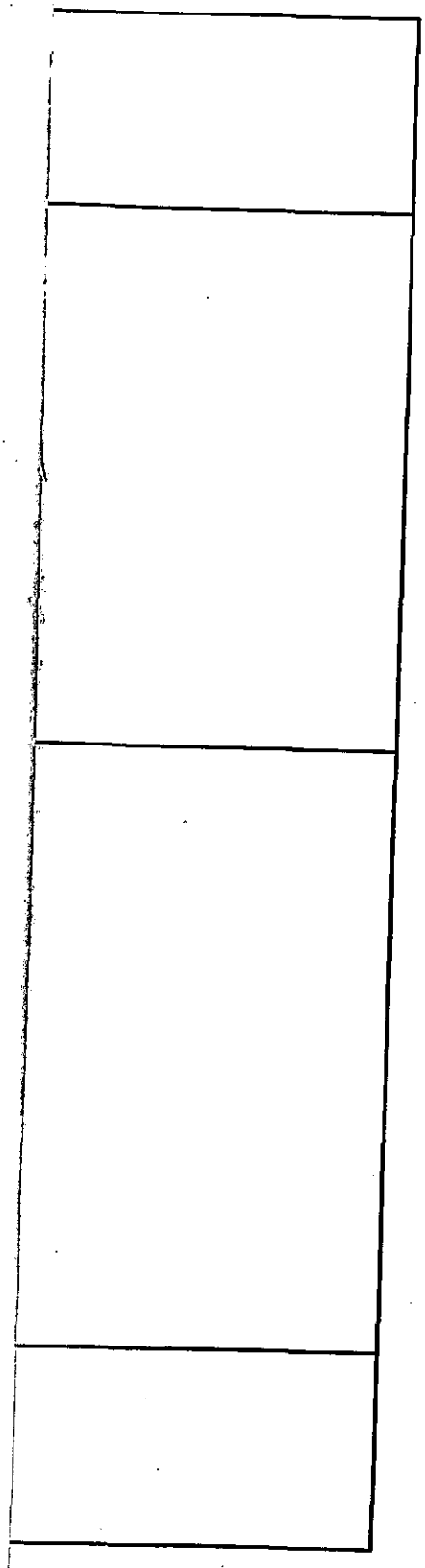


APPLICATION NO:
F/2001/3607

LOCATION:
Thames Reach Loddon Drive, Wargrave
Reading.

APPLICANT:
Mr D Elsbury C/O Brian Clayden And Associates

PROPOSAL:
Proposed erection of replacement summer house.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/05/2001

CASE OFFICER: **Martin Durkan**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

02

20

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Elsbury
C/O Brian Clayden and Associates
4 Grange Cottages
Broadcommon Road
HURST
Berkshire
RG10 ORD

Application Number: F/2001/3607

Parish: **WARGRAVE**

Location: **Thames Reach, Loddon Drive, Wargrave, Reading**

Proposal: **Proposed erection of replacement summer house.**

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. There shall be no raising of existing ground levels on the site.

Condition
4. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
5. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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 prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
4. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
5. To prevent pollution of groundwater.

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

Berkshire Structure Plan Policies LD3, C2, EN3 and EN10
Loddon Area Local Plan Policies LC19, LBE1, LBE2, LPS2, LPS3 and LRV1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4, WCC7 and WLL4

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

Contact Ian Doyle on 01276 454365 for further details.

John Mitchell
Development Control Manager
Date: 06/06/2001

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.

Applicationo	Name & Address
F/2001/3607	Anne Raby Arcadia Loddon Drive WARGRAVE RG10 8HH

APPROVED - NOTIFICATION ISSUED 20.6.2001

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3607

Applicant : Mr D Elsbury C/O Brian Clayden And Associates.

Location : Thames Reach, Loddon Drive, Wargrave, Reading.

