26/2 - 3.22pm Discussed with Mr De Meyer - [illegible] revised [illegible] new location for [illegible] per Arbor[illegible]. [illegible]

APPLICATION NO:

F/2001/3277

LOCATION:
Warren Side Maidenhead Road, Wokingham.

APPLICANT:
Mr C De Meyer

PROPOSAL:
Proposed erection of detached garage with room in loft space.

EARLIEST DATE FOR DECISION: **03/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C De Meyer
Warren Side
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

Application Number: F/2001/3277

Parish: **HURST**

Location: ***Warren Side, Maidenhead Road, Wokingham.***

Proposal: **Proposed erection of detached garage with room in loft space.**

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. 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
3. 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
4. Prior to first occupation of the development hereby permitted a landscape scheme showing the additional proposed planting along Maidenhead Road to screen the garage from the road shall be submitted to and approved in writing.

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

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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
7. 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.

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

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

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To ensure compliance with Local Plan Policies with respect to development outside of residential settlements and to ensure that adequate parking space is available on the site.

Reason
7. To ensure that the external appearance of the building is satisfactory.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. You are advised that the permission hereby granted does not dispense with the need to comply with, or discharge, any conditions attached to planning permission No. F/2000/0683, dated 15th June 2000.

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3277	GA
BUILDING CONTROL NUMBER.	BN 2002/1286.	
APPLICANT/~~AGENT~~	W C. De Meyer.	
ADDRESS OF SITE	Warenside Maidenhead Road HURST.	
DESCRIPTION OF PROPOSED WORK	detached garage with room in roofspace.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans.	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	4/3/02	

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	

Tel. (0118) 974 6442 (Direct Line)
Fax. (0118) 974 6484
Email. George.Allpress@wokingham.gov.uk
Date September 19, 2001
My ref. F/2001/3277

Mr Carl De Mayer
Warrenside
Maidenhead Road
Wokingham
RG40 5RJ

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

Dear Sirs

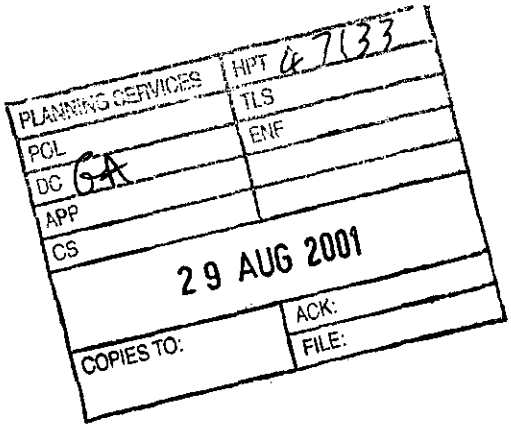
WARREN SIDE, MAIDENHEAD ROAD, WOKINGHAM - F/2001/3277

I refer to your letter dated 27th June, received by this office on the 29th August.

I write to inform you that the undertaking given to retain the hedge that runs parallel to the Maidenhead Road, at the height stated in your letter, and infill gaps with native hedgerow plants, is considered sufficient to discharge Condition 4 of the above planning permission. Similarly, using materials that match those used on the main dwelling would satisfy the requirements of Condition 7, and therefore no additional information need be supplied in respect of this condition.

Yours faithfully

M L THORP
Principal Development Control Officer



Carl De Meyer
Warrenside
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

Mr. George Allpress
Wokingham District Council
Planning services
P.O. Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

27th June 2001

Dear George

RE: CONDITIONS RELATING TO PLANNING APPROVAL REF: F/2001/3277, FOR A DETACHED GARAGE AT THE ABOVE ADDRESS

Following my recent discussions with Catherine Brimble and Elaine Vashi, I have been advised that the following would be acceptable;

REF: CONDITION NO. 4

The existing hedge that runs parallel to the Maidenhead Road should be kept above the new fence which is to be built and any gaps to be filled in with native hedgerow plants.

The garden side of the fence may be planted as required using species not likely to grow above the existing hedge.

REF: CONDITION NO. 7

The materials used externally on the garage should be the same as those used on the house. (There is no feather edge boarding on the house, but where used on the garage this would be stained to match the wood on the house.)

I trust that this is acceptable and look forward to hearing from you.

