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APPLICATION NO:
**F/2001/3411**

LOCATION:
**Lodona Loddon Drive, Wargrave Reading.**

APPLICANT:
**Mr C Hicks C/O Coded Ltd**

PROPOSAL:
**Proposed erection of detached dwelling and garage plus demolition of existing dwelling.**

EARLIEST DATE FOR DECISION: **24/03/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**19/04/2001**

CASE OFFICER: **Martin Durkan**

APPROVED

(MD)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr C Hicks**
**C/O Coded Ltd**
**15 Wolset Mews**
**LONDON**
**NW5 2DX**

**Application Number: F/2001/3411**

**Parish:** **WARGRAVE**

**Location:** ***Lodona, Loddon Drive, Wargrave, Reading***

**Proposal:** **Proposed erection of detached dwelling and garage plus demolition of existing dwelling.**

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. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

**Condition**
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
6. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

**Condition**
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

**Condition**
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

**Condition**
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

**Condition**
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include hard and soft landscaping and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

**Condition**
11. 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**
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

**Condition**
13. The development shall not commence until details of external lighting have been submitted to and approved by the Local Planning Authority.

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

**Condition**
15. 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**
16. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

**Condition**
17. The garage shall be constructed with the flood slab finished at existing ground level, and any arisings from excavation removed from the floodplain; and with two apertures in each of the three walls a minimum of one metre wide and extending from ground level up to the flood water level to allow free entry and egress of flood water; and with 150mm gaps left under the main garage doors for the same purpose.

**Condition**
18. A Buffer Zone 8 metres wide alongside the Addlestone Bourne shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

**Condition**
19. 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.

**Condition**
20. The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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

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

**Reason**
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

**Reason**
6. In the interests of highway safety and convenience.

**Reason**
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

**Reason**
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

**Reason**
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

**Reason**
10. In the interests of visual amenity.

**Reason**
11. In the interests of visual amenity.

**Reason**
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

**Reason**
13. To safeguard the amenities of neighbouring properties and the locality.

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

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

**Reason**
16. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

**Reason**
18. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

**Reason**
19. To prevent pollution of groundwater.

**Reason**
20. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side habitats.

**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, EN10
Loddon Area Local Plan Policies LTV2, LC18, LBE1, LBE2, LBE8, LPS3, LRV1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4, WIC16, WLL4

**Informative**
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
*Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
*Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Addlestone Bourne main river.
*Contact Ian Doyle on 01276 454365 for further details.*

**Informative**
3. If the dwelling uses a private water supply, rather than being connected to the mains supply, it will need to be registered with the Local Authority under the requirements of the Private Water Supplies Regulations 1991 and will need to comply with the standards contained in these Regulations prior to becoming operational. The applicant is advised to contact Suzanne McLaughlin on 0118 9746355 for further information.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.**

**Received by Wokingham District Council**

# Application No: F/2001/3411

**Proposal:**
Proposed erection of detached dwelling and garage plus demolition of existing dwelling.

**Location:**
Lodona, 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.**

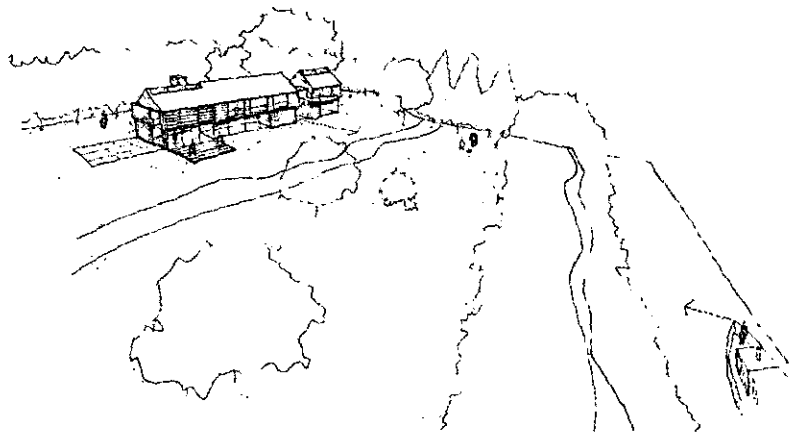
**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. Written comments submitted will become available for public inspection.**

**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**

**28 February 2001**

22.FEB.2001* 3411



*Redevelopment of Private House*

*Lodona, Loddon Drive, Wargrave*

*Design Statement*

*February 2001*

1.0 Introduction

2.0 Site and Surrounding Area

3.0 Existing Building

4.0 Proposals:

4.1 Site Planning Concept
4.2 Form and Massing
4.3 Materials
4.4 Structure

5.0 Planning Statement

6.0 Landscape Strategy

7.0 Material Specification

8.0 Schedule of Areas

9.0 Drawing Schedule



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This report does not from part of the detailed planning application. It is submitted as supplemental information and is to be read in conjunction with the drawings listed in the Section 9.0.

The proposal submitted for Detailed Planning Approval is to demolish the existing house at Lodona, Loddon Drive, Wargrave and to replace this with a sensitively designed contemporary house that responds to, and integrates with, this wonderful riverside site.

Our initial proposals have been refined in response to a thorough understanding of the site that has been gained during the course of the design development period since August 2000. Our proposals have benefited from a series of pre-application meetings and discussions with both Wokingham District Council Planning Department and the Environment Agency.



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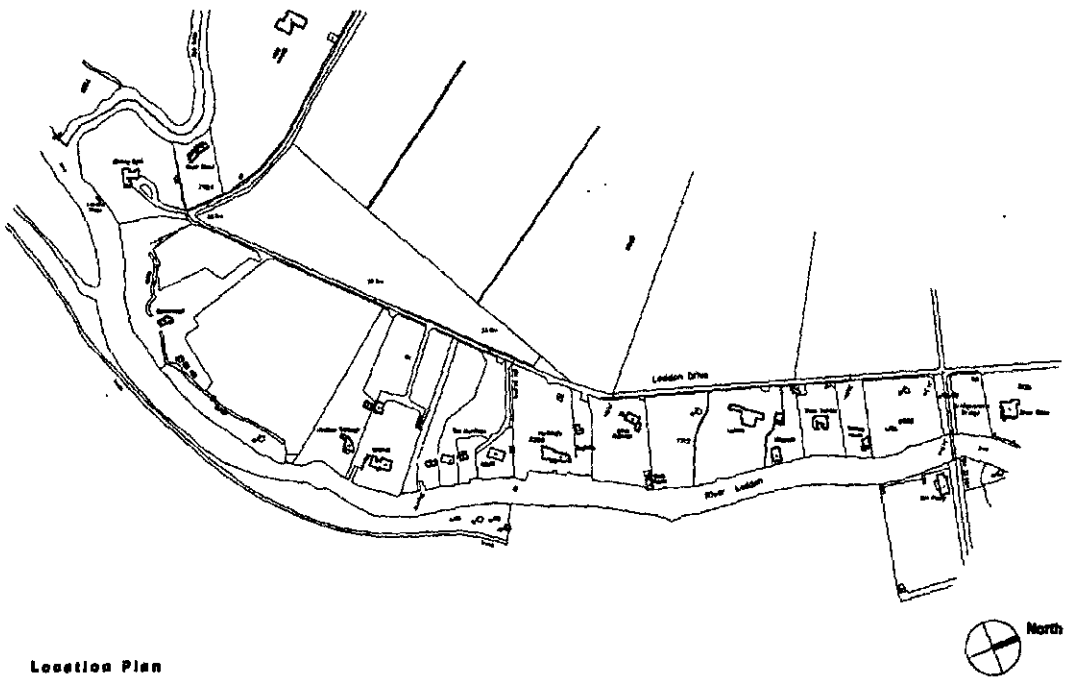


Location Plan

The site is located on the banks of the River Loddon to the south east of Wargrave, accessed via Loddon Drive, a private lane running between Wargrave railway station and the A4. The site lies within both the Thames Floodplain and an Area of Designated Countryside.

The context of Loddon Drive presents a varied mixture of private houses, weekend houses, and boathouses. There is no discernible consistent pattern to the development along Loddon Drive. The context of the existing development contains properties of many architectural styles, which are of variable quality and which display a wide palette of materials. The existing properties do not conform to any consistency of alignment either to the river or to Loddon Drive, the context of each development tending to be contained within the boundaries of the individual site.

Lodona occupies a site of approximately 0.5ha. The existing building sits to the rear of the site, set back from the river and the seasonal floodplain. Mature trees on all sides define the site boundaries, and there are a number of mature trees within the site. The river aspect is to the east of the site and the existing house has been aligned on a south-west, north-east axis to take advantage of the river views whilst attempting to capture some of the southern aspect. The existing building is positioned centrally across the width of the site and is raised on a brick patio plinth to defend against flooding.



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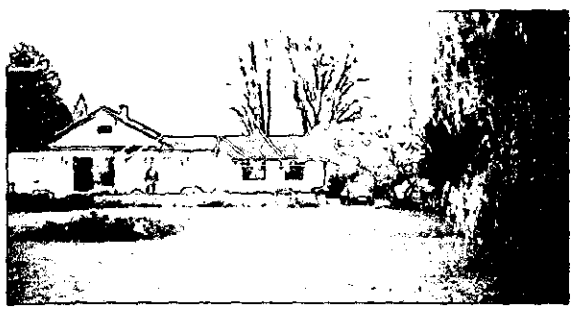
*View from the river along the Southern site boundary.*



*View from the river along the centre axis of the site.*



*View from the river along the Northern site boundary.*

The eastern site boundary is delineated by the River Loddon, which is lined by mature deciduous trees. The canopy height of these trees allows clear views into the site from the river and consequently the site enjoys an open aspect to the east across the river.

The lower part of the southern boundary is defined by a deciduous hedge at an average height of 1.4m, which leads to a continuous row of conifers at the upper part of the boundary at an average height of 2.0m. There are therefore limited views available across this boundary.

The northern boundary is defined by a dense row of conifers at an average height of 8.0m. This forms a complete visual barrier across this boundary.

The line of the western boundary is delineated by Loddon Drive and is defined by a combination of thick hedgerow at an average height of 2.0m, and fencing. There are 2 very large Horse Chestnut trees that mark the existing entrance to the site. The hedgerow prevents any views into the site from Loddon Drive with the exception of the entrance opening. The position of the existing house and the alignment of the northern boundary do not allow any open views to the river from Loddon Drive at the entrance location.



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*View from south-east showing flat roofed glazed extensions to the main living space.*



*River Frontage*



*View from north-west.*



*View from south-west showing narrow plan annex extension.*

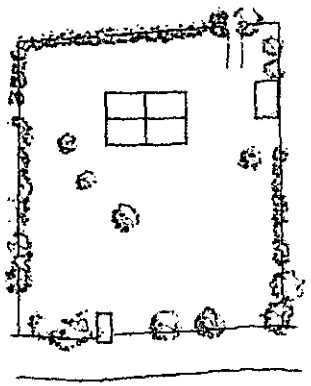
The existing house is of poor quality. It is thought that the main part of the house was built around 1950 and has been poorly and frequently extended resulting in the existing ad-hoc building form that neither responds to nor enhances its wonderful riverside setting. The flat roofed extensions to the east present a river frontage that is particularly unsatisfactory.

