EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0627

LOCATION:
Shelleys Tag Lane, Hare Hatch Reading.

APPLICANT:
Mr Mrs McClure Fisher C/O Halson Mackley Partnership

PROPOSAL:
Proposed formation of vehicular access drive and turnspace

EARLIEST DATE FOR DECISION:

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Nicola Lake**

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 25 Feb 2000
My ref: NL/Wargrave/PD
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

Halson Mackley partnership
36 Queens Road
Reading
Berkshire
RG1 4AU

Dear Sir,

PROPOSED CREATION OF AN ADDITIONAL ACCESS ONTO TAG LANE FROM SHELLEYS, TAG LANE, WARGRAVE.

Thank you for your planning application, which we received on the 18 Feb 2000, regarding the above stated development.

However, the proposed development as outlined in your application would be permitted development under Schedule 2, Part 2, Class B of the Town & Country Planning (General Permitted Development) Order 1995. Therefore, you will not require planning permission, prior to carrying out the works as outlined in your application.

It is important to note however, that you still require the Highway Authority's permission to cross onto an adopted road. The person you need to contact is Janet Cook, whose direct line number is (0118) 974 6327.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

0627

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 24 Feb 2000
My ref: NL/Wargrave/PD
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 & Mrs D A McClure-Fisher
Shelleys
Tag Lane
Hare Hatch
Wargrave
Berkshire
RG10 9ST

Dear Mr & Mr McClure-Fisher,

PROPSOED CREATION OF AN ADDITIONAL ACCESS ONTO TAG LANE FROM SHELLEYS, TAG LANE, WARGRAVE.

Thank you for your planning application, which we received on the 18 Feb 2000, regarding the above stated development.

However, the proposed development as outlined in your application would be permitted development under Schedule 2, Part 2, Class B of the Town & Country Planning (General Permitted Development) Order 1995. Therefore, you will not require planning permission, prior to carrying out the works as outlined in your application.

It is important to note however, that you still require the Highway Authority's permission to cross onto an adopted road. The person you need to contact is Janet Cook, whose direct line number is (0118) 974 6327.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

ADDRESS SHELLEYS TA[illegible] LANE

PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU. 8078

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39402	D. McCLURG-FISHER	INT. ALTS. TO FORM GRANNY ANNEXE WITH NEW BAY WINDOW / FLAT ROOFS TO PITCHED	15.6.92	C/A
FP/92/0367	"	"	1.7.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18.FEB.2000* 0627

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 22 Site 1.00
Officer: NL / Application No. F/2000/0627	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FORMATION OF VEHICULAR ACCESS DRIVE & TURNSPACE

Location: SHELLEYS TAG LANE

Parish: WARGRAVE Ward: Wargrave.

Applicant: MR / MRS McCLURE FISHER

Fee Received 95-00 (6) Required ..... Additional ..... Refund ..... fee returned 25/2/00

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	Is it highway land? or private?		
5	Elevation plans	Details of dropped kerb?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. 1

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	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:

1) Taj Mahal Bungalow

Taj Mahal

2) Kapta Magna

Taj Mahal

ADDRESS SHELLEYS TAG LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39402	O. MCCLURE-ASHLEY	INT. ALTS. TO FORM GRANNY ANNEXE WITH NEW BAY WINDOW / FLAT ROOFS TO DITCHED	15.6.92	CAB
FP/92/0367	"	"	1.7.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18.FEB.2000* 0627

Our Ref: KH/SAW/1611

HALSON MACKLEY PARTNERSHIP

Chartered Architect

36 Queens Road
Reading RG1 4AU

Tel: 0118 958 1555
Fax: 0118 939 3028

17 February 2000

The District Planning Officer
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

18 FEB 2000* 0627

Dear Sirs

Re: Proposed vehicular access, drive and turnspace
At: "Shelleys", Tag Lane, Hare Hatch
for: Mr & Mrs D.A. McClure Fisher

We enclose the following application under the Town & Country Planning Acts:-

6 copies of Application Form Part 1
6 copies of Drawing No. 99:1611:A3:1 Location : Site Plans
Certificate A
Planning Application Fee: £95.00.

Existing vehicular access is confined to the north east corner of the site, which also serves the a private motor vehicle garage.

By reference to the site layout you will note that this access is approx. 45m from the entrance to the house. A separate pedestrian access exists but this is also in excess of 30m from Tag Lane and the use involves parking on the public highway.

Both these distances are excessive and particularly inconvenient in inclement weather and for instance unloading shopping, hence the enclosed application which if permitted would provide an acceptable vehicular and pedestrian access to the property.

Should there be any matters requiring further detail or clarification please do not hesitate to advise.

Yours faithfully

KEITH HALSON
HALSON MACKLEY PARTNERSHIP

Encs: As listed above

c.c. Mr & Mrs D.A. McClure Fisher [& enclosures]

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P 0 Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

18.FEB.2000* 0627

1.	APPLICANT'S NAME	**Mr & Mrs D A McClure-Fisher**
	ADDRESS	**Shelleys Tag Lane**
		Hare Hatch Berkshire
	POST CODE	**RG10 9ST** PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	**Halson Mackley Partnership**
	ADDRESS	**36 Queens Road**
		Reading Berkshire
	POST CODE	**RG1 4AU** PHONE **0118 958 1555**
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant s ownership or control in BLUE	SITE LOCATION	**Shelleys Tag Lane** **Hare Hatch Berkshire**
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		**Vehicular access, drive and turnspace**
5. Give the area in hectares or part of a hectare	AREA OF SITE	**0.96**
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	**Owner**
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	**99 : 1611 : A3 : 1**

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS') Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. It the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which If any, are to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.