Kind regards

Carl De Meyer
Cc: Catherine Brimble

Received by Wokingham District Council

Application No: F/2001/3277

Proposal:
Proposed erection of detached garage with room in loft space.

Location:
Warren Side, Maidenhead Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2001. 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

07 February 2001

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

Tel: 0118 974 6442

Date: **07 February 2001**

My ref: F/2001/3277

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/3277
Warren Side, Maidenhead Road, , Wokingham.
Proposed erection of detached garage with room in loft space.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3277**
Warren Side, Maidenhead Road, , Wokingham.
Proposed erection of detached garage with room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

54007
EV
08 MAR 2002
COPIES TO

Carl De Meyer
Warrenside
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

Mrs. Elaine Vashi
Wokingham District Council
Planning services
P.O. Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

5th March 2002

Dear Elaine

RE: CHANGE IN EXTERNAL CLADDING TO GARAGE APPLICATION NO. F/2001/3277

Further to our recent telephone conversation I enclose drawings, as discussed, showing the changes I wish to make.

I trust that these will be acceptable and I look forward to hearing from you.

Kind regards

Carl De Meyer

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 17 May, 2002
My ref: EV/F/2001/3277
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 C De Meyer
Warrenside
Maidenhead Road
Wokingham
RG40 5RJ

Dear Mr De Meyer

RE: PROPOSED GARAGE AT 'WARRENSIDE' MAIDENHEAD ROAD, WOKINGHAM APP. NO. F/2001/3277

I refer to your letter of 8th March 2002 and apologise for the inordinate delay in replying.

I write to inform you that the proposed change from Tudor style boarding on the front projection of the proposed garage to feather edge boarding, to match the rest of the garage can be considered as a minor amendment to the original scheme.
However, condition 07 of planning consent F/2001/3277 requires samples and details of the proposed external materials to be submitted and approved in writing by the Local Planning Authority. There is no record on our files that this condition has been discharged. I would therefore advise you to submit samples of the base brick, feather edge boarding, and roof tiles for approval.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact Elaine Vashi on the above number

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

WORK SHEET FOR: George Allpress

Application Number: F/2001/3277

Applicant: Mr C De Meyer

Location: Warren Side, Maidenhead Road, Wokingham.

Proposal: Proposed erection of detached garage with room in loft space.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		10/02/01

Date of Neighbour Notifications : 07/02/01

Date of Site Visit : 21/02/01

Date Registered : 01/02/2001

Earliest Date for Decision : 03/03/2001

Latest Consultation Date/Site Notice Expiry Date : 03/03/2001
07/03/01 (GA)

This application will have expired on: 29/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

Environmental Design, Landscape Architect - I have no response to the erection of the garage within the site, however it is located quite close to the southern site boundary where the adjacent woodlands is protected by a TPO. It would be preferable for the garage to be moved away from the woodland so that there is a gap of 2-3 metes between the site boundary and garage in order to minimise disruption of the roots of the protected trees. The garage has a number of windows shown in the elevations giving it the characteristics of a dwelling - is this appropriate for a functional structure? The applicant will need to submit a revised landscape scheme showing the additional proposed planting along Maidenhead Road to help screen the garage from the road.

At the time of writing no further comments have been received.

Planning Issues : Site is located in rural area as defined by LALP and WDLP. The following policies apply: BSP policy EN1: LALP, LTV2, LBE1 and LT6, and Policy WBE1 and WT6, of the WDLP Deposit Draft 1997.

Application Number: F/2000/3277
Appraisal :

The application property received planning permission for a replacement dwelling on the 15th June of last year.

The current application seeks planning permission for the erection of a free-standing garage proposed to be built in the south east corner of the application site.

The 'Block Plan' has been amended since the initial submission to show the garage as 2.0 metres off the boundary so as to demonstrate compliance with the Landscape Architects requirements and to protect the TPO'd trees.