Proposal : Proposed erection of replacement summer house.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/05/01

Date Registered : 20/03/2001

Earliest Date for Decision : 27/04/2001

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 15/05/2001. 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 :

1) WARGRAVE P.C. - OBJECT TO A SUBSTANTIAL INCREASE IN HEIGHT AND FOOTPRINT IN FLOODPLAIN.
2) LANDSCAPE ARCHITECT - NO OBJECTIONS
3) HIGHWAYS - NO OBJECTIONS
4) NEIGHBOURS - ONE OBJECTION : FAR FROM MAIN HOUSE, OPENNESS OF AREA SHOULD BE PRESERVED.
5) ENVIRONMENT AGENCY NO OBJECTIONS SUBJECT TO CONDITIONS

Planning Issues :

SITE DESIGNATION

LALP - RURAL AREA (LTV2)
RIVER VALLEY POLICIES AREA (LRV1)
AREA LIABLE TO FLOODING (LPS2, LPS3)

WDLP - COUNTRYSIDE (WCC1, WCC4, WCC7)
THAMES RIVER VALLEY (WLL4)
LAND LIABLE TO FLOODING (WIC16)

MAIN ISSUES

1. IMPACT ON THE COUNTRYSIDE AND THE RIVER SETTING.
2. FLOOD RISK

Application Number: F/2001/3607

Appraisal:

1. Impact on the character and amenity of the countryside and the river setting
The site comprises a substantial, single-storey dwelling with additional accommodation in the roofspace. On either side of the house are two detached garage blocks. To the east of the house is a garden shed resting on a raised platform, behind which is a smaller shed. The proposal is to demolish the larger shed and replace it with a summer house in the same location.

The new summer house would not be significantly larger than the existing shed:

	Footprint	**Height**
Existing Shed	9.35 sq m	3.75m
Proposed Summer House	16.45 sq m	4.1m

The proposed structure would be located fairly close to the main entrance to the site and it would be visible from Loddon Drive. However, the main road turns to the east at this point and the building would only be visible from the spur road that serves the cluster of dwellings at the north end of Loddon Drive. In any case, the summer house is modest in size and it has the character and appearance of a domestic outbuilding. It is therefore not considered that it would have any harmful impact on the character or amenity of the countryside.

The building would not be seen from either the River Thames to the north or from the River Loddon to the east and there would therefore be no adverse impact on the setting or amenity of these rivers.

2. Flood Risk
Due to the limited scale of the proposal, the Environment Agency has no objections on flood risk grounds.

3. Conclusion
The are no planning objections to the proposal and, consequently, it is recommended that permission should be granted.

Recommendation: Approval ✓ ~~Refusal~~

Application Number F/2001/3607

Conditions/Reasons

No	Std Con	Std Reas
1	C001	R001
2	C012	R012

3. CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

4. CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

5. CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

LODDON AREA LOCAL PLAN POLICIES: LC19, LBE1, LBE2, LPS2, LPS3 and LRV1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC4, WCC7 and WLL4

BERKSHIRE STRUCTURE PLAN POLICIES: LD3, C2, EN3 and EN10

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

RECOMMENDATION AND CONDITIONS AGREED.....
(Development Control Manager)

Date.....6/6/07.....

RECORD OF SITE VISIT

SITE ADDRESS: Thames Reach
Loddon Drive Wargrave Reading.

APPLICATION NUMBER: F/2001/3607

OFFICER: Martin Durkan

DATE OF SITE VISIT: 10/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
OPEN LAND TO SOUTH. RIVER THAMES TO NORTH. DETACHED DWELLINGS TO EAST

3. DESCRIPTION OF SITE/BUILDING
SINGLE-STOREY DWELLING WITH ROOF DORMERS. TWO DETACHED GARAGE BLOCKS EITHER SIDE. TWO GARDEN SHEDS TO EAST.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO IMMEDIATELY ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES ALONG BOUNDARIES.

ACCESS/PARKING TWO ENTRANCES AND EXISTING GARAGES.

LEVELS

BOUNDARY TREATMENT TREES, HEDGES ALONG BOUNDARY

OTHERS

Our ref: SP\2001\003517\001
Your ref: F/2001/3607
Date: 24th May 2001

ENVIRONMENT AGENCY

FAO: Martin Durkan
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 43726
POL	TLS
DC MD	ENF
APP	
CS	
25 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir

PROPOSAL: Replacement Summer House
LOCATION: Thames Reach, Loddon Drive, Wargrove, Reading

Thank you for your letter dated 03 April 2001, which was received on 06 April 2001. You are asked to quote the following reference in any correspondence: **SU77NE/18/17**. I apologise for the delay in replying, and trust that the Environment Agency's comments, as set out below, will still be taken into consideration.

Land Drainage

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 34.94m metres above Ordnance Datum (Newlyn).
The site is, therefore, within an area where new development is to be strictly controlled.