The plan layout of the existing house provides only the living room and dining area with an open river aspect. The bedrooms are arranged to the west and are accessed by means of a narrow internal corridor that has no natural light or ventilation. To the south of the main house is an annexe extension that does not integrate with the rest of the house. There is a small amount of first floor accommodation in the central part of the house.

The house is of white-washed masonry construction that is largely un-insulated. The nature of the construction, together with the design of the narrow plan extensions, results in very poor levels of energy efficiency.

The pitched roof is covered in concrete pan tiles and there is no use of traditional vernacular materials in any element of the house.

In consideration of the condition and quality of the existing house, proposals have been developed for its demolition and replacement with a new house designed to integrate with and enhance the riverside landscape and provide a high quality of accommodation and construction.



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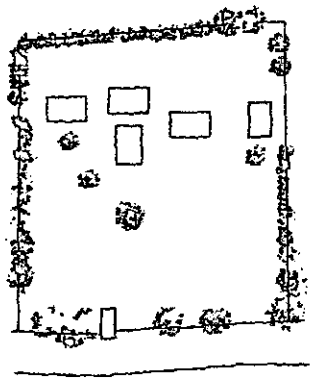

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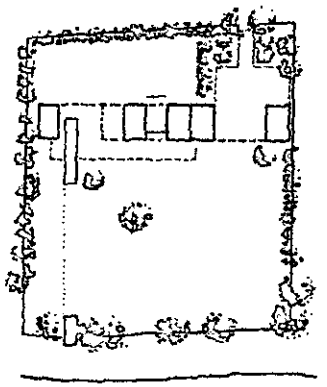

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*The Development of the Linear Pavilion Concept:-*

1 *Single Villa - the Traditional Country House*
2 *Scattered Pavilions - the Farmstead*
3 *Linear Pavilions and courtyards*

It is a fundamental concept of the design to achieve a site plan that integrates the built form with the immediate landscape and enhance the riverside environment.

This approach has led to the development of a plan form that divides the built accommodation into three elements, conceived as linked pavilions, that define a series of external spaces that articulate a transition from the built form to the open landscape.

This design approach is *Space Positive*, where the focus is the overall site rather than the building that sits on it and is opposite to the *Object Positive* concept of the traditional English country house that rarely translates well to a smaller site.



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The subdivision of the accommodation allows the overall bulk and massing of the built form to be reduced, offering a composition that is more sensitive to the open nature of the countryside. The three building elements of the proposal comprise the main house, the master retreat, and the garages.

The main house and the master retreat are linked in a linear form and are connected at both ground and first floor levels by a gallery. The linear horizontal form is articulated by the layering concept of the materiality, expressed by the lightweight timber and glass first floor above the more solid brick base of the ground floor. The continuity of the horizontal form is further enhanced by the shared consistent roofline. To the river frontage, the ground floor is set back from the line of the upper floor, reducing the scale of the building when viewed from the river.

These two principle elements are separated by a lightweight glazed link structure that offers a high degree of visual permeability, allowing veiled views of the river landscape beyond from the entrance court. The link structure has a flat roof set below the height of the main roof of the house and retreat, which provides a break in the roofline and allows for views through the site from the river.

The garage is positioned between the house and the lane, minimising the bulk of the overall built form when viewed from the river.

*"All over the chalk hills of Buckinghamshire and Berkshire, red bricks and red tiles predominate. It is a typical chalkland country of beech woods and yew trees, of dry valleys and smoothly contoured fields, through which the Thames cuts at Goring, bringing to the villages round Henley, Marlow and Maidenhead a riparian atmosphere that combines unexpectedly with that of the chalk hills behind.*

*The brickwork of this wealthy area is of high quality. Red, grey and blue bricks are used with a consistency and elegance scarcely matched elsewhere in England.*

*There is a type of vitrified silver-grey brick, much used in the eigtheenth century, which was made at Nettlebed and other places near Henley and Reading."*

*Houses in the Landscape - A Regional Study of Vernacular Building Styles in England and Wales*

*John and Jane Penoyre*

It is proposed to use three principle materials: hand made brick, timber, and slate.

These materials are representative of the Berkshire vernacular tradition and are proposed in order to enhance the integration of the built form within the wider context of the local landscape and to produce a contemporary architectural language appropriate to the countryside setting that avoids pastiche.

The specification of the bricks will be to closely match either the vitrified silver-grey bricks traditionally made near Henley, or the more rustic hand made red bricks also prevalent in the area. The sourcing of the bricks is still ongoing and the final specification is to be confirmed.

The upper floor of the main house and retreat is to be a combination of timber boarding and glazed panels. It is proposed that European Oak is used for the boarding. This will provide a richness of texture and warmth that will contrast sharply with the crisp, clean detailing of the glazed elements. European Oak has a long tradition of use in the south-east. Left unfinished, and allowed to weather, European Oak will mature to a natural silver grey in which state it will last for many centuries without maintenance. European Oak is available from sustainable sources throughout Europe and is an expanding resource within Britain.

The roof material is to be a smooth faced thin slate, which will accentuate the planar concept of the roof form. The detailing of the roof incorporates timber framed glazed ridge lights and concealed gutters.



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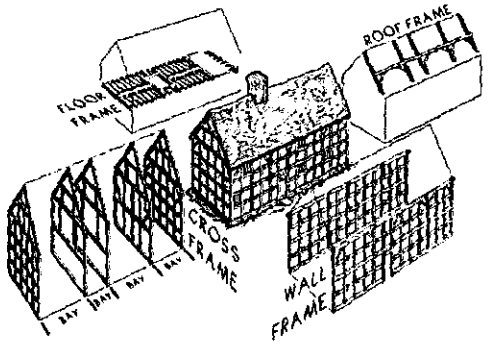
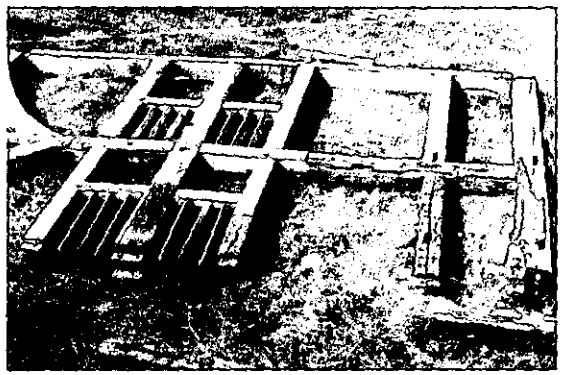



*Traditional System of Bays and Frames.*



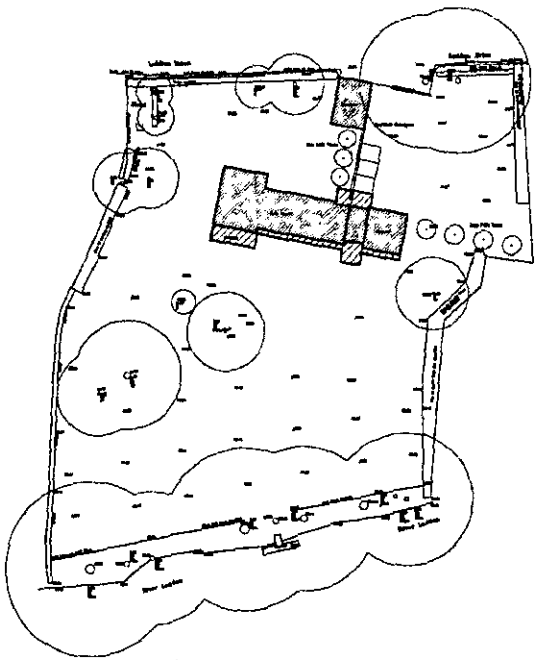
*Traditional wall frame laid out prior to erection.*

It is proposed that the structure of the house is a combination of load bearing masonry to the ground floor, with an expressed timber frame to the upper floor and roof. The tradition of timbered houses and boat-houses is a familiar feature of the Thames Valley landscape. The frame and bay system of the most traditional of timber framed structures lends itself well to the modern expression of the proposed linear plan form.

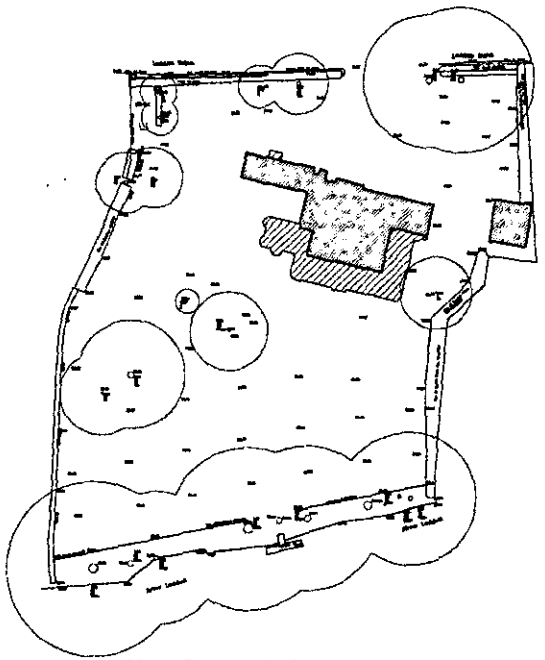
Together with the sensitive use of the external materials described in Section 4.3 above, this approach to the structure will provide a contemporary interpretation of the vernacular architecture of the region that will achieve the ambition of merging the house into its landscape.



