6.2000.

Spoke to Mr. Sheppard explained deadline was today and that revised plans would be needed now. He said they were still working on it. I explained it would be likely to return to the 19 July Committee he said that, that was fine.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 24 May 2000
My ref: NL/F/2000/0497
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 A Sheppard
The Thatched Cottage
Harvest Hill
Hedsor
Bucks
SL8 5JJ

Dear Mr Sheppard,

PROPOSED DEMOLITION OF EXISTING GAAGE AND ERECTION OF REPLACEMENT GARAGE AT THE OLD COTTGAE, BATH ROAD, WARGRAVE. APPLICATION NUMBER F/2000/0497.

I write regarding the above application.

As you are aware the Development Control Committee of the 23 May 2000, deferred determination of the above application, to allow officer and the applicant opportunity to negotiate amendments to the proposed scheme to help bring about a more suitable form of extension.

It is therefore suggested that you contact me on the above direct line number, to make an appointment for a meeting to discuss the proposed development.

However, if you do not wish to amend the scheme, could you please let me know in writing within fourteen days from the date of this letter. If this is the case the application will return to the Development Control Committee on the 28 June 2000, for determination by the committee.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0497

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/0497
The Old Cottage , Bath Road, Kiln Green, Reading.
Proposed demolition of existing garage and erection of replacement garage.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 28 April 2000

PLANNING SERVICES UNIT

POL	T/S
DC	ENF
APP	
CS	
28 APR 2000	
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	FILE:

Yours faithfully

J Sh Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0497**
The Old Cottage , Bath Road, Kiln Green, Reading.
Proposed demolition of existing garage and erection of replacement garage.

Transfer: Yes ☑ No ☐

Reason for Transfer: Believe the proposal would represent an improvement to the current position.

Signed: J.D. Browne Date: 27-4-2000.

Councillor 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 6051

Date: 12 May 2000

Your Ref:

My Ref: **Nicola Lake - F/2000/0497**

Mr & Mrs R Prew
C/O Gerald A Sheppard And Associates
The Thatched Cottage
Harvest Hill
Hedsor
Bucks
SL8 5JJ

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 Sir/Madam

Application Number: F/2000/0497

Site Address: The Old Cottage, Bath Road, Kiln Green, Reading.

Proposal: Proposed demolition of existing garage and erection of replacement garage.

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be refused .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

PLANNING SERVICES	SPT
CL	LS
DC	JNF
APP	
CS	
10 Mar 2000	
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	FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER.	F 2000/0497
SITE	The Old Cottage, Bath Road, Kiln Green, Reading.
PROPOSAL:	Proposed demolition of existing garage and erection of replacement garage.
COMMENTS:	No objection

Norman Raybone.

Name: N Raybone
Of: Wargrave Parish Council

Date: 9 March, 2000

Comments required by	09/03/2000
Fa	974 6484

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 15 February 2000

Application Number: F/2000/0497

Proposal: Proposed demolition of existing garage and erection of replacement garage..

Site Address:
The Old Cottage , Bath Road, Kiln Green, Reading.

Applicant:
Mr & Mrs R Prew C/O Gerald A Sheppard And Associates.

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).

Sc 23- GARAGING & TURNING (SR 06)

Signed: N S Trotter **Print name:** N TROTTER

1-3-00

To:
Harold Sanders
Urban Design And Conservation Officer

16 FEB 2000

From: Nicola Lake

Date: 15 February 2000

Application Number: F/2000/0497

Proposal: Proposed demolition of existing garage and erection of replacement garage..

Site Address:
The Old Cottage , Bath Road, Kiln Green, Reading.

Applicant:
Mr & Mrs R Prew C/O Gerald A Sheppard And Associates.