In this case, providing the footprint of the existing timber raised deck remains unchanged, then the Environment Agency has no objections on flooding grounds.

However, if your council are minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions

Planning Conditions

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

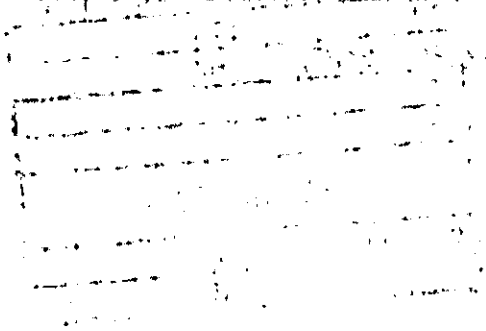
CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301



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

Advice To Local Planning Authority

Waste

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

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Conservation

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

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M Rose

Matt Rose
Development Planning Team

CC; Brian Clayden and Associates, 4 Grange Cottages, Broadcommon Road, Hurst, Berkshire, RG10 0RD

Nicola Lake

From: Clerk - Wargrave Parish Council [clerk@wargrave.org.uk]
Sent: 19 April 2001 15:45
To: John R Mitchell
Cc: Nicola Lake
Subject: Planning Applications

John

Please find attached the Parish Council's representations regarding several planning applications, hard copies of the consultation sheets will be forwarded to you on Monday.

F/2001/3636 - The Old Boathouse, Wargrave Road.
Object.
Documentation from the previous owner indicates that this application is not a like for like replacement. It would appear that the proposal is larger than the original by approximately 100%. It is also still not clear as to whether the proposal includes a second floor.
It is also understood that the mooring rights are in question.

F/2001/3611 - 103 High Street, Wargrave.
No objection.
The Parish Council requests a condition of "materials to match".

F/2001/3607 - Thames Reach, Loddon Drive. MD
Object to a substaintial increase in the height and footprint in the floodplain.
The Parish Council requests that any planning gain to include a condition of "ancillary to the main dwelling".

F/2001/3582 - Barn Acre, Loddon Drive
No objection

Please Note: The office will be closed until Monday 23rd April, therefore if you have any enquiries relating to the above please contact Councillor Mrs Hodgson (Chair of Planning & Highways Committee) on 0118 9406048.

Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ clerk@wargrave.org.uk
Tel/Fax ~ 01628 788354

The information transmitted in this E-mail is intended only for the person or
entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of, any action in reliance upon, this information by persons
or entities other than the intended recipient is prohibited.

Wargrave Parish Council cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer, and, as such, is not liable for any damage that may be caused as a result.

If you received this in error, please contact the sender and delete the material from any computer.

PLANNING SERVICES	RPT
POL	TLS
DC MD	ENF
APP	
CS 065	
26 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Arcadia
Loddon Drive
Wargrave
RG10 8HH

Martin Durkan
Planning Services
Shute End
Wokingham
RG40 1WR

23 April 2001

Dear Sir

Re: Planning Application F/2001/3607

I write to comment on the proposed erection of a replacement summer house at Thames Reach, Loddon Drive. We have inspected the plans at Woodley Library and point out that the existing structure has never been a summer house. The wooden base is the remains of a wooden house erected over ten years ago, by Colin Harding, without planning permission. It was demolished after an appeal was rejected by an inspector and part of the platform was left. Later (about 1992), an owner of Thames Reach moved a small shed onto the platform.

Since then, it has been used as a store for tools and at one time as a henhouse, but never as a summer house. The proposed summer house seems quite substantial, and opens up a new area which was not approved for residential use, is far from the main house and nearer to Loddon Drive. I think the open aspect of this area should be preserved as far as possible and that this application should not be approved.

Yours faithfully

Anne Raby.

Anne Raby

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 03 April 2001

Application Number: F/2001/3607

Proposal: Proposed erection of replacement summer house.

Parish: WARGRAVE PARISH

Site Address:
Thames Reach, Loddon Drive, Wargrave, Reading.

Applicant:
Mr D Elsbury C/O Brian Clayden 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).

Signed: _____ **Print name:** Adam Coggins 11/4/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 2nd May 2001

Location:	Thames Reach, Loddon Drive, Wargrave
Proposal:	Proposed erection of replacement summer house
Application Number:	F/2001/3607

In response to your consultation dated 3rd April 2001 for the above application, the tree and landscape comments are as follows:

I have on objections to the above application being granted planning consent.