*Contemporary expression of timber framed pavilion.*



Ground Floor Plan-Proposed
Ground Floor Footprint = 282sqm REDUCTION OF 15%
Terrace Footprint = 100 sqm REDUCTION OF 38%
Total Footprint = 323sqm O/A REDUCTION OF 25%



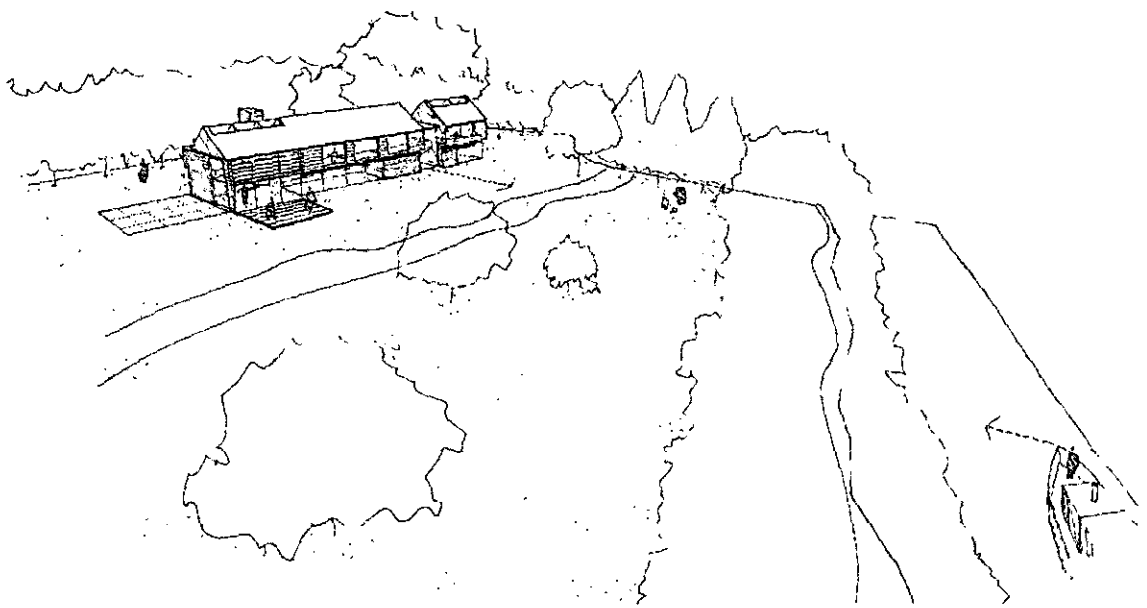
Ground Floor Plan-Existing
Ground Floor Footprint = 287sqm
Terrace Footprint = 162 sqm
Total Footprint = 429sqm

North

The site is located within an environmentally sensitive location being within the Thames Floodplain. In addition the site falls within an Area of Designated Countryside.

The proposal offers a significant reduction in the area of development within the floodplain. The total footprint area of the new development, including the garages, is 275sqm. This compares to an existing built footprint of 310sqm, a reduction of 13%. In addition to this, the new proposal adopts a much more sensitive approach to the external hard landscaping reducing the area of built up terrace and patio from an existing 162sqm to a proposed 100sqm, a reduction of 38%. The footprint of the new building has been positioned further west and slightly to the south of the existing, moving to higher ground above contour level 34.0. The garage block has been relocated to a position on higher ground.

The built-up patio of the existing house would not be replicated. In order to achieve a flowing relationship between the house and the landscape, it is proposed to regrade the site levels forming an embankment up to level 34.75, 150mm below the ground floor level of 34.9 recommended by the Environment Agency in earlier consultation. This embankment would cut into the built-up ground levels of the existing patio plinth. The proposals for the regrading have been reviewed by the Environment Agency and agreed in principle.



The proposal has been designed so that it respects the countryside setting. The disposition of the bulk and massing of the built form has been designed to maintain the open nature of the countryside and the permeability of views through the site as far as they are possible given the nature of the boundary conditions. Views into the site from the river and across its southern boundary will remain unchanged. All of the mature trees within and around the site boundaries will be retained and the scale of these trees will remain the dominant feature of the site.

The proposed width of the new house is contained within that of the existing house with the benefit that the location of the garages is also contained within this width, reducing the overall width of development from that of the existing.

Whilst the new house is a full two-storey structure, care has been taken to minimise the increase in height. The roof eaves level is reduced to a height of 2.25m above the first floor level and the narrow width of the linear plan form reduces the overall height of the ridge whilst maintaining an adequate pitch to enable a traditional natural slate roof covering. The increase in height is compensated by the reduction in the overall width of development on the site, which together with the area of flat roof over the link will allow more skyline views through the site from the river. The roofline is softened by the incorporation of a glazed ridge detail, which will reduce the perceived height.

As described above, the strategy is to merge the building within the wider context of the landscape. In its immediate landscape it is the intention to sit the building in the landscape rather than on the landscape as is the case with the existing building and its brick patio plinth. This strategy has informed the proposed regrading of the site levels described in Section 5.0 above.

The proposals incorporate a series of more intimate spaces defined by the building elements, including the entrance court, the kitchen garden, and the outdoor living room. These spaces have been designed in outline only. It is the intention of the client to appoint a landscape designer to work with Coded Architecture and Design to develop the detailed design of these spaces.

| | |
|---|---|
| External Wall | Cavity wall construction to the ground floor with blockwork inner skin and hand-made facing bricks to the outside. |
| | Timber boarding to the first floor in European Oak with an insulated blockwork inner skin. |
| Windows | High performance double glazed windows and sliding doors set in hardwood timber frames to match timber boarding. |
| External Louvres | European Oak slats to match timber boarding with stainless steel support frame. |
| Roofs | English or Welsh smooth faced thin slates at a pitch of 34 degrees with concealed gutters and downpipes. Glazed ridge lights to be toughened and laminated structural glazing supported of the primary timber roof structure. |
| Hard Landscaping | Gravel to entrance court hard standing. |
| | Stone flagstones to entrance steps continuing through the link enclosure and into the river landscape beyond. |
| | Timber decking to ground floor river elevation terraces. |
| External Lighting | Recessed uplighters to define the entrance court and entrance steps. |
| | Recessed downlighters in the first floor soffits. |
| | Lighting to trees as existing. |



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|---|---|---|---|
| **Existing** | - | Ground Floor | 267sqm |
| | | First Floor | 90sqm |
| | | Garages | 43sqm |
| | | Total | 400sqm |
| | | Patio | 162sqm |
| **Proposed** | - | Ground Floor | 232sqm |
| | | First Floor | 199sqm |
| | | Garages | 43sqm |
| | | Total | 474sqm |
| | | Terraces | 100sqm |





| Drg No | Title | Scale |
|---|---|---|
| LOD-PL-001 | Location Plan | 1:2500 |
| LOD-PL-002 | Existing Site Plan | 1:500 |
| LOD-PL-003 | Comparative Footprint Studies | 1:250 |
| LOD-PL-101 | Site Context Ground Floor Plan | 1:500 |
| LOD-PL-102 | Site Context First Floor Plan | 1:500 |
| LOD-PL-103 | Site Context Roof Plan | 1:500 |
| LOD-PL-104 | Ground Floor Plan | 1:100 |
| LOD-PL-105 | First Floor Plan | 1:100 |
| LOD-PL-106 | Roof Plan | 1:100 |
| LOD-PL-110 | Contextual East Elevation | 1:250 |
| LOD-PL-111 | East Elevation | 1:100 |
| LOD-PL-112 | Contextual West Elevation | 1:250 |
| LOD-PL-113 | West Elevation | 1:100 |
| LOD-PL-114 | Contextual North Elevation | 1:250 |
| LOD-PL-115 | North Elevation | 1:100 |
| LOD-PL-116 | Contextual South Elevation | 1:250 |
| LOD-PL-117 | South Elevation | 1:100 |
| LOD-PL-150 | Contextual Section A-A | 1:250 |
| LOD-PL-151 | Section A-A | 1:100 |
| LOD-PL-152 | Contextual Section B-B | 1:250 |
| LOD-PL-153 | Section B-B | 1:100 |
| LOD-PL-154 | Contextual Section C-C | 1:250 |
| LOD-PL-155 | Section C-C | 1:100 |
| LOD-PL-156 | Contextual Section D-D | 1:250 |
| LOD-PL-157 | Section D-D | 1:100 |
| LOD-PL-170 | Aerial View | NTS |



<<CODED>

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. 12 May 2003

My ref. JJ/30/F/2001/3411

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

Mrs K M Mills
91 Shackleton Way
Woodley
Reading
RG5 4UU

Dear Mrs Mills,

**RE: APPLICATION NOS. F/2001/3411 & 4816 – LODONA, LODDON DRIVE, WARGRAVE.**

I am writing in response to your letter received in this office on 8 May 2003 and relating to the above site.

I have researched the property to which you refer, being Lodona on Loddon Drive in Wargrave. Planning permission was granted under application reference F/2001/3411 for the demolition of the existing dwelling and the erection of a detached dwelling and garage. The existing dwelling referred to in that description is the low white rendered bungalow to which you refer in your letter. A subsequent application was submitted for amendments to that approval under reference F/2001/4816, this was also approved subject to conditions.

As regards application F/2001/3411, the Officer report on the application file includes a detailed appraisal of the proposal and the impact on the character and amenity of adjoining properties, the countryside and the river setting. The application involved the demolition of a single storey building and the erection of a two-storey building that was 1.3 metres higher and had a 62% increase in floor space. The footprint of the replacement house as proposed was smaller than that of the existing bungalow on the site. The report states that the new building would comprise two separate pitched roof sections linked in a linear form by a flat roofed glazed structure which was considered to be innovative and modern in its concept and design. In making the recommendation to approve the application the Officer considered that there was no definable character to the other properties along Loddon Drive and that there was therefore scope for an innovative approach in this location. The dwelling was not considered to be inappropriate in scale, bulk, form or design to its location.

The only objection to the application was from Wargrave Parish Council, no letters of objection were received from neighbouring properties. On the revised application no reply was received from the Parish Council or neighbours to the application site.

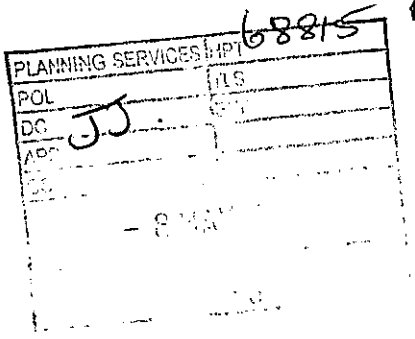
I note your view on the building as approved and now constructed on site. I would advise that matters of design are subjective and Local Planning Authorities are advised by Central Government not to be prescriptive in terms of design of buildings. The Case Officer recognised that the building as proposed was modern and innovative for the location but considered that the surrounding properties had no established character and on this basis permission was granted in compliance with the policies of the development plan. I can advise that no complaints have been received from local residents since the permission was granted.

I trust that this information is of assistance to you. I would advise that the planning application files and the reports referred to above are public documents available for inspection at the Council Offices at Shute End, Wokingham. If I can be of any further assistance then please do not hesitate to contact me.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area



PLANNING SERVICES HPT 68815 RR
POL
DC JJ
APP
- 8 MAY

91 Shackleton Way
Woodley
Reading
Berks
RG5 4UU

To whom it may concern,

This letter is to try and find out how/why Wokingham Council Planning Dept gave permission for such a monstrosity of a building to be built on the site of Lodona/Greengates, Loddon Drive, Wargrave.

Old friends of mine lived there many years ago and it was a beautiful 2 ½ acre plot. Then someone bought it and divided it onto three parts which spoilt it. How did they get permission for that, however he had every right to cash in on the land as was realized that was the reason he had purchased it. Then a terrible looking house that did not fit into the scenery was built in what used to be the orchard. The other side of the property was also sold off and fortunately whoever bought that has kept it looking much the same, which is nice.

Now to the main middle plot, it had a long low bungalow that was unobtrusive and allowed nice views of the river when driving in. How anyone could have allowed the terrible property (for that area) to be built is beyond any reasoning and we would like to know how permission for this eyesore was granted. In the right situation it would be O.K. but not in that lovely spot or what was a lovely spot, it looks like a huge box blocking the skyline, not even a nice looking building. We have to ask if a few backhanders were involved?