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

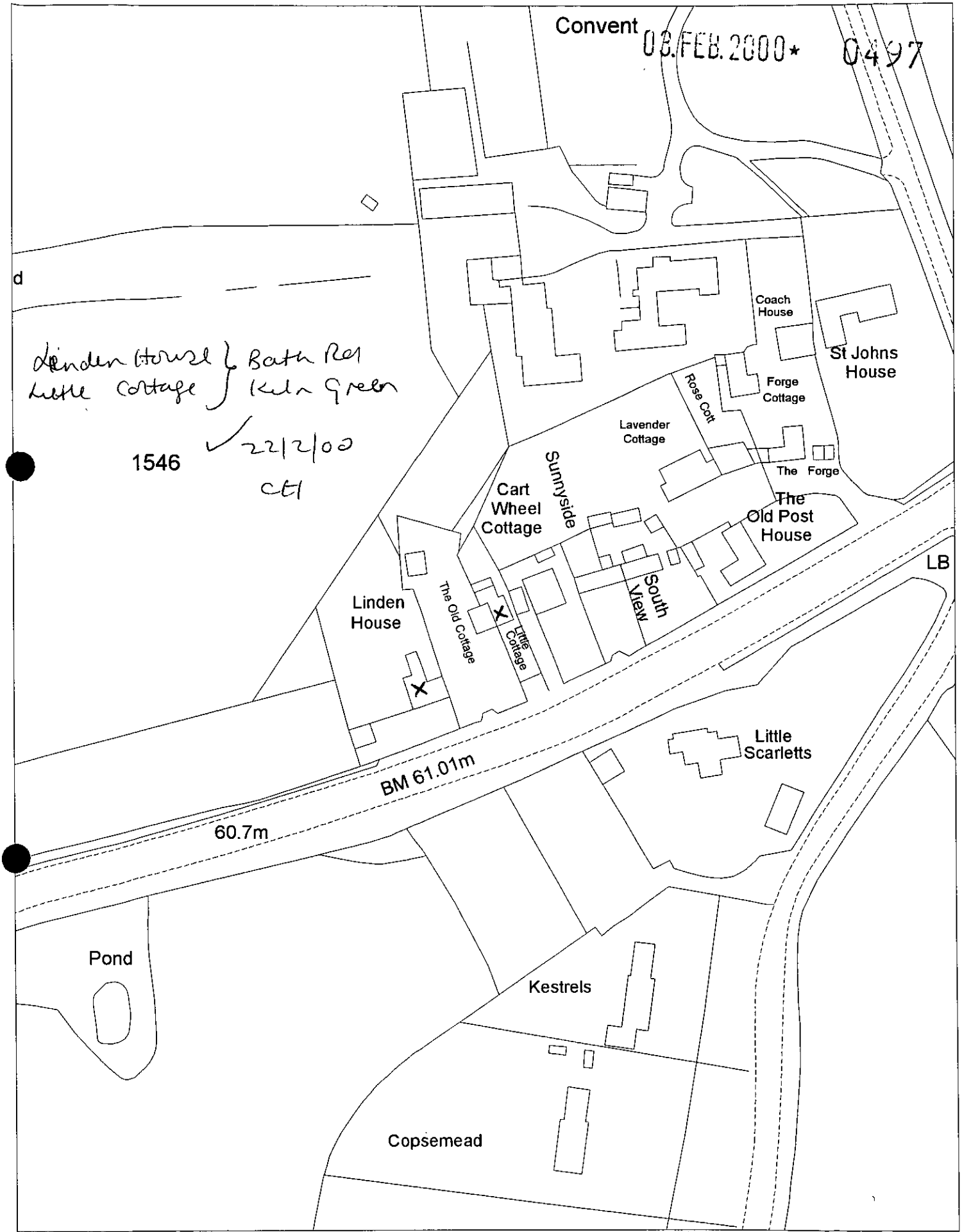
I SUPPORT :

1. THE DEMOLITION OF THE EXISTING GARAGE

2. THE RETENSION OF THE TURNING ARRANGEMENT BEHIND THE EXISTING FENCE LINE AND THUS REDUCING THE VISUAL IMPACT OF PROPOSAL ON THE BATH ROAD FRONTAGE.

A TIMBER CLAD STRUCTURE (INCLUDING THE FRONT) WOULD BE APPROPRIATE TO THIS LOCATION AND ITS RELATIONSHIP TO THE LISTED BUILDING WOULD BE ENHANCED IF IT WAS LOCATED SLIGHTLY FURTHER BACK. (SAY 1500.mm MAX) AND HALF HIPS ADDED.
THIS ROOF LINE WOULD REDUCE THE VISUAL IMPACT OF THIS STRUCTURE IN THE GAP, LESSEN THE IMPACT ON THE ADJOINING PROPERTY AND REDUCE THE PROBLEMS ASSOCIATED WITH THE GREEN BELT POLICY OBJECTION TO THE LAST SCHEME

Harold Sanders
CONSERVATION ARCHITECT. 01-03-00.



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Development Control Section, Environmental Services, Wokingham District Council.
7 February 2000 Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000

Officer: NL | Application No. F/2000/0497.