Although the proposed summer house will be somewhat larger than the existing structure the site is concealed from public view and I do not envisage that the new structure will give rise an appreciable increase in visual impact.

The site contains a number of existing trees along a boundary to the north of the proposed summer house but are sufficiently distant from the proposals not to be affected. A substantial amount of new planting in the form of new hedgerows and shrubbery's has recently been carried out within the existing gardens which will aid the assimilation of the new structure within the gardens.



ROBERT PETROW
Consultant Landscape Architect

See Part One Plans RP

To:
Neil Etherington
Senior Arboricultural Officer

From: Martin Durkan

11 APR 2001

Date: 03 April 2001

Application Number: F/2001/3607

Proposal: Proposed erection of replacement summer house..

Site Address:
Thames Reach, Loddon Drive, Wargrave, ~~Reading~~.

Applicant:
Mr D Elsbury C/O Brian Clayden And Associates.

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

Fine- protect adjacent trees
no additional visual impact.

FILE COPY

Application No.	**40941**	**Received** 27.05.93	**WARGRAVE**	**Listed by** Cllr Maidment

Applicant : MR & MRS M HAWKINS
Location : 'THAMES REACH', LODDON DRIVE, WARGRAVE
Proposal : DEMOLITION OF BURNT OUT BUNGALOW AND ERECTION OF REPLACEMENT 3 BEDROOM HOUSE

1. Planning History - Site is located to north-west of Loddon Drive/Bridgemans Bridge junction River Thames 130 metres to north-west. Within rural area and area liable to flood. Original single storey building extended with flat roofed extensions 1977 and 1979. Dwelling accepted as permanent in consideration of these applications. Application to replace with house 34043 refused 1989. Bungalow recently destroyed by fire.

2. Proposal - Replace burnt out bungalow with 3 bedroom chalet style house. White painted boarding, imitation slate roof.

3. Consultations -
   - Loddon Residents : No objection to replacement. Concern over size and height and fragile nature of surrounding roads (*in respect of construction traffic*).
   - NRA : No objections (conditions suggested).
   - Highway Authority : No objection.
   - Engineers : Informatives.

   Any further representations received will be reported at the meeting.

4. Appraisal - Main determining issues in this case are:-
   A. Impact on Rural Area (H7 Structure Plan, LC18 LALP).
   B. Impact on River Thames and Loddon (EN10 & 11 Structure Plan, LRV1 LALP).
   C. Implications for area liable to flood (LPS 2 & 3 LALP).

A.		Proposal	Existing
Footprint		144 sq m plus loggia 24 sq m	144 sq m
Floor Area	GF	144 sq m	144 sq m
	FF	100 sq m	N/A
Height		7 m	approx 5.1 m (max to central ridge)

   Site prominent from south. 100 metres from Loddon Drive. Good tree screening to west, east and from River Thames. "Colonial" style similar to others in area. Footprint confined to existing (excluding loggia). Floorspace addition gained by rooms in roof/height increase. Existing garage/outbuildings to remain. Recent History in area - Appeal at 'Silver Thaw' allowing approx. 80% increase (excluding verandah) 8.4 m high on side of Thames. Site can easily accommodate. Design/form sympathetic to rural area.

   B. Site well screened and good distance from both adjoining rivers. No adverse impact to character and setting. Appropriate to locality.

   C. Footprint will not be significantly increased from existing (new verandah area). NRA do not object.

5. Conclusion - Proposal will have no adverse impact on Rural Area, Rivers Thames and Loddon or land drainage.

6. Recommendation - GRANT consent subject to conditions including materials, landscaping details, removal of permitted development rights and NRA conditions as informative.