The proposal is a large structure for its type. Its design however has the appearance of a Tudor barn, is agricultural in its appearance and is not considered to detract from the openness of the countryside and would not result in additional habitable accommodation.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3277
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
3	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
4			Prior to first occupation of the development hereby permitted a landscape scheme showing the additional proposed planting along Maidenhead Road to screen the garage from the road shall be submitted to and approved in writing.
5	C151	R151	LANDSCAPING PLANTING TO BE CARRIED OUT
6	C049		GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
			REASON: To ensure compliance with Local Plan Policies with respect to development outside of residential settlements and to ensure that adequate parking space is available on the site.
7	C012	R012	EXTERNAL MATERIALS TO BE AGREED
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LTV1, LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2			Your are advised that the permission hereby granted does not dispense with the need to comply with, or discharge, any conditions attached to planning permission no. F/2000/0683, dated 15th June 2000.

12/3/01

RECORD OF SITE VISIT

SITE ADDRESS: Warren Side, Maidenhead Road, Wokingham.

APPLICATION NUMBER: F/2001/3277

OFFICER: George Allpress

DATE OF SITE VISIT: 21/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Rural Area

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling in the process of being built.

4. RELATIONSHIP TO ADJOINING PROPERTIES No immediate neighbours

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed garage - see tree obs.
ACCESS/PARKING	Ample space for off street parking, parking compliance required in accordance with F/2000/0683, dated 15th June 2000.
LEVELS	5 or more metres above the general land level of Western Avenue.
BOUNDARY TREATMENT	Hedgerow.
OTHERS	Rural Area

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 07 February 2001

Application Number: F/2001/3277

Proposal: Proposed erection of detached garage with room in loft space.

Parish: HURST PARISH

Site Address:
Warren Side, Maidenhead Road, , Wokingham.

Applicant:
Mr C De Meyer .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 6/02/01

"WARREN SIDE COTTAGE;

Hurst 1.4.86

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. ORD. SHEET No. SU.8271 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21/48	Messrs. Haslam & Son	Det. House	19.3.48	Prop. Cl
387/56	Mr. J. L. Blamire	Garage	12.6.56	App. N/
F/2000/0683	Mr De Meyer	Prop. dem of exist dwell. & erect of rep dwell, repositioning of access & Alt tores curtilage	15.06.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 01.FEB.2001* 3277

Householder planning application form

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

1	Your name Address and postcode	CARL DE MEYER WARRENSIDE, MAIDENHEAD RD., WOKINGHAM, BERKS, RG40 5RJ
	Phone number	01344 424217
	Agent's Name Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW DETACHED 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 ☐ NO TREES CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED BOARDING, RENDER, RED BRICK & BROWN PLAIN TILES - ALL TO MATCH EXISTING HOUSE
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: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 23-1-01

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

PLANNING SERVICES	HPT 40448
POL	TLS
DC	ENF
APP	
CS	GA
27 FEB 2001	
COPIES TO:	ACK:
	FILE:

Carl De Meyer
Warrenside
Maidenhead Road
Wokingham
Berkshire
RG40 5RJ

Mr. G. Allpress
Development Control Manager
Wokingham District Council
Planning services
P.O. Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

27th February 2001

Dear George

YOUR REF: F/2000/0683

Further to our telephone conversation, of yesterday, please find enclosed three copies of the 1:500 block plan showing the revised position of our proposed garage, as agreed.

I have re-checked the measurements and can confirm that parking spaces 2 & 3 are now 5m long with 6m turning space behind.

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

Yours sincerely

Clare De Meyer

Carl De Meyer
pp Clare De Meyer

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 19 February 2001

Location:	Warren Side, Maidenhead Road, Wokingham
Proposal:	Proposed erection of detached garage with room in loft space.
Application Number:	F/2001/3277

In response to your consultation dated 7 February 2001 for the above application, the landscape comments are as follows:

I have no objection to the erection of the garage within the site, however it is located quite close to the southern site boundary where the adjacent woodland is protected by a TPO. It would be preferable for the garage to be moved away from the woodland so that there is a gap of 2 – 3m between the site boundary and garage in order to minimise disruption of the roots of the protected trees.

The garage has a number of windows shown in the elevations giving it the characteristics of a dwelling – is this appropriate for a functional structure?

The applicant will need to submit a revised landscape scheme showing the additional proposed planting along Maidenhead Road to help screen the garage from the road.