Map No 23 Site 0.0.0

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF REPLACEMENT GARAGE

Location: THE OLD COTTAGE BATH ROAD

Parish: WARGRAVE Ward: Wargrave & Remenham, 14.2.2000

Applicant: MR & MRS PREW
re Submission 99/69766 refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ..... ✓
Conservation Officer	(NK:) .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

Hadar House, Bath Road ✓

Little Cottage, Bath Road

03.FEB.2000* 0497

GERALD A SHEPPARD AND ASSOCIATES
CORPORATE SURVEYORS AND CONSULTANTS

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

The Thatched Cottage · Harvest Hill · Hedsor
Bucks SL8 5JJ · Tel: 01628 527781 Fax: 01628 527609

Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

31 January 2000

Dear Sir

PROPOSED REPLACEMENT GARAGE
THE OLD COTTAGE KILN GREEN APPLICATION NO. 99/69766/F REFUSED

We refer to the above and your letter dated 17 January 2000 the contents and comments of which we have noted.

We have superimposed your suggestions on a site plan,a copy is enclosed. Having studied the concept together with our Client it is felt that there would be major disruption at the front hedge and elevational view of the property and that the garage would form a 12 metre barrier close to the house.

The application, which is attached has been prepared on the basis of discussion with the Conservation Officer in which the ridge height has been reduced by 5 degrees and the garage moved back to facilitate manoeuvrability behind the front hedge. It will also be observed that it will be necessary to move the gates forward of their present position thereby allowing a car to circumvent the adjacent gate post.

We trust that with the due consideration given to the suggestion made at discussion that this application will be given favourable consideration.

Yours faithfully

Gerald A Sheppard

YR. NL/99/69766/F

NL

03.FEB.2000* 0497/2000/0497

GERALD A SHEPPARD AND ASSOCIATES
CORPORATE SURVEYORS AND CONSULTANTS

G.A. Sheppard BSc (Building Surveying) FASI MCIOB

The Thatched Cottage · Harvest Hill · Hedsor
Bucks SL8 5JJ · Tel: 01628 527781 Fax: 01628 627609

T 25491

JNL	ENF
GS	
03 FEB 2000	
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	FILE:

for 99/69766/F.

Apologies.
Drawings omitted in
Planning Package.

Sent letter 11 Jan 2000.

ADDRESS THE OLD COTTAGE KILN GREEN BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No 8U 8178 NO 2

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
315/52	Mr. J. Harryatt	New drainage system	10.6.52	APP PD
456/53	Mr. S. J. Newman	Garage	16.9.53.	APP C/A
215/56	Mr. A.F. Wells.	formation of bathroom	10.4.56	APP APP
~~PD/151/11~~	~~Mr. H. Stroop.~~	~~loft conversion~~	~~30.12.71~~	~~APP~~ ~~NH~~
PD/423/70	Mr D. Baker.	Garage	3.9.70	APP NH
33765/6 LBC.	MR. R [illegible]	2/SL 4H. /WINDOW	9.8.89	C/A
99/69766/F	Mr. + Mrs. R. Prew	Erect Replacement Garage	12.8.99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305A

Environmental Services

For office use only.
Application number: 03.FEB.2000* 0497

Householder planning application form

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

1	Your name	Mr & Mrs R. PREW
	Address and postcode	THE OLD COTTAGE KILN GREEN Nr WARGRAVE BERKSHIRE
	Phone number	
2	Agent's Name	GERALD A. SHEPPARD AND ASSOCIATES
	Address and postcode	THE THATCHED COTTAGE HARVEST HILL HEDSOR BUCKS SL8 5JJ
	Phone number	01628 527781
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.	ALL AS SHOWN ON DRAWINGS.
4	*Give brief details of the proposal for example, two storey side extension.* About the application	DEMOLITION OF ASBESTOS & CONCRETE GARAGE. CONSTRUCTION OF REPLACEMENT GARAGE

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 ☐ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RAIN CLAY ROOFING TILES, MULTI-RED FACING BRICKS, CONCRETE BLOCK FACED WITH STAINED FEATHER EDGE BOARDING. TIMBER DOORS STAINED
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A
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.		
	APPLICATION REVISED AFTER CONSULTATION & REFUSAL DATED 12 AUG. 99. APP 99/69766/F		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS R. FREW.

