APPLICATION NO:
F/2002/6996

LOCATION:
Inverloddon Cottage Ferry Lane, Wargrave Reading.

APPLICANT:
Mrs V Mann C/O D C Edwards

PROPOSAL:
Proposed erection of boathouse and wet dock plus new section of brick wall.

EARLIEST DATE FOR DECISION: **03/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/08/2002

CASE OFFICER: ~~Phillip~~ Taylor
Louise Smith 4/2.

923
DO

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs V Mann
C/O D C Edwards
Font Le Roi Farmhouse
Caundle Marsh
Sherborne
Dorset
DT9 5JS

Application Number: F/2002/6996

Parish:	**WARGRAVE**
Location:	**Inverloddon Cottage, Ferry Lane, Wargrave, Reading.**
Proposal:	**Proposed erection of boathouse and wet dock plus new section of brick wall.**

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.

Conditions

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

2. Detailed drawings and samples of materials in respect of the roofing, oak feather edged boarding, doors and windows shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

3. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

4. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6996**
CASE OFFICER: **Phillip Taylor**
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				

2. 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 Wargrave Court Backwater, main river.

3. There shall be no obstruction to the public right of way.

4. 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 C4, C8, EN5 and EN6.

Loddon Area Local Plan Policies LTV5, LRV1, LBE12, LBE14, LBE15 and LBE22.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WIC16, WLL2, WHE5, WLL4, WGB1 and WGB3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/04/2003

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.

* * * FILE RESERVE REPORT (15. AUG. 2005 16:07) * * *

FAX HEADER:

FILE	MODE	OPTION	ADDRESS	PAGE
098	MEMORY TX		901628665388	P. 4

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 15/8

TO: Mr Gill

FROM: Adrian

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4

RECIPIENT FAX NUMBER: 01628 665388

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 1a Pleasant Cl, Winnersh

NOTES:

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

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

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

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

8. Any steps or ramps shall be of open construction.

9. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

Reasons

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

2. In the interests of visual amenity and to safeguard the character of the Conservation Area in which the property is located.

3. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

4. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

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

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

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

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

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

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. 9903/25A, 9903/24A, 9903/26 and 9903/27, received by the Local Planning Authority on 21 February 2003.

* * * COMMUNICATION RESULT REPORT (15. AUG. 2005 16:07) * * *

FAX HEADER:

TRANSMITTED/STORED : 15. AUG. 2005 16:06

FILE	MODE	OPTION	ADDRESS	RESULT	PAGE
097	MEMORY TX		901162388879	OK	4/4

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 15/8

TO: Jason Wraythmore

FROM: Adrian on behalf of Mr Cill

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4

RECIPIENT FAX NUMBER: 0116 2388879

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 1a Pheasant Close Wokingham

NOTES:

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

NOTICE OF CONSENT

JS/FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Mr. F.E. Porter,
Ennisgreen,
Pheasant Close,
WINNERSH
WOKINGHAM
Berks.

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

Application No: 08422

Proposal: Extension to form garage and utility room and conversion of existing garage into dining room at 14 Pheasant Close, Winnersh. Berks.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 5th day of June 19 78 subject to compliance with the conditions specified hereunder :-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevation of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority. Furthermore, no additional windows or other openings shall be constructed in the elevations of the dwelling as extended by this permission without the prior permission of the District Planning Authority.
4. The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes. Furthermore, the garage shall not be converted to living accommodation without the prior permission of the District Planning Authority.

INFORMATIVE

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of 14 Pheasant Close, Winnersh care should be taken upon the commencement of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties.
4. In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

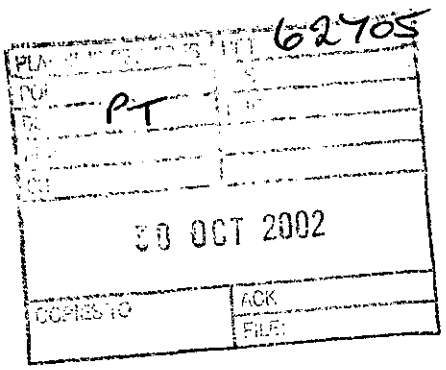
Dated: 9 JUN 1978

District Secretary

TSCPL/1

N.B. A statement of the applicant's rights is set out overleaf.