We had heard all about this box/house so decided to go and have a look, we just stood there with our mouths open, we did not expect to find something like it, we thought people were exaggerating but actually found it far worse than we expected. Good luck to anyone who wants to build something like it but why on earth in that spot? Whoever gave permission must be off their heads, it totally spoils that area. We wonder what the residents of Loddon Drive think, have you had any complaints?

Looking forward to an answer.

Yours,

Lodona [illegible] 4816 5940

K. Mills

K.M.Mills (Mrs)

SHEILA,
GIVE THIS TO JENI
TO ALLOCATE TO ONE
OF HER TEAM

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 30 August 2001
My ref: NL/F/2001/3411
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 Paul Bell
Coded LTD
15 Wolsey Mews
London
NW5 2DX

Dear Mr Bell,

**PROPOSED CONDITION DETAILS FOR THE ERECTION OF A REPLACEMENT DWELLING AT LODONA, LODDON DRIVE, WARGRAVE. APPLICTION NUMBER F/2001/3411.**

Thank you for your letter of the 17 August 2001 and your faxes of the 29 August 2001, regarding the above stated development.

I write to confirm that the proposed material samples:

Cladding:- Green Oak Timber.
Facing Brick:- Michelmersh 50mm Handmade ATR bricks.
Roofing Tile:- Natural Spanish Slate

Are approved as the materials that will be used in the construction of the approved replacement dwelling. These details satisfy the requirements of condition 02 of application F/2001/3411.

The proposed slab level details of 34.900mm and 35.025mm are approved as the finished floor levels that shall be used in the construction of the approved replacement dwelling and satisfy the requirements of Condition 09 of application F/2001/3411.

The Council also notes your intention to submit lighting detail prior to the start of works on a proposed lighting scheme.

I hope this information is of assistance to you.

Yours sincerely,

M L THORP.
Principal Development Control Officer.

NL

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| | MPT 46896 |
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| | |
| | |
| 20 AUG 2001 | |
| COPIES TO: | ACK: |
| | FILE: |




**Nicola Lake**
Planning Services
Wokingham District Council
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

17 August 2001

Dear Madam

**Re: Application Number F/2001/3411**

We refer to your Notification of Approval of Permission with regard to the above referenced application. It is proposed to commence demolition of the existing building on 03.09.01, and we submit for your approval the enclosed drawings, as scheduled below, together with the following clarifications in response to the Conditions of the Approval Notice:

Condition 1 - It is proposed to commence demolition works on 03.09.01, with construction of the new development commencing in October 2001.

Condition 2 - A built sample panel of the proposed brick is available for inspection on site, together with a sample of oak boarding proposed for the timber cladding, and a sample of the proposed slate for the roof. These samples are available on site for inspection at any time and we would be grateful if you could confirm a convenient date and time.

Condition 3 - Noted.

Condition 4 - Noted.

Conditions 5&6 - The entrance courtyard proposed on the enclosed revised site plan allows vehicles to enter the site in a forward gear, and reverse turn with a 3 point manoeuvre to allow egress in a forward gear. The courtyard provides space for 2 cars parked adjacent to the 3 car garage whilst still maintaining the turning space.

Condition 7 - Working hour restrictions are noted and will be observed.

Condition 8 - Restrictions are noted and will be observed.

Condition 9 - We confirm that slab levels are to be as indicated on the approved drawings. The proposed revisions to the approved drawings enclosed herein do not vary these levels.

Conditions 10,11, &12 - Drawing LOD-002 (enclosed) indicates all existing trees and hedgerows on the site. Drawing LOD-004 (enclosed) indicates all trees and hedgerows that are proposed to be felled and grubbed out, together with notes for their replacement. Drawing LOD-101revA indicates the principle elements of the proposed landscaping strategy, including new tree and hedgerow planting. A separate site plan indicating the landscaping proposals is also enclosed.

Condition 13 - We would request the Council's agreement that details of the external lighting may be submitted for approval subsequent to the commencement of the development works, but prior to the commencement of any works to the external lighting itself.

Condition 14 - The proposed site levels are as indicated on the approved and enclosed drawings. It is not proposed to raise the site levels, but to regrade the existing built-up plinth to form a gentle banking up to the building on the river elevation.

Condition 15 - Noted. It will be necessary to accommodate the temporary storage of topsoil removed during the course of the site strip so that this may be replaced during the execution of the landscaping works. It is proposed that the topsoil will be stored in the top south-west corner of the site, which is the highest part of the site.

Condition 16 - The screen wall separating the entrance courtyard and the kitchen garden has been revised in the form of a series of bays in order to provide a permeable route for floodwater.

Condition 17 - We confirm that the garage will be constructed in accordance with the requirements described.

Condition 18 - We confirm that a buffer zone to the river will be established and we would request confirmation of the details that would be acceptable to the Local Authority to protect this zone.

Condition 19 - A ground investigation analysis has been carried out which indicates that the water table is approximately 1300mm below ground level in the area of the proposed footprint. It is proposed that the new soakaways are constructed to a depth of 100mm, which is above the level of the water table.

Condition 20 - Restrictions noted and will be observed.

In addition to addressing the above conditions, the enclosed drawings also confirm a number of minor revisions to the approved drawings with regard to the fenestration, the arrangement of the living room / snug area, and the position of the garage building on the site. We would hope that these revisions could be considered as minor amendments that can be approved by return of letter. Should you wish to discuss any matters with regard to any of the above, please do not hesitate to call. Should it be convenient, we would be very happy to meet to resolve any issues that need to be confirmed prior to commencement of the works on 03.09.01.

Yours sincerely

PDBell.

Paul Bell
For Coded Ltd.

Drawings Enclosed:

| | | |
|---|---|---|
| LOD-002 | - | Existing Site Plan |
| LOD-004 | - | Site Plan - Proposed Demolition |
| LOD-101revA | - | Site Plan |
| LOD-104revA | - | Ground Floor Plan |
| LOD-105revA | - | First Floor Plan |
| LOD-106revA | - | Roof Plan |
| LOD-109 | - | Site Utilities and Services Plan |
| LOD-111revA | - | East Elevation |
| LOD-113revA | - | West Elevation |
| LOD-115revA | - | North Gable Elevation |
| LOD-117revA | - | South Gable Elevation |

Cc Clive Hicks

**CODED LTD** 15 WOLSEY MEWS, LONDON. NW5 2DX **T.** 020 7419 4142 **F.** 020 7419 4143 **E.** mail@coded-design.com
Paul Bell, George Clarke, Bobby Desai. Registered in England Number: 3631279 Registered Office: New Roman House, 10 East Road, London



<<CODED>

# Fax

| | | | |
|---|---|---|---|
| **To:** | Mike Thorpe | **Fax:** | 0118 974 6484 |
| **From:** | Paul Bell | **Pages:** | 1 |
| **Phone:** | | **Date:** | 29 August 2001 |
| **Re:** | Lodona | **CC:** | |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

re: Planning Application for Lodona, Lodon Drive, Wargrave, Reading.

Application Number: F/2001/3411

Mike

We confirm submission of the following external material samples with reference to Condition No.2 of the notification of the approval of the above referenced application:

- Sample of Green Oak to be used for the first floor cladding.
- 3no. Sample Bricks ref. Michelmersh 50mm handmade ATR bricks.
- Sample of Natural Slate Roofing Tile (Spanish). PBB.

We would be grateful of your approval on the above samples.

We confirm submission of samples, by hand, to your offices on 29th August 2001.

Regards Paul Bell

PP. G. Clarke.

**CODED LTD** 15 WOLSEY MEWS, LONDON. NW5 2DX T. 020 7419 4142 F. 020 7419 4143 E. mail@coded-design.com
Paul Bell, George Clarke, Bobby Desai. Registered in England Number: 3631279 Registered Office: New Roman House, 10 East Road, London

FROM : CODED 020 74194143 . 020 74194143 29 Aug. 2001 05:00PM P1

MLT

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NL

30 AUG 2001

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# Fax

| | | | |
|---|---|---|---|
| **To:** | Mike Thorpe | **Fax:** | 0118 974 6484 |
| **From:** | Paul Bell | **Pages:** | 3 |
| **Phone:** | | **Date:** | 29 August 2001 |
| **Re:** | Lodona | **CC:** | |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

re: Planning Application for Lodona, Lodon Drive, Wargrave, Reading.

Application Number: F/2001/3411

Mike

- With reference to Condition No.14 of the notification of approval, we confirm the ground floor finished floor levels to be 34.900m and 35.025m as indicated on the approved drawings.

We attach for your reference a copy of drawing No. LOD – PL – 101 in clarification of the above levels.

- With reference to Condition No. 18, we confirm that a buffer zone to the river Loddon, will be protected by means of temporary fencing to a minimum height of 4ft/1200mm above ground level along the line indicated on the attached copy of drawing No. LOD– PL-002 prior to the commencement of works on 3rd September 2001.

We would be grateful if you could confirm your approval of these conditions.

Regards

James Aspkin

pp. **Paul Bell**

**CODED LTD** 15 WOLSEY MEWS, LONDON. NW5 2DX T. 020 7419 4142 F. 020 7419 4143 E. mail@coded-design.com
Paul Bell, George Clarke, Bobby Desai. Registered in England Number: 3631279 Registered Office: New Roman House, 10 East Road, London