SE/SB
17.6.93

THAMES REACH

REPLACEMENT DWELLING

	Existing	Proposed		% increase
t	144m²	144m²		
		(loggia) 24m²		16%
GF	144m²	144m²		
FF	—	100m²		
loggia	—	24m²		
	144m²	268m²	with loggia	86%
		244m²	without loggia	69%
	5.1m	7m		37%

Silver Tassie

Existing	= 118m²	= 100%	
increase	= 70m²	= 59%	on [illegible]
+ plus void	25m²	80%	"
+ verandah	25m²	122%	"
Height on	3m		
prop	8.4m	280%	

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To [redacted] & MRS M HAWKINS
C/O IAN FRASER ASSOCIATES
THE STUDIO 33 WEST STRET
MARLOW
BUCKS SL7 2LS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS, RG11 1BN

pplication No.40941 (F)

roposal:
EMOLISH BURNT OUT BUNGALOW AND ERECT REPLACEMENT 4
EDROOM HOUSE
AMES REACH LODDON DRIVE WARGRAVE

he Wokingham District Council in pursuance of their powers under the above
:ts hereby GRANT Planning Permission for the carrying out of the above
evelopment in accordance with the application and the accompanying plans
ubmitted by you to the Council subject to compliance with the following
onditions the reasons for which are specified thereunder.

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.(14)

REASON To ensure that the development will be of satisfactory appearance.(9R)

This permission is in respect of the application as amended by the revised drawing No.5095/1 B received on 27th May 1993 with the Agent's letter dated 21st May 1993.

REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

All the existing trees on and adjoining the application site shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled,

continued/-

Application 40961 continued

destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may first be approved by the District Planning Authority.(578G)

04 REASON To ensure the satisfactory retention of existing trees and in the interests of visual amenity.(190R)

05 The development hereby permitted shall be landscaped and planted. Further details of the landscaping, in respect of the boundaries of the site, shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.

05 The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment. (201)

05 All planting comprised in the approved details of landscaping shall be carried out in the first planting season 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(579G)

05 REASON In the interests of visual amenity.(13R)

06 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order),no development as defined within Part I of Schedule 2 of that Order shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(100)

06 REASON To prevent an inappropriate development of the site and to help safeguard the character and amenities of the area.

07 There shall be no raising of existing ground levels on the site.

07 REASON To prevent the increase risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

08 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse hereby approved. (583G)

08 REASON In the interests of visual amenity.(13R)

INFORMATIVE:-

/continued

Application 40941 continued

A copy of the NRA observations are attached to this decision notice for your information. (584G)

Date 05 JUL 1993

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

23rd June 1993

NRA

National Rivers Authority
Thames Region

Fax Number (0734) 535901

Central Support,
Wokingham District Council,
Planning Department,
P.O. Box No: 157, Council Offices,
Shute End, Wokingham,
Berkshire, RG11 1WR

Your Reference : 40941/SE
Our Reference : SUT7NB/18/7/MT/DA.
Please Reply to : Mr. M. Townsend
Direct Telephone : 535790

PLANNING DEPT
COUNCIL OFFICES
24 JUN 1993
ACKNOWLEDGED
FILE NO

Dear Sir,

PROPOSED : DEMOLISH BUNGALOW AND ERECT REPLACEMENT 4 BED HOUSE
LOCATION : THAMES REACH, LODDON DRIVE, WARGRAVE
APPLICANT : MR. AND MRS. M. HAWKINS

Thank you for your letter dated 4th June 1993 with revised plan. We have circulated the above to various departments within the National Rivers Authority and now have the following comments to make:-

This Authority has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:-

CONDITION : There shall be no raising of existing ground levels on the site.

REASON : To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION : No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as shown on maps held by the National Rivers Authority.

REASON : To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Informatives

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

Under the terms of the Water Resources Act, 1991 and the Land Drainage Act, 1981, the prior written consent of the National Rivers Authority, Thames Region is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames or tributary.

Advice to Planning Authority

This site is within the 1947 flood plain of the River Thames.

-2-
Central Support,
Wokingham District Council.