Catherine Brimble

Catherine Brimble
Landscape Architect

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SERVICES | HPT
PCL | TLS
DC GA | ENF
CS
21 FEB 2001
COPIES TO: | ACK:
FILE:

20th February, 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of George Allpress

Dear Mr. Allpress,

Application No. F/2001/3277

I refer to the above-mentioned Application by Mr. C. De Meyer of Warren Side, Maidenhead Road, Wokingham; proposed erection of detached garage with room in loft space

My Council object to the proposed siting of the garage well away from the new dwelling. It is considered that it would have far less detrimental and obtrusive impact in this rural setting if it was kept in close proximity to the house, i.e., where parking space No. 1 is located on the drawing.

The proposed garage is of considerable size and height and if permission is granted it is suggested that a Section 106 Agreement should be entered into regarding its use and restricting is separation from the new dwelling presently under construction.

Please note that the original house has not yet been demolished.

Yours sincerely,

Wardle

Clerk

George Allpress

From: Andy Glencross
Sent: Monday, February 19, 2001 2:37 PM
To: George Allpress
Subject: Planning application F/2001/3277 Warren Side

Hi George

There appear to be no ecological grounds to object to this planning application. However I think that it would be preferable if the garage were being constructed further form the Woodland boundary.

I have not visited the site.

Cheers

Andy

Tel. 0118 974 6442

Date: 07 February 2001

Your Ref:

My Ref: George Allpress / F/2001/3277

PLANNING SERVICES	HPT 39952
POL	TLS
DC GA	ENF
APP	
CS	
15 FEB 2001	
	ACK:
	FILE:

ENGLISH NATURE RECEIVED 12 FEB 2001 THAMES & CHILTERNS TEAM

WOKINGHAM DISTRICT COUNCIL

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3277

Site Address: Warren Side, Maidenhead Road, , Wokingham.

Proposal: Proposed erection of detached garage with room in loft space..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3277** in all communications and any response should be addressed to **George Allpress** the case officer dealing with this application at the above address.

I look forward to hearing from you.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: George Allpress

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 12 Feb 2001

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3277. relates.

Address of site WARRENSIDE, MAIDENHEAD ROAD WOKINGHAM, BERKS. RG40 5RT

Signed Clare De Neve

Date 10/2/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 FEB 2001	Map No. 56. Site 0:57
Officer: GA / Application No. F/2001/3277	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE WITH ROOM IN LOFT SPACE

Location: WARRENSIDE MAIDENHEAD ROAD

Parish: HURST Ward: HURST 07.02.01

Applicant: MR C DE MEYER

Fee Received 95-00 (1) 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			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

C.P.R.E ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

2x Preapps attached to previous app. number F/2000/0683.
Rural Area
Forestry commission } Ancient Woodland
Dinton Pastures }
English Nature }

NEIGHBOURS:

Site notice sufficient

Recd 31.1.01

Environmental Services

For office use only.
Application number: 01.FEB.2001* 3277

Householder planning application form

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

1	Your name Address and postcode Phone number	CARL DE MEYER WARRENSIDE, MAIDENHEAD RD, WOKINGHAM, BERKS. RG40 5RJ 01344 424217
2	Agent's Name Address and postcode Phone number	N/A.
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW DETACHED 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 ☐ NO TREES CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED BOARDING, RENDER, RED BRICK & BROWN PLAIN TILES - ALL TO MATCH EXISTING HOUSE.
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: N/A	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 23-1-01

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

"WARREN SIDE COTTAGE;

Hurst 1.4.86

ADDRESS MAIDENHEAD ROAD

PARISH ~~WOK/WITHOUT~~

PLOT No.