Date 26 JAN 2000

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

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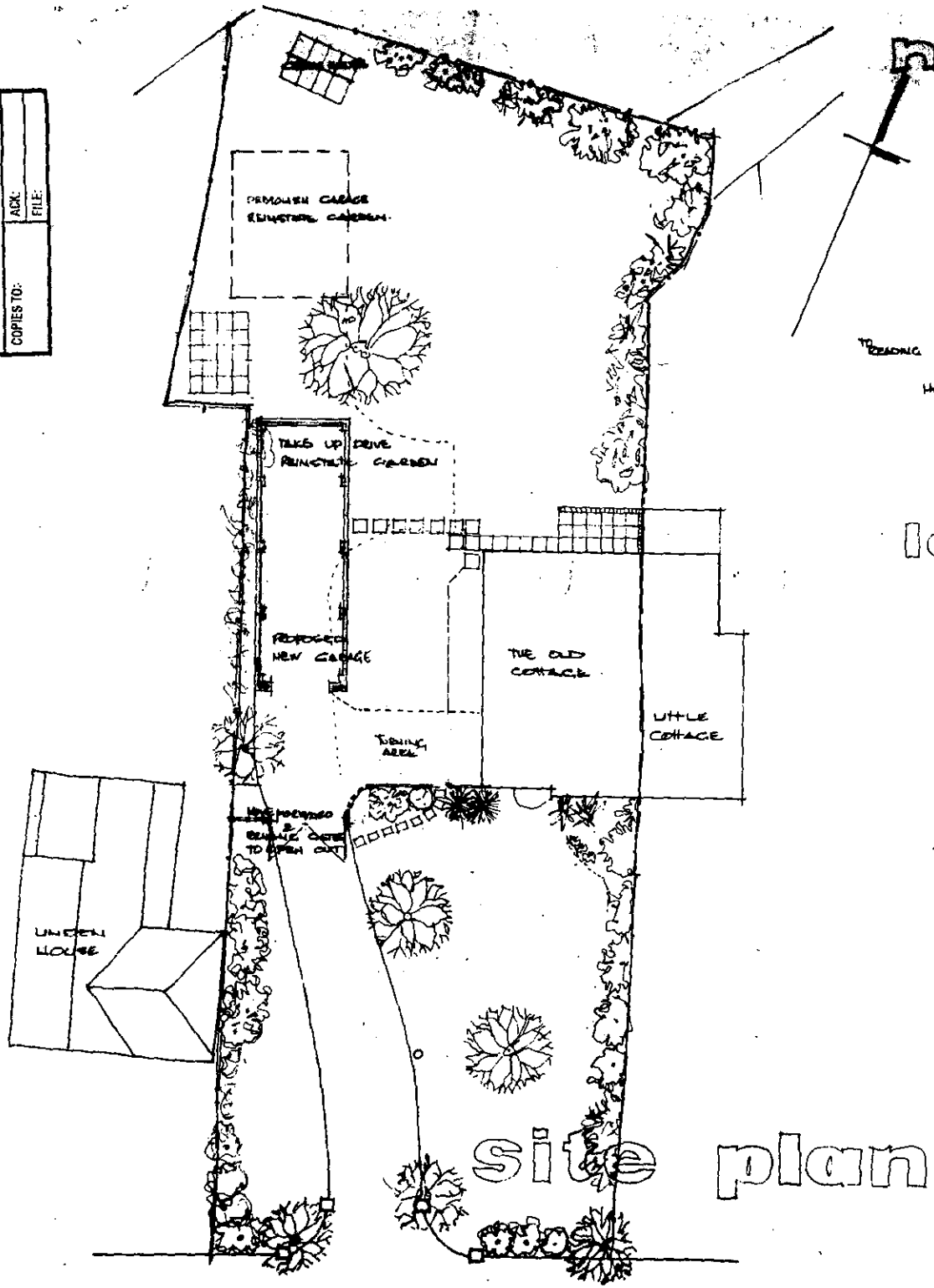
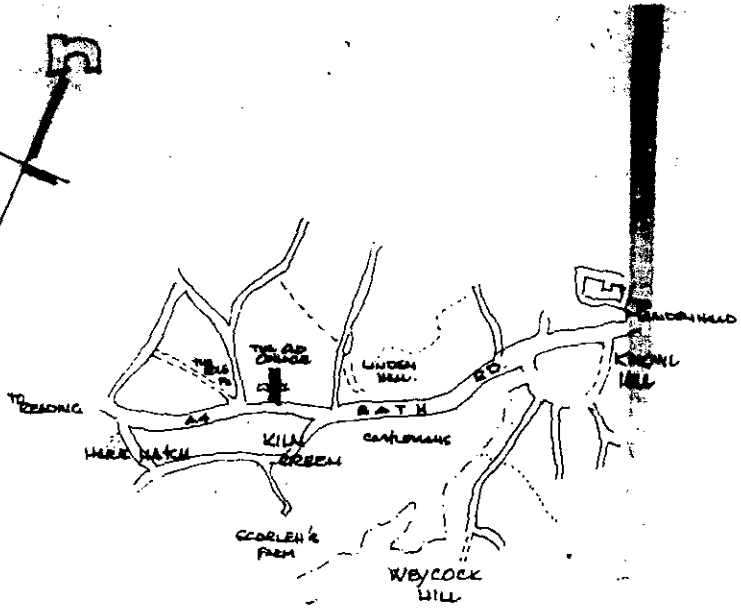
	FILE:

19 SEP 2000



site plan



location plan

REVISED PLAN

0497

B. Sept 2000	GARAGE REVISED TO TANDEM SINGLE WIDTH, IN ACCORDANCE WITH RECOMMENDATIONS PLANNING OFFICER.
A. JAN 2000	GARAGE MOVED BACK. TURNING AREA FORMED BEHIND FENCING. FENCE & GATES MOVED FORWARD. RECOMMENDATIONS FROM DISCUSSION WITH CONSERVATION OFFICER.
REVISIONS	
08/09/20.	THE OLD COTTAGE KILN GREEN Nº WARGRAVE BERKSHIRE.
	SITE & LOCATION PLANS.
	1:200 | MAY 99.

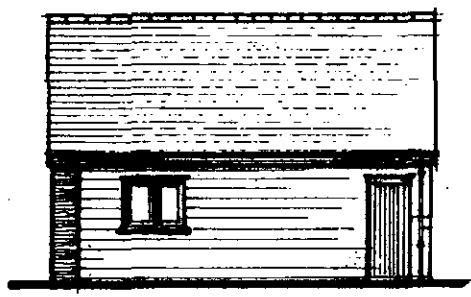
GERALD A. SHEPPARD AND ASSOCIATES BUILDING SURVEYORS.

4A CHAPEL STREET

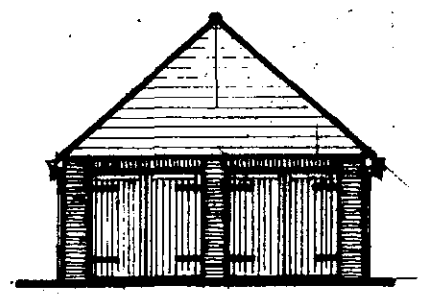
03.FEB.2000* 0497



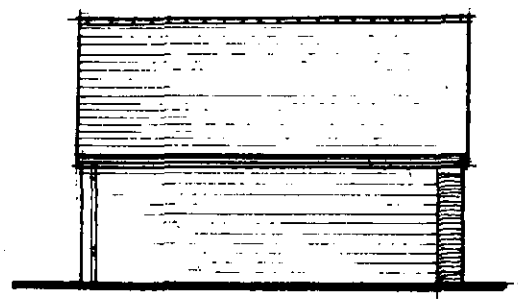
pictorial elevation



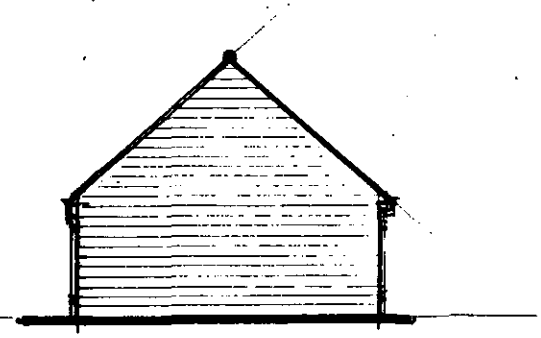
east



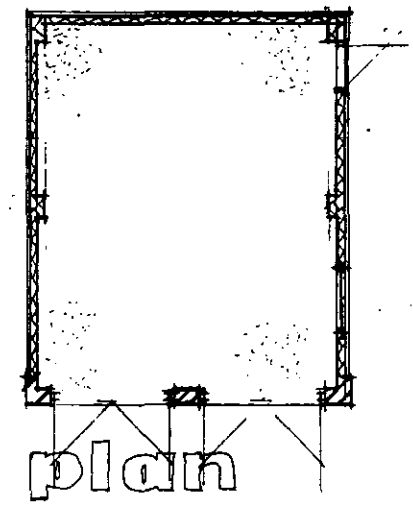
south



west



north



plan

EXTERNAL FINISHES.