CAUNDLE CONSULTANCY



FONT LE ROI FARMHOUSE
CAUNDLE MARSH
SHERBORNE
DORSET DT9 5JS
Tel/Fax: 01963 23284
Email: fontleroi@btinternet.com

Ref: 9903 16

29 Oct 2002

Mr Philip Taylor
Wokingham District Council
PO Box157
Shute End
Wokingham
Berks RG40 1WR

Consultation drawings - not revised plans.

Dear Mr Taylor

Householder Planning Application – Application No F/2002/6996
Inverlodden Cottage, Ferry Lane, Wargrave, Berks

Following the meeting on 24 October between myself and Mrs Mann, and yourself and Mr Carter, I enclose as agreed copies of the following drawings. As discussed, single drawings only are enclosed at this stage, and following any comment and clarification that may be required I understand that you will advise me what additional copies will be needed. Please note that two of the drawings are hand drawn, while the others are a revision of the earlier application drawings; perhaps you would also let me know whether the former will require to be re-drawn.

The drawings are as follows:

- Dwg 9903/24A. Garden layout and roof plan with additional clarifying notes
- Dwg 9903/25A. Elevations and plan re-drawn to revised door and window openings
- Dwg Sk 9903/26. Section and details at river and dock edge
- Dwg Sk 9903/27. Section at 1:20 through boathouse and wet dock.

Both I and Mrs Mann found the meeting helpful and we are grateful for your comments and guidance. I trust that I have correctly interpreted the various items discussed or needing clarification, but please let me know if you require additional details or information.

Yours sincerely

David Edwards

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6996

Applicant : Mrs V Mann C/O D C Edwards.

Location : Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal : Proposed erection of boathouse and wet dock plus new section of brick wall.

Site Notice Displayed ? : YES ✓ NO DATE 13/07 + SV 5/3/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/07/2002

Earliest Date for Decision : 03/08/2002

Latest Consultation Date/Site Notice Expiry Date : 03/08/2002

This application will have expired on: 26/08/2002. 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 :

NEIGHBOURS:
- Deep River Cottage - obj; overdevt, design, amenity, highway.
- Ferry House - obj, concerned over erection of new dwelling.
- The Rockett - in support
- Wyatts cottage - obj, concern over residential use
- Ferry Lane House - obj to design, use
- Beech Hill - obj; concern re: use, design.
- 46 High Street - obj to design + siting
- 1 Yarrow Cottage - obj to design, siting and scale.
- Ferry Cottage + White House - obj to use, design + scale.
- 33 High Street - obj; overdevt, design, use
- Tudor Cottage - obj; scale, design
- Crouch End - in support
- Parkcorner Farmhouse - in support

OTHERS:
- Environ. Agency - conditional approval
- Parish Council - no obj (req. C/A)
- Engineering - advises must be no obstruction to right of way.
- Trees - no obj
- Conservation officer - C/A
- Babtie - request condition for programme of arch. work

Planning Issues :
- 44 High Street - obj; design, traffic
- The Barn - obj; use, traffic.
- 5 Baronsmead - in support

Loddon Area Local Plan;
- Transitional Area - LTV5
- River Valley Policies Area - LRV1
- Conservation Area - LBE12, LBE14, LBE15
- Archaeology - LBE22

Berkshire Structure Plan;
- Green Belt - C4
- Area of Special L'sc Importance - C8
- Conservation Areas - EN5