ORD. SHEET No. SU.8271 (56

BUILDER

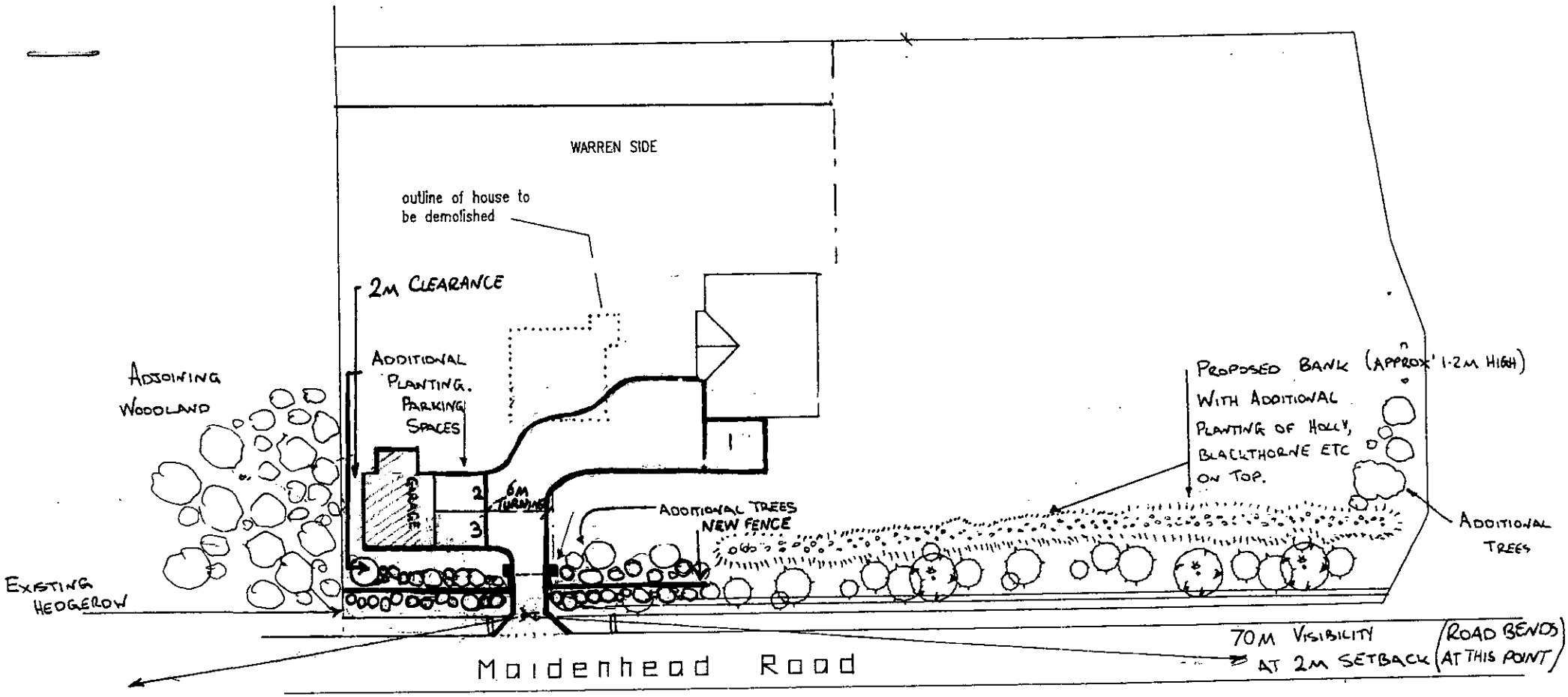
Plan No.	Applicant	Description of Development	Date of Decision	Decision
21/48	Messrs. Haslam & Son	Det House	19.3.48	App. Cl
387/56	Mr. J. L. Blamire	Garage	12.6.56	App. N/A
F/2000/0683	Mr De Meyer	Prop. dem of exist dwell, & erect of rep dwell, repositioning of access & Alt to res curtilage	15.06.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