SECOND HAND CLAY TILES to MATCH EXISTING.

HAND MADE MULTI RED FACING BRICKS to FRONT FIBRE.

WEATHER BOARD CLADDING FINISHED IN 'SADOLINS' DARK OAK COLOR.

SUE HUNG SOFTWOOD DOORS FINISHED IN 'SADOLINS' MEDIUM OAK COLOR.

MAIN STRUCTURE 150MM CONCRETE BLOCKS.

JAN 2000.
A
REVISIONS.

GARAGE MOVED BACK OF SITE
ROOF PITCH REDUCED 5°
GATES BROUGHT FORWARD to ALLOW TURNING BEHIND.
CONSERVATION OFFICER SUGGESTIONS

08/99/1A

THE OLD COTTAGE
KILN GREEN
NR WARGRAVE
BERKSHIRE

PROPOSED REPLACEMENT GARAGE.

1:100	MAY 99	

GERALD A SHEPPARD AND ASSOCIATES
BUILDING SURVEYORS.

4A CHAPEL STREET
MARLOW-ON-THAMES BUCKS SL7 1DD

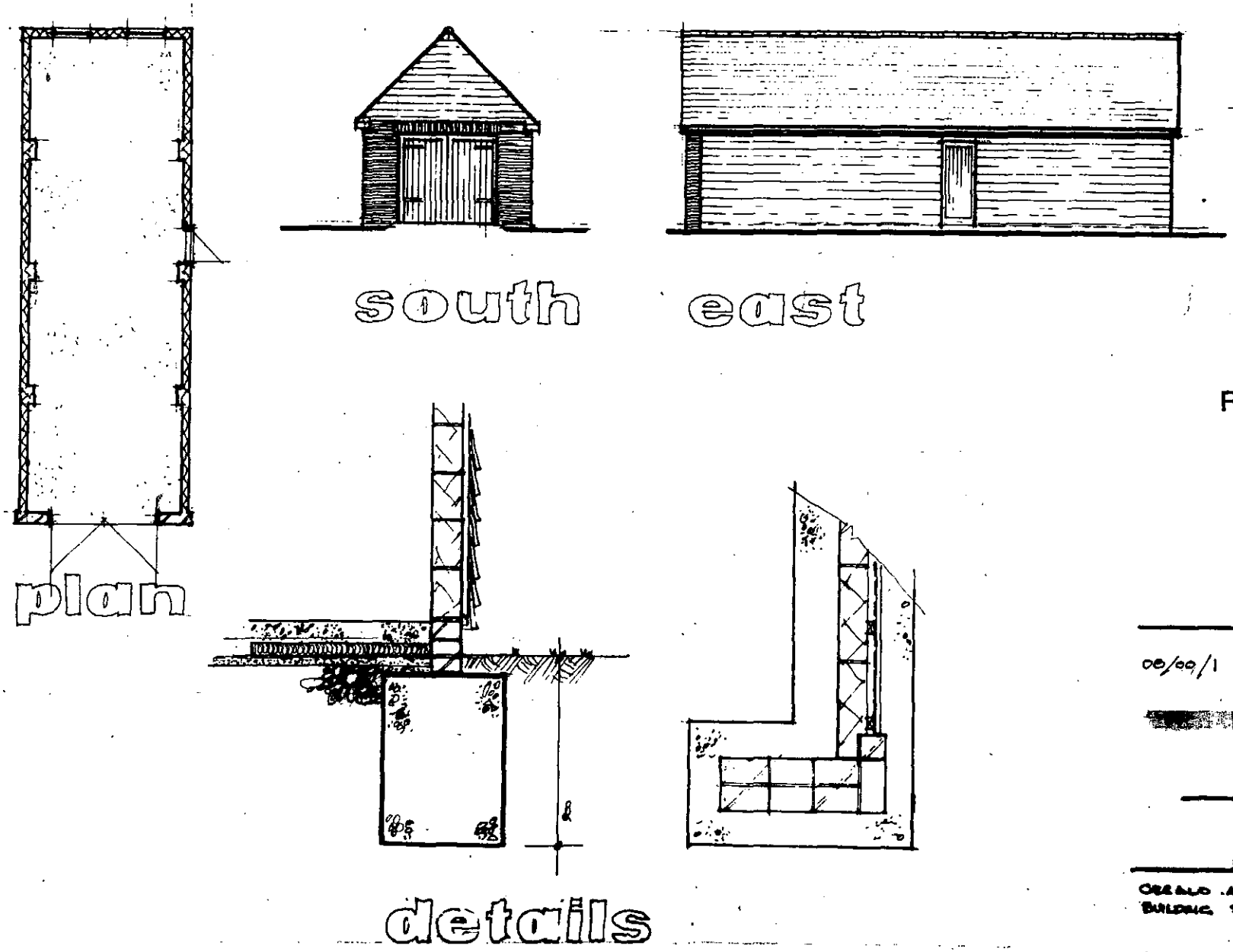
[illegible]

[illegible] to front [illegible]

[illegible] in [illegible]

Main structure 100 mm concrete blocks.