Applied gravel finish to tarmacadam

15. HOW WILL THE SITE BE ENCLOSED? Say whether wells, fences or hedges, and give height, colour and materials. It the site Is divided into plots, say how each is to be enclosed.

Existing hedgerow altered and extended

16. HOW WILL SURFACE WATER BE DISPOSED OF?

not applicable

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details **not applicable**

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS *EXISTING*
AS PROPOSED
Give details of pedestrian and vehicular access

separate pedestrian and vehicular.
1.2 m pedestrian : 8 m vehicular to remain.
proposed 3 m wide private vehicular drive and turnspace.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

not applicable

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO If YES complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

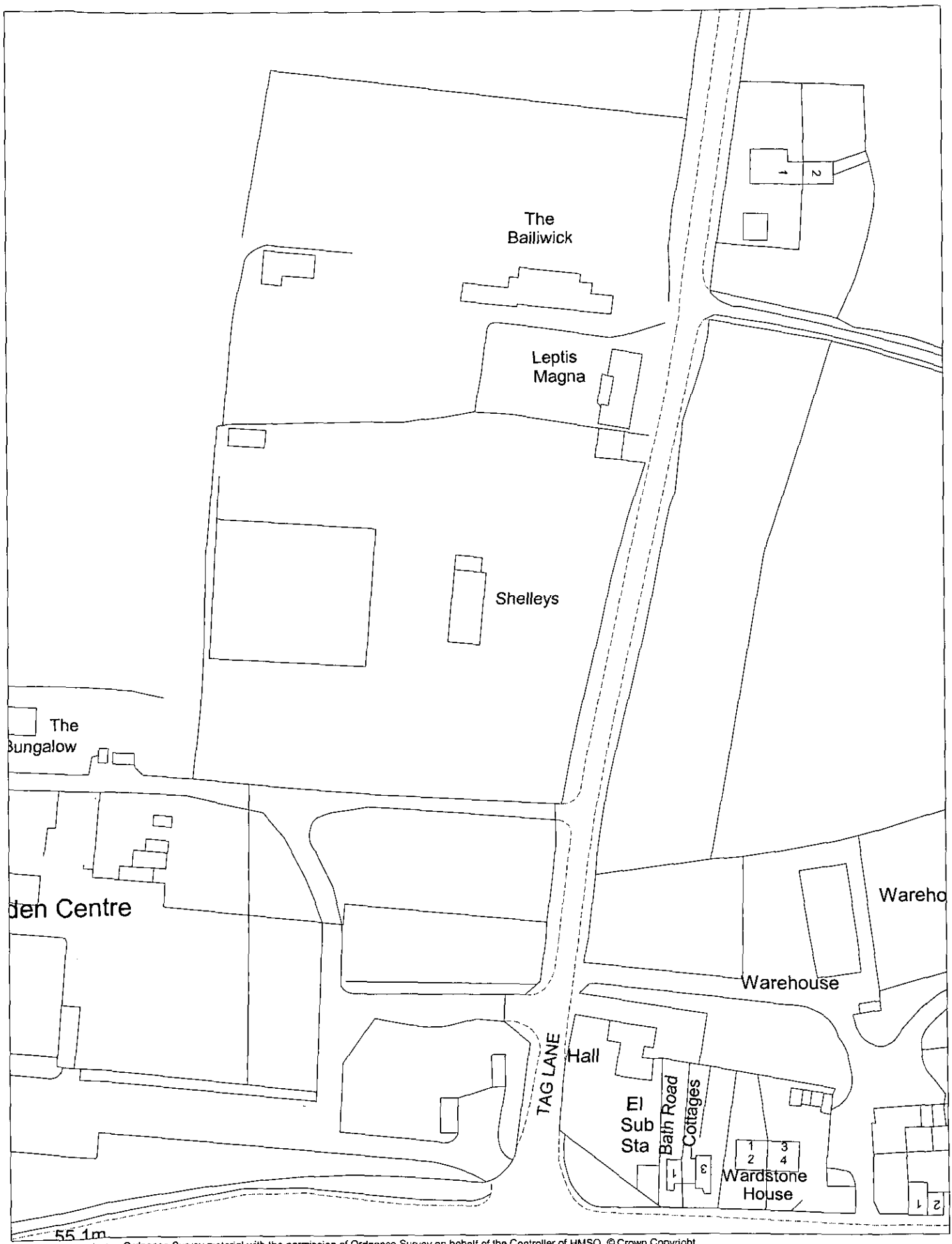
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee Is payable, say why

£ 95-00

I hereby apply for permission in respect of the particulars described above and In the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result In enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Halson Mackley Partn'p ON BEHALF OF **The Applicant** DATE **17 February 2000**

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

Scale: 1 : 1250

2000* 0627