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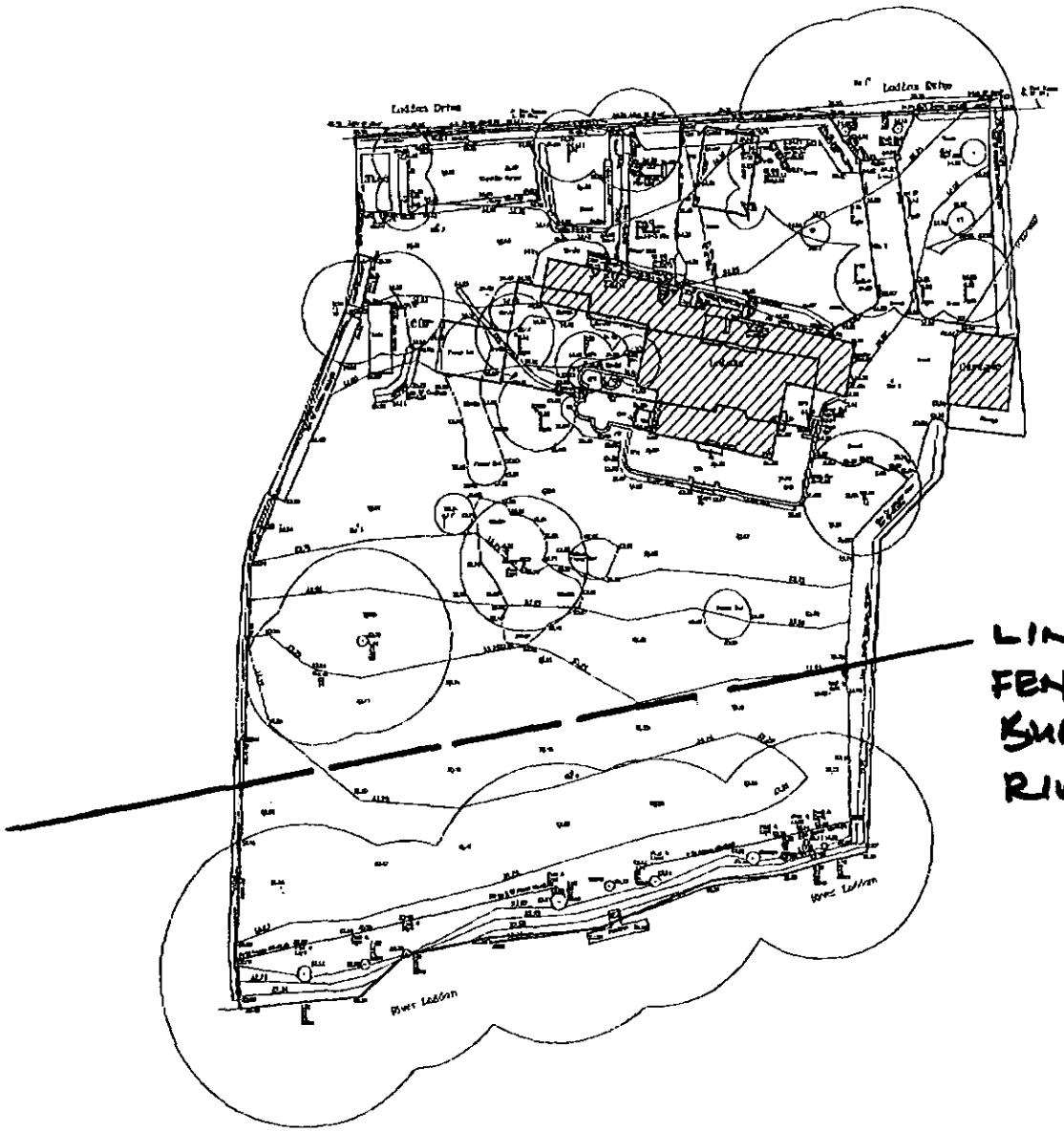



LINE OF TEMPORARY FENCING TO PROTECT BUFFER ZONE TO RIVER LODDON

North

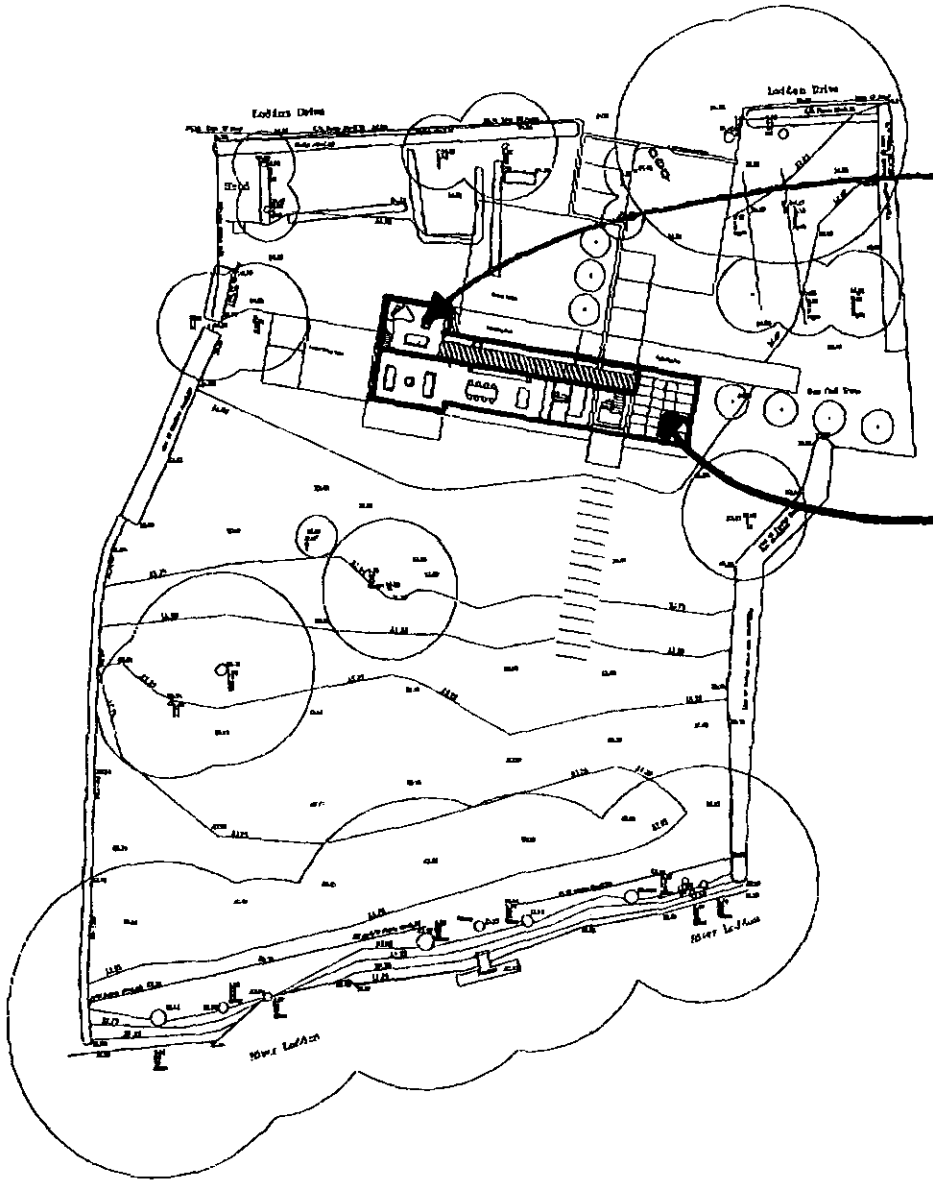
**Existing Site - Survey Plan**

**LODONA**
LODDON DRIVE, WARGRAVE

Drg No. LOD - PL - 002
Scale 1:500 February 2001

CODED LIMITED
19 WOLSEY MEWS
LONDON NW5 2DX
t 020 7419 4147

FROM : CODED 020 74194143 020 74194143 29 Aug. 2001 06:21PM P3




## Site Context - Ground Floor Plan

LODONA
LODDON DRIVE WOKINGHAM

Dwg No. LOD - PL - 101
Scale 1:200 February 2001

CODED LIMITED
15 WOLSEY MEWS
LONDON NW5 2DX
t 020 7619 4140

(MD)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr C Hicks**
**C/O Coded Ltd**
**15 Wolset Mews**
**LONDON**
**NW5 2DX**

**Application Number: F/2001/3411**

**Parish:** **WARGRAVE**

**Location:** **Lodona, Loddon Drive, Wargrave, Reading**

**Proposal:** **Proposed erection of detached dwelling and garage plus demolition of existing dwelling.**

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. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

**Condition**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**

6. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

**Condition**

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

**Condition**

8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

**Condition**

9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

**Condition**

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include hard and soft landscaping and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

**Condition**

11. 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**

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

**Condition**

13. The development shall not commence until details of external lighting have been submitted to and approved by the Local Planning Authority.

**Condition**

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

**Condition**

15. 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**

16. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

**Condition**

17. The garage shall be constructed with the flood slab finished at existing ground level, and any arisings from excavation removed from the floodplain; and with two apertures in each of the three walls a minimum of one metre wide and extending from ground level up to the flood water level to allow free entry and egress of flood water; and with 150mm gaps left under the main garage doors for the same purpose.

**Condition**
18. A Buffer Zone 8 metres wide alongside the Addlestone Bourne shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

**Condition**
19. 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.

**Condition**
20. The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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

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

**Reason**
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

**Reason**
6. In the interests of highway safety and convenience.

**Reason**
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

**Reason**
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

**Reason**
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

**Reason**
10. In the interests of visual amenity.

**Reason**
11. In the interests of visual amenity.

**Reason**
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

**Reason**
13. To safeguard the amenities of neighbouring properties and the locality.

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

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

**Reason**
16. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

**Reason**
18. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

**Reason**
19. To prevent pollution of groundwater.

**Reason**
20. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side habitats.

**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, EN10
Loddon Area Local Plan Policies LTV2, LC18, LBE1, LBE2, LBE8, LPS3, LRV1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4, WIC16, WLL4

**Informative**

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
*Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
*Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Addlestone Bourne main river.
*Contact Ian Doyle on 01276 454365 for further details.*

**Informative**

3. If the dwelling uses a private water supply, rather than being connected to the mains supply, it will need to be registered with the Local Authority under the requirements of the Private Water Supplies Regulations 1991 and will need to comply with the standards contained in these Regulations prior to becoming operational. The applicant is advised to contact Suzanne McLaughlin on 0118 9746355 for further information.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.**

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/3411

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Clive Hicks
c/o NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland
Linford Wood
MK14 6ET

Dear Sirs

**PLANNING PERMISSION 2001/3411**
**SITE: LODONA, LODDON DRIVE, WARGRAVE**

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3411 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

**Application Number: F/2001/3411**

**Appraisal:**

***1. Impact on the character and amenity of adjoining properties, the countryside and the river setting.***

The original dwelling on this site comprised a single-storey building with additional accommodation in the roofspace. It has subsequently been extended to provide single-storey wings to the north and south. The construction comprises masonry walls and a red pantile roof. There is a detached garage to the north of the dwelling.

The proposal is to demolish the existing house and garage and to erect a replacement two-storey dwelling and detached garage. The new building would comprise two separate pitched roof sections linked in a linear form by a flat-roofed glazed structure. Ridge light glazing would be provided to both blocks. The construction materials would comprise brick and timber cladding with a slate roof. The site would be landscaped to provide an entrance courtyard, a kitchen garden, an outdoor living room and reflecting pools. A new garage would be built and repositioned from the existing location to the front of the site, adjacent to the existing access.

The increase in the height and floor area of the replacement dwelling compared to the original would be as follows:

| | **Height** | **Floorspace** |
|---|---|---|
| **Original:** | 6.4m | 265 sq m |
| **Proposed:** | 7.7m | 431 sq m |
| **Increase in Height/Area:** | 1.3m | 166 sq m |
| **Percentage Increase:** | 20% | 62% |

The increase in floor area is thus slightly above the maximum of 60% that is normally permitted. However, the footprint of the new dwelling would be smaller than that of the *existing* (reduced from 267 sq m to 232 sq m). The width of the dwelling would also be slightly less than that of the existing. In addition, the terrace area at the rear of the dwelling would also be considerably reduced (from 162 sq m to 100 sq m). Taken together, these factors are considered to outweigh the slight increase in the overall floor area that would result from the development. So far as the 20% increase in height is concerned, this is not considered to 'significantly exceed' the existing height within the terms of Policy LC18 of the Loddon Area Local Plan.