[illegible] softwood [illegible]



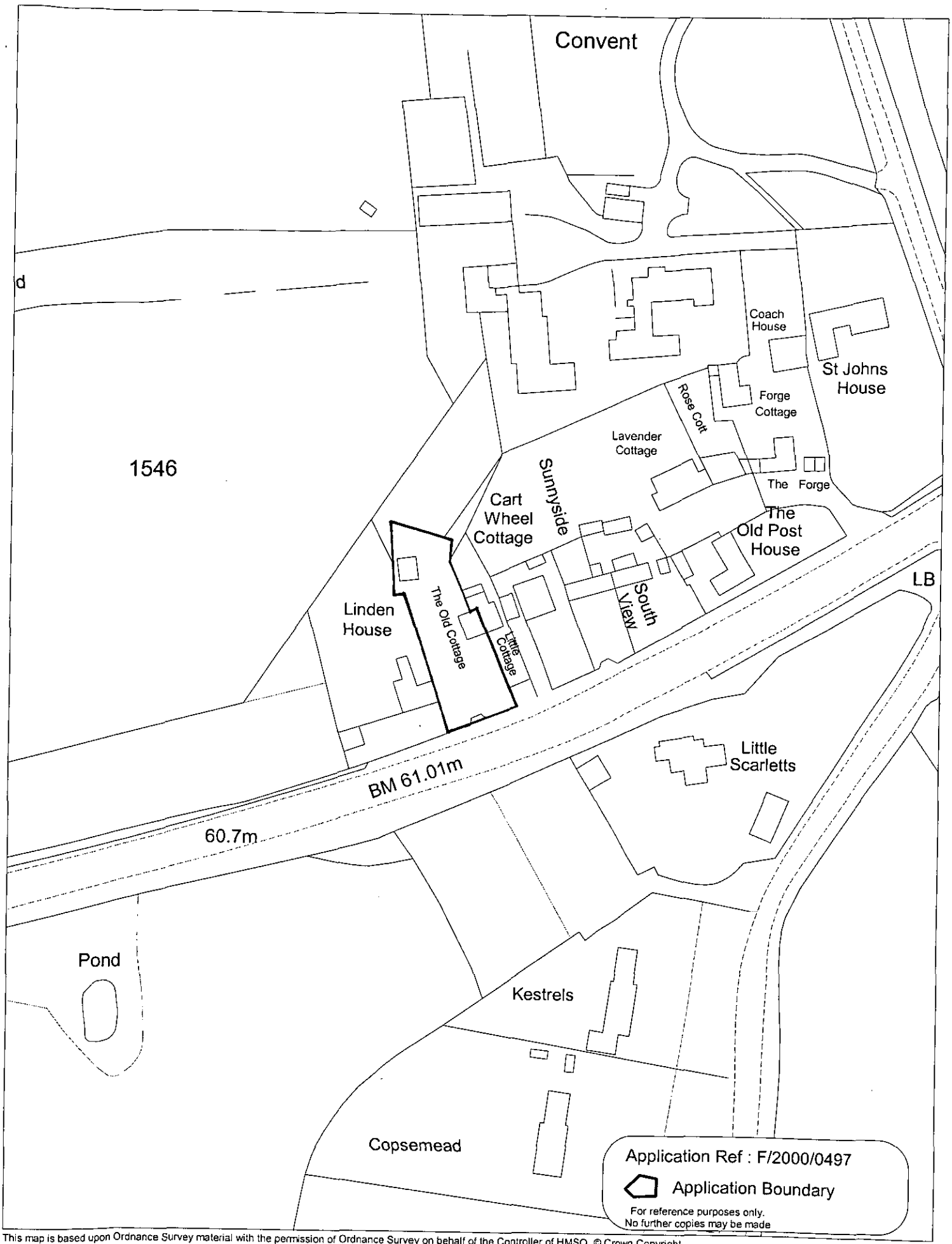
REVISED PLAN

0497

08/09/1	THE OLD COTTAGE KILN GREEN Nr WARGRAVE BERKSHIRE
	PLAN & ELEVATIONS.
1:100 1:20	SEPT 2000

GERALD A. SHEPPARD AND ASSOCIATES
BUILDING SURVEYORS

[illegible] CHAPEL STREET



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Development Control Section, Environmental Services, Wokingham District Council.
11 October 2000