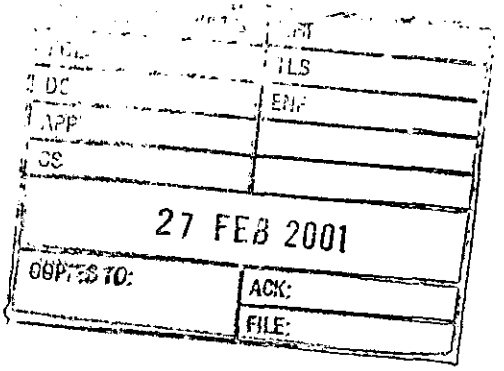
DRAINAGE



REVISED (27-2-01)
TO GIVE 2M CLEARANCE
BETWEEN PROPOSED GARAGE
AND ADJOINING WOODLAND

Block Plan 1:500

YOUR REF - F/2000/0683


DC
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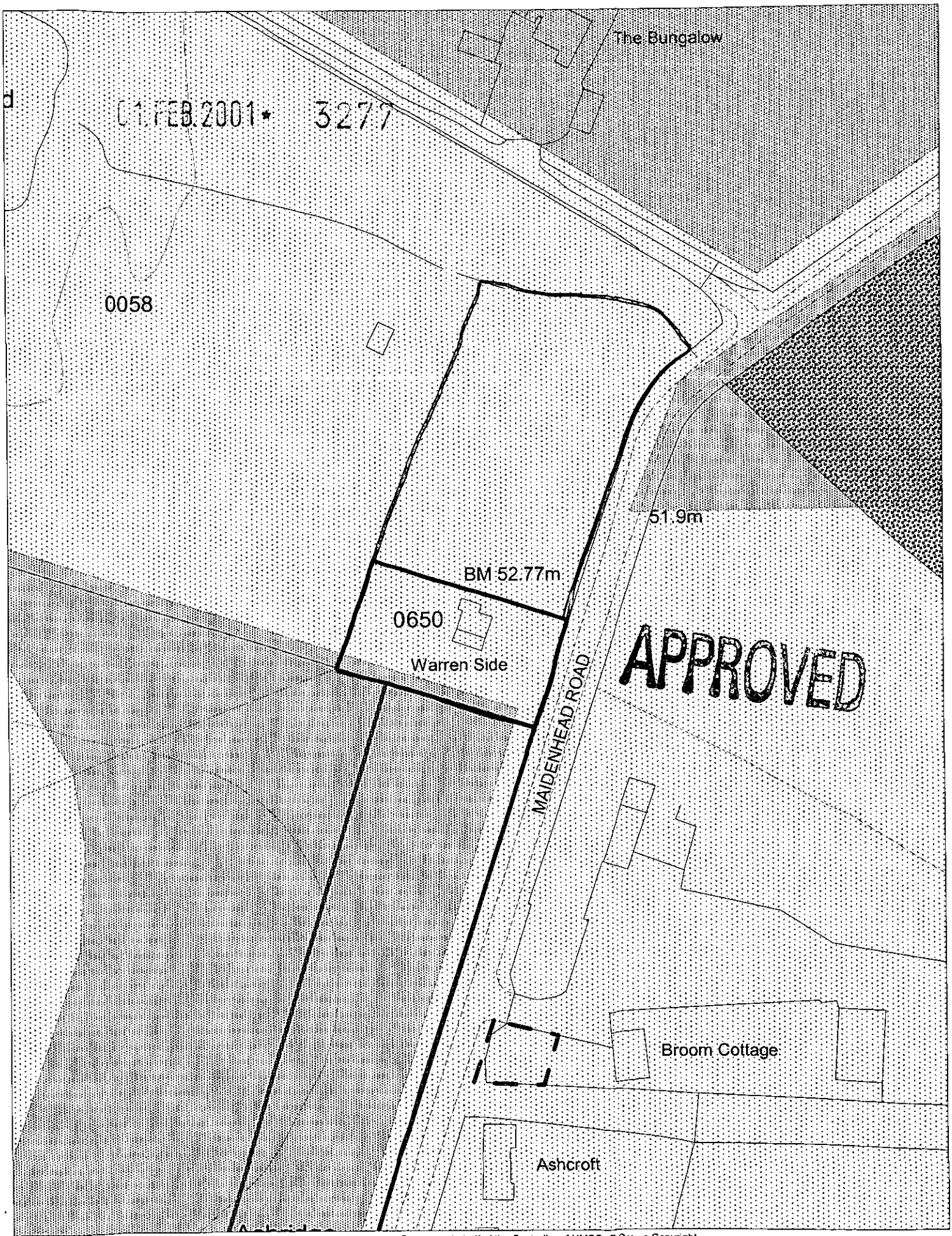

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Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001