The proposed development would be innovative and modern in its concept and design. There is no definable character to the other properties along Loddon Drive and there is therefore scope for an innovative approach in this sort of location. The building would be visible from both Loddon Drive to the west and from the river to the east, despite some vegetative screening. However, the dwelling is not considered to be inappropriate in scale, bulk, form or design to its location and it is therefore not

considered that it would have any adverse impact on the character or amenity of adjoining properties, the surrounding countryside or the river setting.

***2. Development in the flood plain***

The agent has been liaising with the Environment Agency regarding the site's location in the flood plain. The Environment Agency does not wish to make representations in respect of the proposals since they do not involve extensions exceeding 50 square metres in area. It has therefore advised that the local planning authority should determine the application in the light of its own flood plain policy. Since the new building would result in a reduced footprint on the site it is considered that the proposal would not conflict with local plan policy on development in the flood plain.

The recommendation is therefore that planning permission should be granted.

**Recommendation:** Approval.✓ Refusal

**Application Number: F/2001/3411**
**Conditions/Reasons**

| No | Std Con | Std Reas | Non Std Conditions/Reasons |
|---|---|---|---|
| 1 | C001 | R001 | - |
| 2 | C012 | R012 | - |
| 3 | C040 | R040 | - |
| 4 | C049 | R049 | - |
| 5 | C122 | R122 | - |
| 6 | C137 | R137 | **Insert: 'dwelling'** |
| 7 | C070 | R070 | - |
| 8 | C095 | R095 | - |
| 9 | C100 | R100 | - |
| 10 | C150 | R150 | **Insert:** ....which shall include **'hard and soft landscaping and'** indications of all existing trees.... |
| 11 | C151 | R151 | - |
| 12 | C153 | R153 | - |
| 13 | - | - | **The development shall not commence until details of external lighting have been submitted to and approved by the Local Planning Authority.**<br><br>**Reason: To safeguard the amenities of neighbouring properties and the locality.** |

14 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.

15 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.

16 CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

17 CONDITION: The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the floodplain; and with two apertures in each of the three walls a minimum of one metre wide and extending from ground level up to the flood water level to allow free entry and egress of flood water; and with 150mm gaps left under the main garage doors for the same purpose.

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

18 CONDITION: A Buffer Zone 8 metres wide alongside the Addlestone Bourne shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

19 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.

20 CONDITION: The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side habitats.

**Informative for Approvals**

**1. N16**

**Loddon Area Local Plan Policies: LTV2, LC18, LBE1, LBE2, LBE8, LPS3 & LRV1.**

**Wokingham District Local Plan Policies: WOS2, WOS3, WCC1, WCC4, WIC16 & WLL4.**

**Berkshire Structure Plan Policies: LD3, C2, EN3 & EN10.**

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Addlestone Bourne main river. *Contact Ian Doyle on 01276 454365 for further details.*

3. If the dwelling uses a private water supply, rather than being connected to the mains supply, it will need to be registered with the Local Authority under the requirements of the Private Water Supplies Regulations 1991 and will need to comply with the standards contained in these Regulations prior to becoming operational. The applicant is advised to contact Suzanne McLaughlin on 0118 9746355 for further information.

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

**Date:.....**

# RECORD OF SITE VISIT

SITE ADDRESS: Lodona Loddon Drive Wargrave Reading.

APPLICATION NUMBER: F/2001/3411

OFFICER: Martin Durkan

DATE OF SITE VISIT: 29/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

GRADE I & II AGRICULTURAL LAND TO WEST. RIVER LODDON TO EAST. RIBBON OF DETACHED DWELLINGS TO NORTH AND SOUTH.

3. DESCRIPTION OF SITE/BUILDING

CENTRAL ELEMENT OF DWELLING IS SINGLE-STOREY WITH ADDITIONAL ACCOMMODATION IN ROOFSPACE. SINGLE STOREY WINGS ON BOTH SIDES.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO IMMEDIATELY ADJOINING PROPERTIES.

5. SITE CONSTRAINTS

TREES WITHIN SITE AND ALONG BOUNDARY

ACCESS/PARKING EXISTING ACCESS AND GARAGES

LEVELS SITE SLOPES TOWARDS RIVER.

BOUNDARY TREATMENT CONIFERS, VEGETATION AND FENCING.

OTHERS

Tel: (0118) 974 6446

Date:

My ref: F/2001/3411

**CONFIDENTIAL**

Councillor F 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/2001/3411**
**Lodona, Loddon Drive, Wargrave, Reading.**
**Proposed erection of detached dwelling and garage plus demolition of existing dwelling.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 27TH APRIL 2001

Yours faithfully

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **Martin Durkan** Application Number: **F/2001/3411**
**Lodona, Loddon Drive, Wargrave, Reading.**
**Proposed erection of detached dwelling and garage plus demolition of existing dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date:

My ref: F/2001/3411

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

**CONFIDENTIAL**

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

**Application Number: F/2001/3411**
**Lodona, Loddon Drive, Wargrave, Reading.**
**Proposed erection of detached dwelling and garage plus demolition of existing dwelling..**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

**WORK SHEET FOR :** Martin Durkan

**Application Number :** F/2001/3411

**Applicant :** Mr C Hicks C/O Coded Ltd.

**Location :** Lodona, Loddon Drive, Wargrave, Reading.
**Proposal :** Proposed erection of detached dwelling and garage plus demolition of existing dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 29/03/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 29/03/01

**Date Registered : 22/02/2001**

**Earliest Date for Decision : 24/03/2001**

**Latest Consultation Date/Site Notice Expiry Date : 24/03/2001**

**This application will have expired on: 19/04/2001. 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 PARISH COUNCIL – OBJECTS : HEIGHT, MASS, OUT OF KEEPING.
2) ENVIRONMENT AGENCY – LEFT TO THE LPA TO DETERMINE UNDER ITS OWN FLOOD PLAIN POLICY. RECOMMENDS CONDITIONS.
3) HIGHWAYS – RECOMMEND APPROVAL SUBJECT TO CONDITIONS.
4) ENVIRONMENTAL HEALTH – NO OBJECTIONS. RECOMMENDS INFORMATIVE ON WATER SUPPLY.
5) LANDSCAPE ARCHITECT – NO OBJECTIONS IN PRINCIPLE.

**Planning Issues :**

SITE DESIGNATION

1) LALP – RURAL AREA (LTV2), AREA OF SPORADIC DEVELOPMENT (LTV2), RIVER VALLEY POLICIES AREA (LRV1) AREA LIABLE TO FLOODING (LPS3)
2) WDLP – COUNTRYSIDE (WCC1, WCC4) THAMES RIVER VALLEY (WLL4) LAND LIABLE TO FLOODING (WIC16)

MAIN ISSUES

1) IMPACT ON THE CHARACTER AND AMENITY OF ADJOINING PROPERTIES, THE COUNTRYSIDE AND THE RIVER SETTING.
2) DEVELOPMENT IN THE FLOOD PLAIN

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Martin Durkan DATE: 10th April 2001

| | |
|---|---|
| Location: | Lodona, Loddon Drive, Wargrave, Reading |
| Proposal: | Proposed erection of detached dwelling and garage plus demolition of existing dwelling |
| Application Number: | F/2001/3411 |

In response to your consultation dated 28th February 2001 for the above application, the tree and landscape comments are as follows:

Whist I have on objections to the proposal in principle it should be noted that the site contains a number of trees which vary in species, size and condition. Before I am able to make detailed comments the applicant should be required to produce for approval a detailed Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This is necessary in order to ascertain the condition and quality of the tree resouce on the site. The survey should also indicate which trees are to be retained or removed under the development proposals. This should be followed by a Tree Protection Plan also in accordance with the same BS.

My initial comments are that the proposed garage which is sited close to the easten boundary of the site would have an unacceptable impact on the large trees along Loddon Drive. I also consider that the garage would be visually intrusive in this location and out of keeping with other properties in this area which tend to be well set back from the road.

This objection can be overcome by the applicant resubmitting a revised scheme with the garage sited in a different location. The remainder of the scheme would appear to be acceptable.



ROBERT PETROW
Consultant Landscape Architect

See Part I for Plans.

**To:**
**Landscape**

DELEGATED

**From:** Martin Durkan

**Date:** 28 February 2001 02 MAR 2001

**Application Number:** F/2001/3411

**Proposal:** Proposed erection of detached dwelling and garage plus demolition of existing dwelling..

**Site Address:**
Lodona, Loddon Drive, Wargrave, Reading.

**Applicant:**
Mr C Hicks C/O Coded Ltd.

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

O.K, site contains a number of trees of varying quality & use -
Tree survey & protection plan.

See Part I. for Plans.

**To:**
**Neil Etherington**
**Senior Arboricultural Officer**

**From:** Martin Durkan

DELEGATED

**Date:** 28 February 2001 02 MAR 2001

1

**Application Number:** F/2001/3411

**Proposal:** Proposed erection of detached dwelling and garage plus demolition of existing dwelling..

**Site Address:**
Lodona, Loddon Drive, Wargrave, Reading.

**Applicant:**
Mr C Hicks C/O Coded Ltd.

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

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| From: | Joanne Ellis<br>Environmental Health | My Ref: | jpe/lodona |
| To: | *Martin Durkan*<br>Development Control | Your Ref: | F/2001/3411 |
| | | Date. | 13 March 2001 |

---

**PROPOSED: ERECTION OF DETACHED DWELLING AND GARAGE PLUS DEMOLITION OF EXISTING DWELLING.**

**LOCATION: LODONA, LODDEN DRIVE, WARGRAVE**

These proposals have been evaluated and I have no environmental health objections to the application.

I recommend that the applicants are made aware of the following information should the applicant be granted planning consent:

If the dwelling uses a private water supply, rather than being connected to the mains supply, it will need to be registered with the Local Authority under the requirements of the Private Water Supplies Regulations 1991 and will need to comply with the standards contained in these Regulations prior to becoming operational. The applicant is advised to contact Suzanne McLaughlin on 0118 9746355 for further information.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.




| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC MD | ENF |
| APP | |
| CS | |
| 14 MAR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

WEDTOEBA

PV

FROM: Martin Durkan

DATE: 28 February 2001

DELEGATED

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/3411

**Proposal:** Proposed erection of detached dwelling and garage plus demolition of existing dwelling..

**Site Address:** Lodona, Loddon Drive, Wargrave, Reading.

**Applicant:** Mr C Hicks C/O Coded Ltd.

Your observations are required in respect of this application **by 24/03/2001** .

OBJECT

The Parish Council objects to the two storey proposal with its consequent height and mass. It is an incongruous development within the flood plain and out of keeping with the street scene.

*Informative: The Parish Council would request that any planning gain should be conditioned to include the demolition of the existing garage.*

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

**HIGHWAYS CONSULTATION SHEET**

**From:** Martin Durkan **Date:** 28 February 2001

**Application Number:** F/2001/3411

**Proposal:** Proposed erection of detached dwelling and garage plus demolition of existing dwelling.

**Parish:** WARGRAVE PARISH

DELEGATED

**Site Address:**
Lodona, Loddon Drive, Wargrave, Reading.

**Applicant:**
Mr C Hicks C/O Coded Ltd.

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).