23rd June 1993

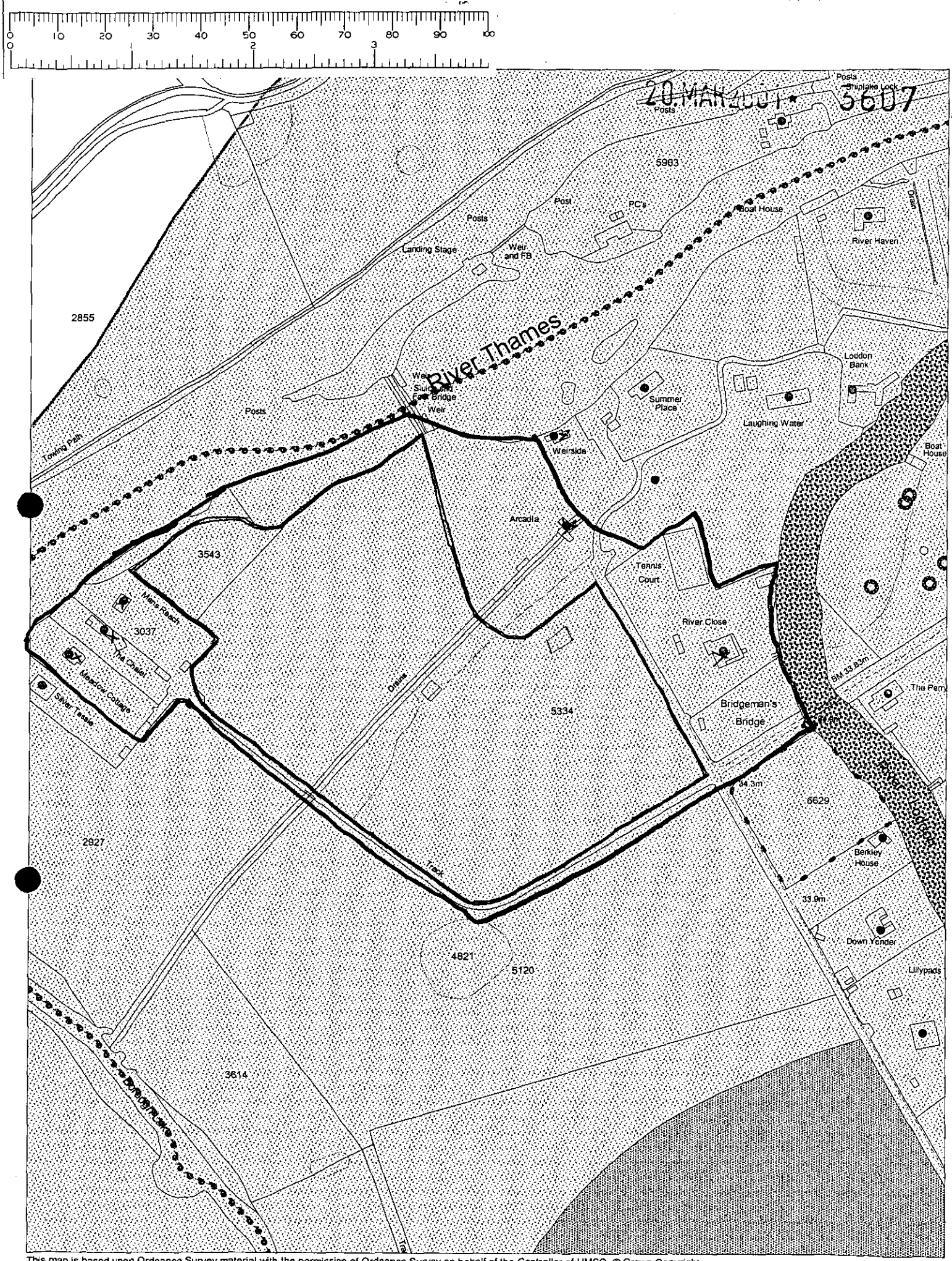
NRA

It is estimated that the flood water level at the site at that time was 34.9 metres above O.D. (Newlyn).

The site is, therefore, within an area where new development is to be strictly controlled. In this case, the ground covered areas of existing and proposed buildings are shown on the drawings as being equivalent, I would therefore have no object on flooding grounds.

Yours faithfully

for Technical Planning Manager



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

21 March 2001

Scale: 1 : 2500

N W E S

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

Tel: (0118) 974 6446

Date: **03 April 2001**

My ref: F/2001/3607

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/2001/3607
Thames Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement summer house.

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 **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3607**
Thames Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement summer house.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6446

Date: **03 April 2001**

My ref: F/2001/3607

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/2001/3607
Thames Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement summer house.

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 **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3607**
Thames Reach, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement summer house.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

Received by Wokingham District Council

Application No: F/2001/3607

Proposal:
Proposed erection of replacement summer house.

Location:
Thames Reach, Loddon Drive, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. 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

03 April 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3607
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

MD.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3607 relates.