Scale: 1 : 1250

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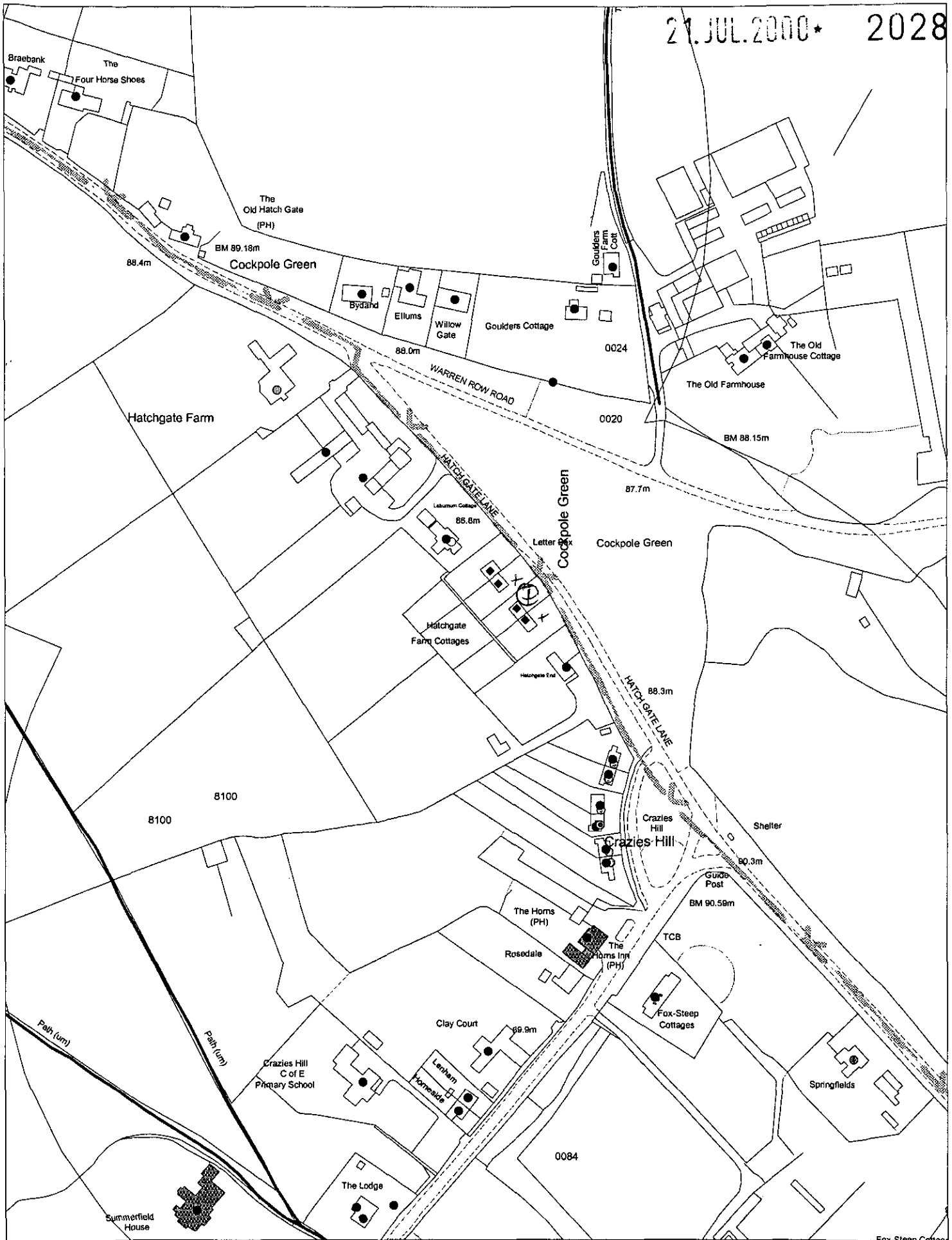
21.JUL.2000* 2028



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Development Control Section, Environmental Services, Wokingham District Council.

25 July 2000 Scale: 1 : 2500

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