Comment

Garage to have minimum internal dimensions of 7.5m x 2.5m to meet our standards to park 3 no. vehicles.

Conditions

① C049, R049.
② C122, R122.
③ C137 (INSERT: dwelling), R137.

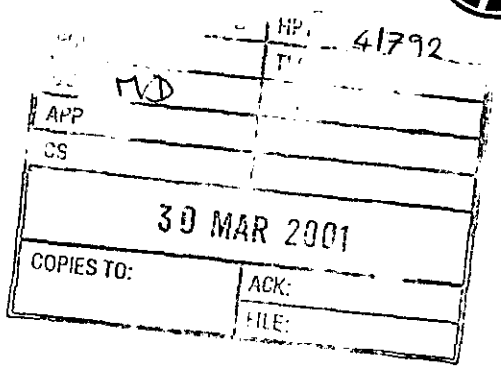
**Signed:** _____ **Print name:** Adam Coggins.

12/03/01

**Our ref:** SP\2001\003296\001
**Your ref:** F/2001/3411
**Date:** 26th March 2001

ENVIRONMENT AGENCY

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




Dear Sir

**PROPOSAL: Erection Of Detatched Dwelling & Garage Plus Demolition Of Existing Garage**
**LOCATION: Lodona, Loddon Drive, Wargrave, Reading**

Thank you for your letter dated 28 February 2001, which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/18/23**.The Environment Agency has the following comments:

**Land Drainage Contact Amanda Reed On 01276 454331**

This site is within the modelled 1 in 100 year floodplain of the Addlestone Bourne. The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

Should the council be minded to permit, then the Environment Agency would strongly recommend that the following conditions are included in the planning permission:

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: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Cont/d..

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

CONDITION: The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the floodplain; and with two apertures in each of the three walls a minimum of one metre wide and extending from ground level up to the flood water level to allow free entry and egress of flood water; and with 150mm gaps left under the main garage doors for the same purpose.

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

CONDITION: A Buffer Zone 8 metres wide alongside the Addlestone Bourne shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

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.

CONDITION: The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side habitats.

**Planning Informatives**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Ian Doyle on 01276 454365 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Addlestone Bourne main river.
*Contact Ian Doyle on 01276 454365 for further details.*

**Advice To Applicant**

**Conservation: Contact Liz Baldwin On 01276 454430**

Buffer zones to watercourses are required for the following purposes:

Cont/d..

(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the re-grading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. Conservation would ask to be consulted on any planting details.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

**Scientific Support: Contact Ian Doyle On 01276 454365**

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.

**Water Conservation - Household Use**
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

**Water Conservation - Domestic Appliances**
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Cont/d..

**Water Conservation In Gardens**

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

**Water Conservation In Garden And Landscape Maintenance**

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

**Grey Water And Rainwater Recycling**

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

**Decision Notice**

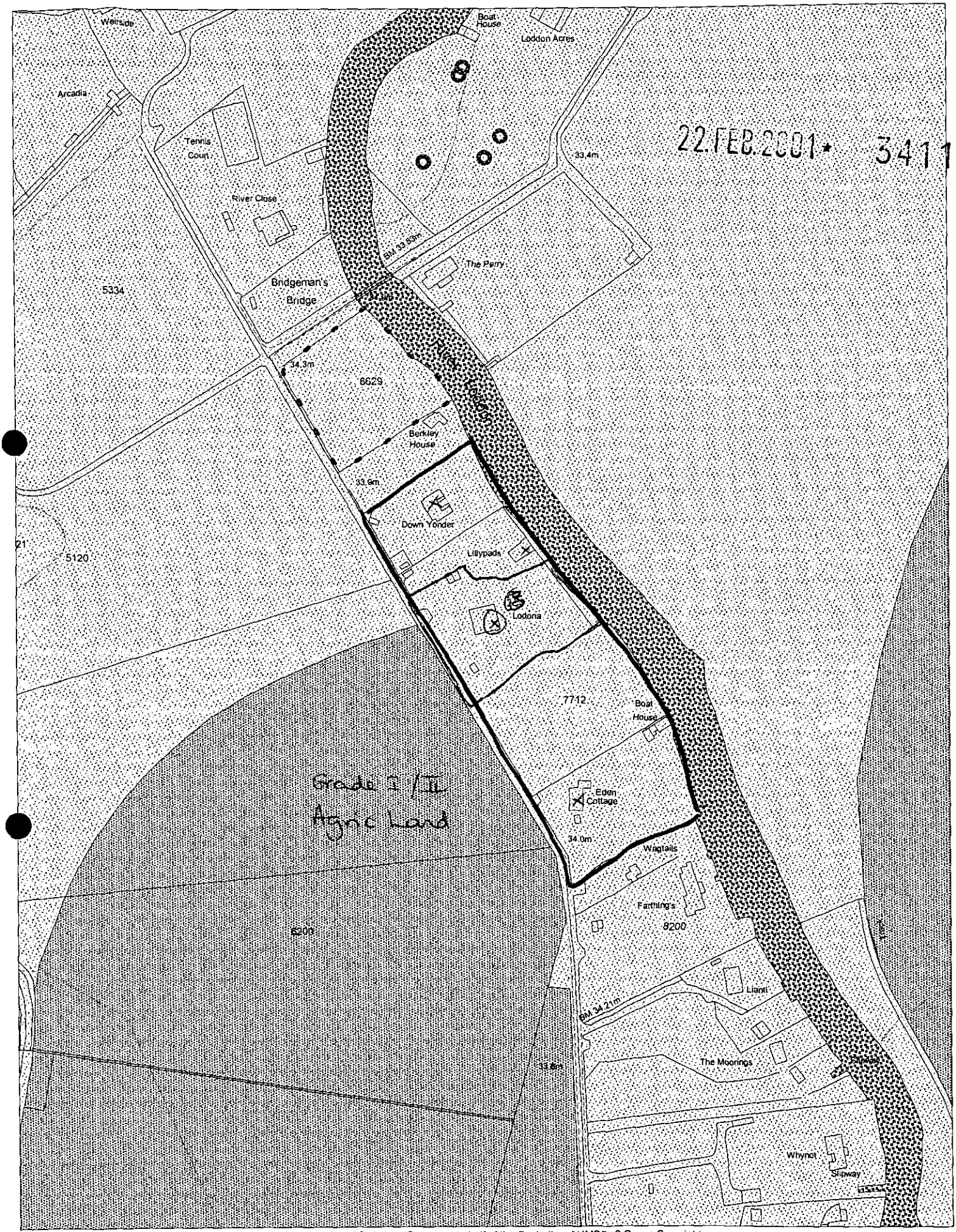
Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

**Matt Rose**
**Development Planning Team**

CC: Coded Ltd. 15 Wolsey Mews, London, NW5 2DX




22 FEB 2001 * 3411

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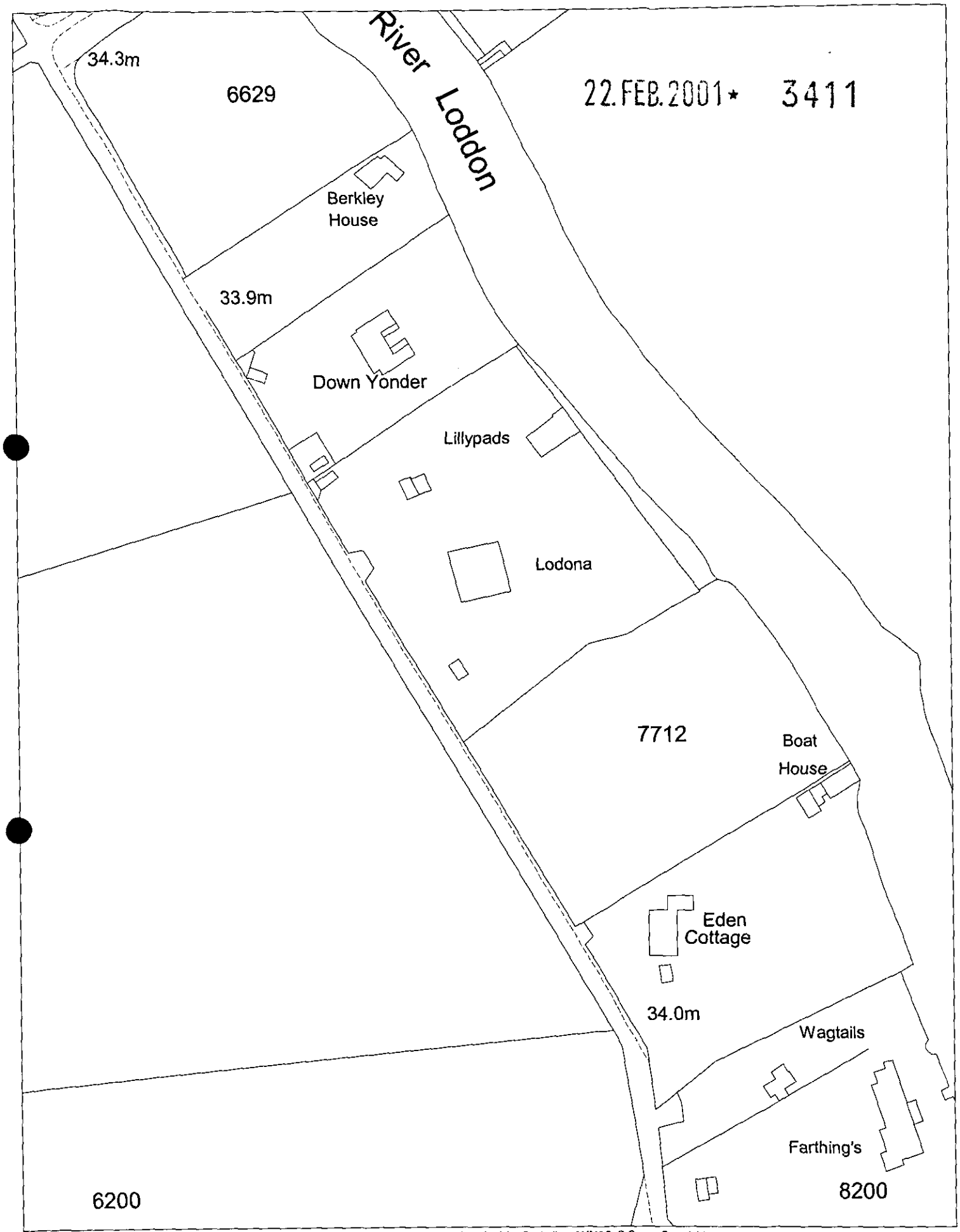
Development Control Section, Environmental Services, Wokingham District Council.
16 February 2001 Scale: 1 : 2500

N W E S

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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000 Scale: 1 : 1250

N
W E
S

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3LH/ relates.