Address of site THAMES REACH,

LONDON DRIVE, WARGRAVE,

Signed

Date 6/4/2001

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

10 APR

Business reply service
License no. RG147

1

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2001
Officer: MD	Application No. F/2001/3607

Map No. 2D Site 3.60
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(P.) PROPOSED ERECTION OF REPLACEMENT SUMMER-HOUSE

Location: THAMES REACH LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave
3.4.01 D

Applicant: MR D ELSBURY

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 : 3.4.01 B 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 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : [illegible]
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ : flood plain

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

HERITAGE BODIES

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

OTHERS: - Rural Area -
River Thames Society ✓
No Pre-apps

NEIGHBOURS:

site notice & see map for neighbour notices

Recd 11.45AM 19.3.01

Brian Clayden & Associates

Architectural Consultants and Engineers

20.MAR2001* 3607

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

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

16th. March 2001.

Dear Sir,

Proposed replacement summer-house at Thames reach, Loddon Drive, Wargrave.

Please find enclosed planning application and fee of £ 95.00 for the above replacement Summer-house. The proposal is to replace the existing summer-house with a more sympathetic building to the surroundings constructed on the footprint of the existing raised decking and built with cedar boarded walls and grey slate roof.

If you require any further information or would like to discuss the application please do not hesitate to contact me.

Yours faithfully

Brian Clayden.

1/ ADDRESS THAMES REACH ~~WILLOWTREE~~ LODDON DRIVE PARISH WARGRAVE ~~SONNING~~

PLOT No. ORD. SHEET No. SU 7778 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/103/60	Mr. M. Harding	new drainage	12.4.60	APP PD
0/252/62	" "	5 existing dwellings	24.7.63	N/A
0/283/64	" "	O/line 5 hses to replace	1.12.64	N/A RE
BR. 6400	Mr. G. Chapman	garage + S/SV. ext.	6.5.77	APP. N/
06330	" "	" "	12.5.77	N/A. C/
BR 11909	"	PART DEM. + REBUILDING + EXTENDING	24.9.79	APP N/A
11749	Mr G V Chapman	Demo. of sunroom balcony erection ext to form enlarged bedroom study lounge + new garage	25.10.79	N/A C/A
15918 34043	MR. C. HARDING MR & MRS A. HAWKINS	ROS DEV. HOUSE ON SITE OF BUNGALOW	30.8.84	RE
40941	"	" " " BURNTOUT	5.7.93	C/
FP93/1957	"	" BUNGALOW	9.11.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

98/68269 Mr. D. Elsbury Replacement 3 car garage 10/11/98 C/

1933

2

ADDRESS THAMES REACH, LODDON DRIVE PARISH WARGRAVE 1.4.

PLOT No. ORD. SHEET No. SU 7778

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
98/68805/F	MR. D. ELSBURY	ERECTION OF TRIPLE GARAGE	08.03.99	C
99/69554/F	Mr D. Elsbury.	Lampposts + external lighting	23/6/99	R
FP98/8201	"	Triple Det. Garage	14.12.98	APP
FP99/8606	Mr. D. Elsbury	"	1.4.99	APP
F/2000/1978	Mr. D. Elsbury	PROPOSED ERECTION COVERED WALKWAY BETWEEN HOUSE/GARAGE		
		ERECTION OF POND PUMP + FILTER HOUSE (RETROSPECTIVE)	7.09.00	A

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:
20.MAR2001 * 3607

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	MR. D.C. ELSBURY, THAMES REACH, LODDON DRIVE, WARGRAVE, BERKSHIRE. RG10 8HH
2	Agent's Name Address and postcode Phone number	BRIAN CLAYDEN & ASSOCIATES, 4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE.RG10 ORD 0118 9343157
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.	THAMES REACH, LODDON DRIVE, WARGRAVE, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED REPLACEMENT SUMMERHOUSE
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 ☑ NONE TO BE FELLED No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CEDAR BOARDED WALLS AND GREY SLATE ROOF TO MATCH 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.

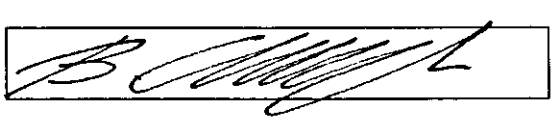
Certificate B

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: 

on behalf of MR. D.C. ELSBURY

Date 16-03-2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3607**
CASE OFFICER: **Martin Durkan**
SECTION 106 AGREEMENT Yes ☐ No ☐

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