Scale: 1 : 1250

N
W E
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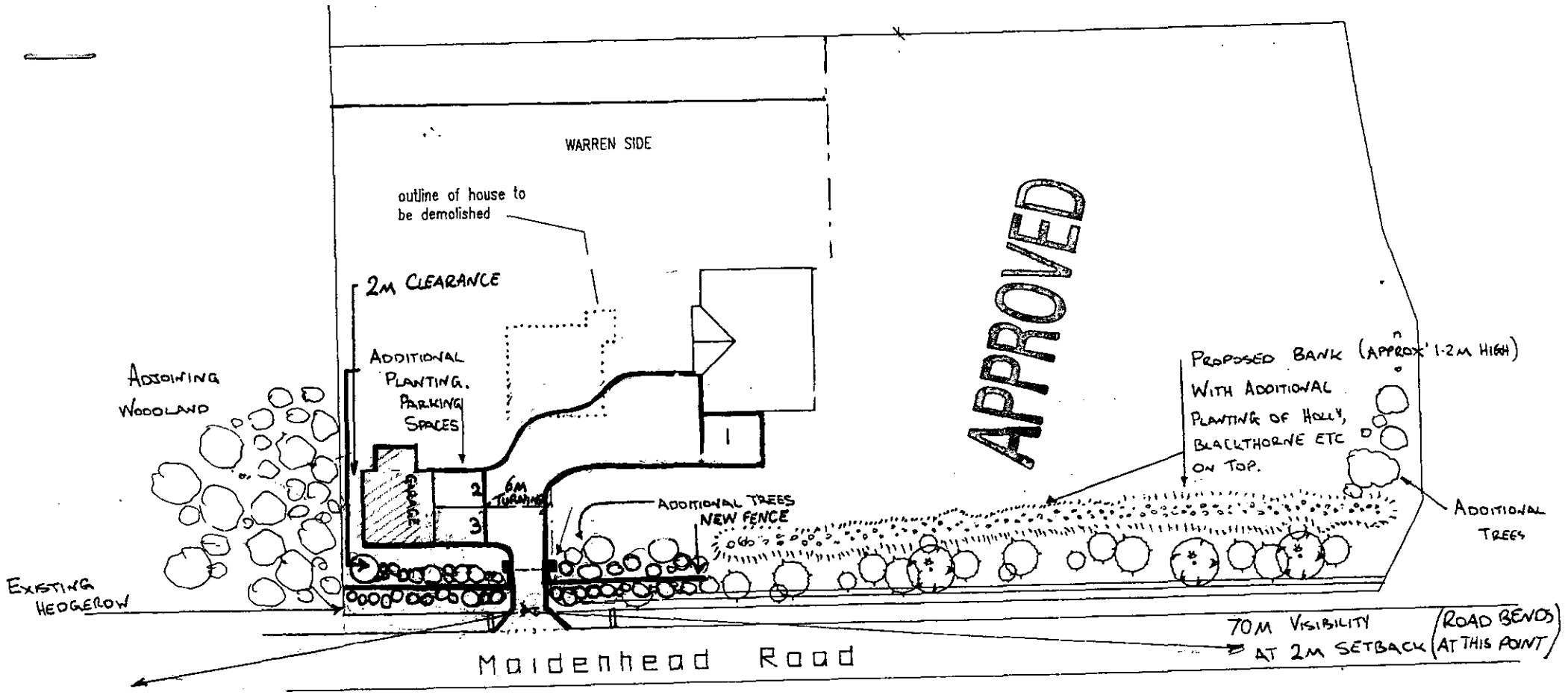
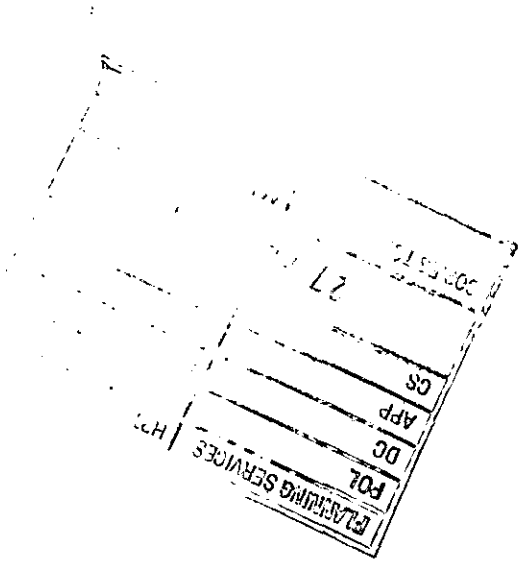


REVISED (27-2-01)
TO GIVE 2M CLEARANCE
BETWEEN PROPOSED GARAGE
AND ADJOINING WOODLAND

Block Plan 1:500

REVISED

YOUR REF - F/2000/0683


PLANNING SERVICES
POL
DC
APP
CS