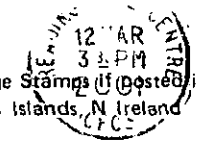
Address of site LODONA, LODDON DRIVE, WAKEFIELD RG10 8HL

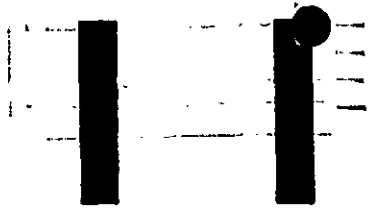
Signed _____

Date 9.3.01.

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

1

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

## WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Valid

| Start date: ~~14 FEB 2001~~ 22 FEB 2001 | Map No. 24 Site 036 |
|---|---|
| Officer: MD. Application No. F/2001/3411 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

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

Description: (F.) PROPOSED ERECTION OF DETACHED DWELLING & GARAGE PLUS DEMOLITION OF EXISTING DWELLING

Location: LODONA LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave 28.2.01

Applicant: MR C HICKS

**Fee** Received 190-00 Required ..... Additional ..... Refund .....

(3)

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 | | | 22 FEB 2001 |
| 5 | Elevation plans | details garage | Phoned 20/2/01 ✓ | |
| 6 | Floor plans | | to follow | |
| 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 : 28.2.01 D Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health . Septic Tank .....
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 : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Flood Zone. Septic Tank ✓ .....

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)

.....
.....
..... Pre-app attached. .....

### NEIGHBOURS:

..... S/N + see map .....

22 FEB 2001

<<CODED>>

**Mrs Hurst**
*Environmental Services Dept*
Planning Services
Shute End
Wokingham
Berkshire RG40 1WR

22.FEB.2001* 3411

20 February 2001

Dear Madam

**Re: Redevelopment at Lodona, Loddon Drive, Wargrave**

Further to your telephone call this afternoon, please find enclosed details of the garage at 1:100 scale to be considered as part of the Detailed Planning Application for the redevelopment of a private house at Lodona, Loddon Drive, Wargrave, Berks, submitted under cover of our letter dated 12.02.01.

6 No. sets of following drawings are enclosed:

Drg No LOD-PL-107
Drg No LOD-PL-108
Drg No LOD-PL-118

Yours faithfully

PDBell.

**Paul Bell**
For Coded Ltd.

Cc Clive Hicks

CODED LTD. 15 WOLSEY MEWS, LONDON. NW5 2DX T. 020 7419 4142 F. 020 7419 4143 E. codedarchitecture@hotmail.com

By hand 13.2.01
Rec 71132
£190 cq.




**The District Planning Officer**
Environmental Services Dept
Planning Services
Shute End
Wokingham
Berkshire RG40 1WR

12 February 2001

Dear Sir / Madam

**Re: Redevelopment at Lodona, Loddon Drive, Wargrave**

Please find enclosed the submission of a Detailed Planning Application for the redevelopment of a private house at Lodona, Loddon Drive, Wargrave, Berks. The following enclosures are submitted:

1. Cheque for application fee of £190.
2. 6 copies of the completed application form.
3. 6 sets of the submission drawings as the attached schedule.
4. 1 bound copy of the accompanying Design Statement.

Further copies of the Design Statement can be made available upon request if required.

Yours faithfully

PDBell.

**Paul Bell**
For Coded Ltd.

Cc Clive Hicks

CODED LTD. 15 WOLSEY MEWS, LONDON. NW5 2DX T. 020 7419 4142 F. 020 7419 4143 E. codedarchitecture@hotmail.com

**Drawing Schedule**

| Drg No | Title | Scale |
|---|---|---|
| LOD-PL-001 | Location Plan | 1:2500 |
| LOD-PL-002 | Existing Site Plan | 1:500 |
| LOD-PL-003 | Existing Massing Elevation | 1:250 |
| LOD-PL-101 | Site Context Ground Floor Plan | 1:500 |
| LOD-PL-102 | Site Context First Floor Plan | 1:500 |
| LOD-PL-103 | Site Context Roof Plan | 1:500 |
| LOD-PL-104 | Ground Floor Plan | 1:100 |
| LOD-PL-105 | First Floor Plan | 1:100 |
| LOD-PL-106 | Roof Plan | 1:100 |
| LOD-PL-110 | Contextual East Elevation | 1:250 |
| LOD-PL-111 | East Elevation | 1:100 |
| LOD-PL-112 | Contextual West Elevation | 1:250 |
| LOD-PL-113 | West Elevation | 1:100 |
| LOD-PL-114 | Contextual North Elevation | 1:250 |
| LOD-PL-115 | North Elevation | 1:100 |
| LOD-PL-116 | Contextual South Elevation | 1:250 |
| LOD-PL-117 | South Elevation | 1:100 |
| LOD-PL-150 | Contextual Section A-A | 1:250 |
| LOD-PL-151 | Section A-A | 1:100 |
| LOD-PL-152 | Contextual Section B-B | 1:250 |
| LOD-PL-153 | Section B-B | 1:100 |
| LOD-PL-154 | Contextual Section C-C | 1:250 |
| LOD-PL-155 | Section C-C | 1:100 |
| LOD-PL-156 | Contextual Section D-D | 1:250 |
| LOD-PL-157 | Section D-D | 1:100 |
| LOD-PL-170 | Aerial View | NTS |

1769d

## YOUR PLANNING APPLICATION

### WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

### WHAT ELSE MAY YOU HAVE TO DO ?

**Listed Building Consent:** for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

**Advertisement Consent:** for the display of advertisements or signs

**Building Regulation Approval:** for most new building or construction work.

*Special forms are available for these types of applications.*

*You should also check whether there are any other regulations with which you may need to comply.*

### WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

### HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

### WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

### WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

**DATA PROTECTION ACT 1984**

*'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'*

1769a

## 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 O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
22 FEB 2001* 3411

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR CLIVE HICKS |
| | ADDRESS | LODONA, LODDON DRIVE, WARGRAVE, BERKS |
| | POST CODE | RG10 PHONE 0118 940 6895 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | CODED LTD |
| | ADDRESS | 15 WOLSEY MEWS, LONDON |
| | POST CODE | NW5 2DX PHONE 020 7419 4142 |
| 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 | LODONA, LODDON DRIVE, WARGRAVE, BERKS, RG10 |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | DEMOLITION OF EXISTING PRIVATE HOUSE & REDEVELOPMENT OF NEW PRIVATE HOUSE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | APPROX 0.5 ha |
| 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 | L00-PL-001, 002, 003, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 116, 117, 150, 151, 152, 153, 154, 155, 156, 157, 170 |

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. If 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.

HANDMADE RED BRICK
TIMBER BOARDING
TIMBER FRAMED WINDOWS
SMOOTH FACED SLATE ROOF.

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

EXISTING BOUNDARIES TO BE RETAINED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details REPLACEMENT SCEPTIC TANK.

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

VEHICULAR & PEDESTRIAN ACCESS RELOCATED TO SOUTH OF MATURE HORSE CHESTNUT TREES (FROM LODDON DRIVE).

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

PRIVATE RESIDENCE

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 | 011 11 * | — * | 01 / 10 * |
| 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.

£ 190 — 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 P BOU ON BEHALF OF MR CLIVE HICKS DATE 12 · 02 · 01

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".



## PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space: Retained in existing use | Existing floor space: Lost by change of use or demolition | Proposed additional floorspace created by: New building | Proposed additional floorspace created by: Change of use |
|---|---|---|---|---|---|
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1789/a

# SECTION 66 CERTIFICATE

Application No.

22.FEB.2001* 3411

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

**OR**

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

## ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . .

On behalf of . . MR. OLIVE HICKS . . . . . .

Date . . 12.02.01 . . . . . .

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

ADDRESS ~~GREENGATES~~ LODDON DRIVE PARISH ~~SONNING~~ E

PLOT No. RENAMED - 28-10-85 ORD. SHEET No. 3 7778 20

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 991/56 | Capt. Trevor Williams | Reconstruction of Bungalow | 18.1.57. | APP. APP |
| (R/140/59 X) | Mrs. M.D. Williams | Add to garden annexe | 4.10.59. | APP. C/A |
| R/92/62 | Mrs M.D. Williams | Ext. and alt. | 21.12.62. | APP. APP |
| PD/562/64 | Mrs. Trevor Williams | addition | 1.10.64. | APP. PD. |
| O/140/67. | Mrs. M.D. Williams | Bung for gardener land adj on R/140/59. | 3.8.67. | N/A. REF |
| (R/259/68 X) | Air Vice Marshall Barker | Removal of restriction on | 14.8.68 | N/A. REF |
| (R/17/69 X) | " " | " " | 28.3.69. | N/A APP |
| 23316 | MR. R. WOODWARD | MOORING OF BOAT | 24.4.85 | N/A REF |
| 25523 SEE LILYPADS ~~THE CABIN~~ | N/P | | | |
| 26204 SEE LILYPADS ~~SEE THE CABIN~~ | | | | |
| 7305 | | | 4.11.88 | CA |
| BRA5667 | MR. SIDDIQUI | GARAGE | 28.7.88 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

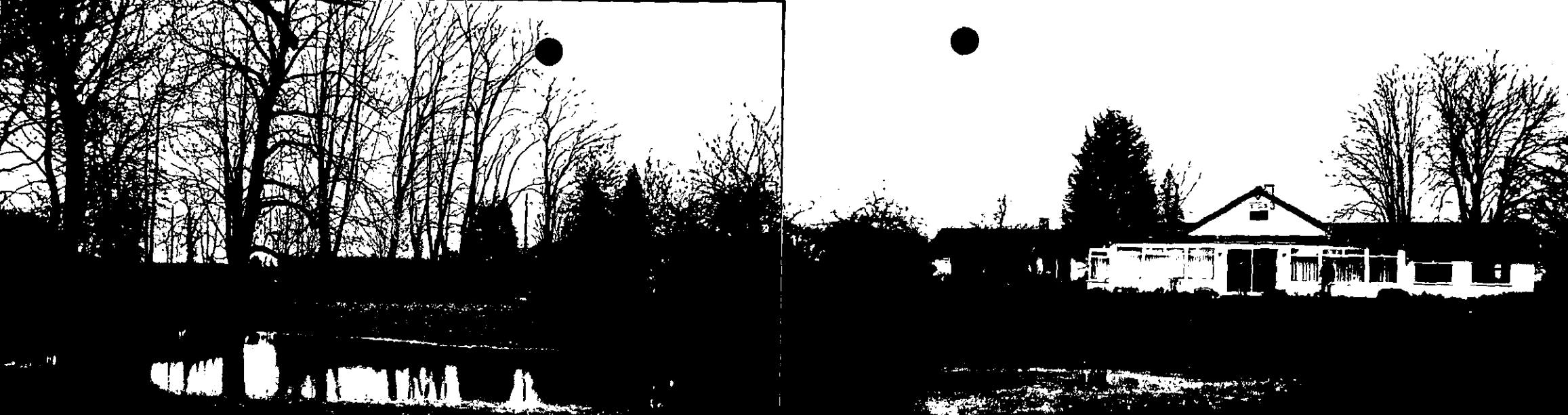
091074

X SEE THE CABIN

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3411**
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 | | | | |



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