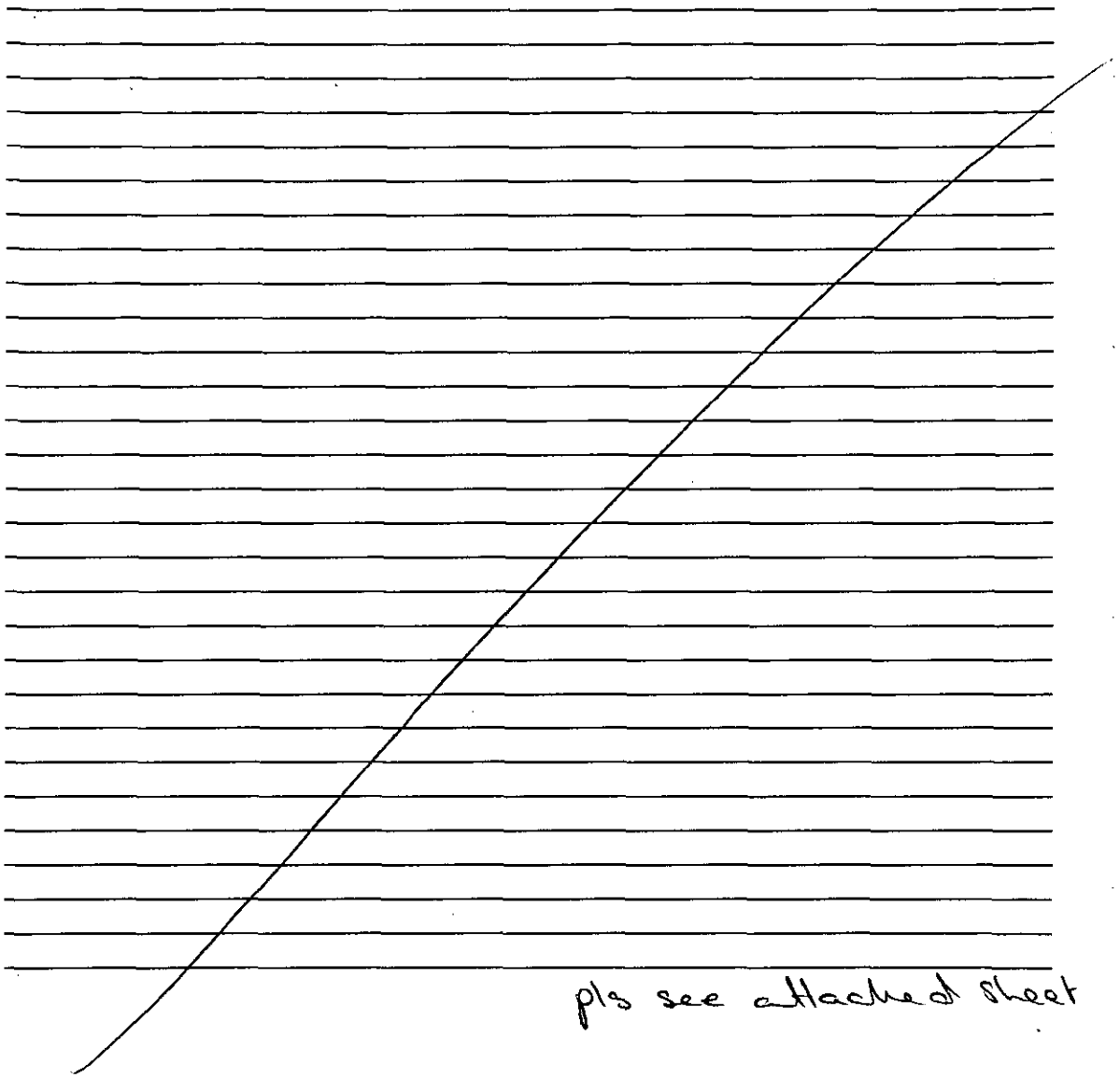
Archaeology EN6.

Wokingham District Local Plan;
- Flood Zone - WIC16
- Area of SL1 - WLL2
- Conservation Area - WHE5
- Thames River Policies Area - WLL4
- Green Belt - WGB1, WGB3.

Green Belt Local Plan; Policy 9. - extensions

Application Number: F/2002/6996

Appraisal :



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

Application Number F/2002/6996
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Conditions → see overleaf.
			Informatives :-
1			This approval ~~/refusal (delete as applicable)~~ is in respect of the OS Site Location Plan and Plan No's 9903/25A, 9903/24A, 9903/26 + 9903/27, received by the LPA on 21/2/03
2.			See informative advice by Environment Agency dated 1/4/03
3.	There	shall be	no obstruction to the public right of way.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV5, LRV1, LBE12, LBE14, LBE15, LBE22
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WIC16, WLL2, WHE5, WLL4, WGB1, WGB3
GREEN BELT LOCAL PLAN POLICIES: ~~GB1 GB2~~ 9
BERKSHIRE STRUCTURE PLAN POLICIES: C4 C8 ENS ENG
MINERALS LOCAL PLAN POLICIES:

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

Date: 28/04/03.

Conditions: F/2002/6996

1. C001
R001

2. C: Detailed drawings and samples of materials in respect of the roofing, oak feather edged boarding, doors and windows shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

R: In the interests of visual amenity and to safeguard the character of the Conservation Area in which the property is located.

3. C~~128~~ C183
R~~128~~ R183

CONDITION: The Boathouse & Wet Dock shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the modelled 1 in 100 year flood water level of 34.33 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.

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

4. CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

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

5. 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.

6. 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.

7. 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.

8. CONDITION: Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

9. C063
R063 (Ancillary)

RECORD OF SITE VISIT

SITE ADDRESS: Inverloddon Cottage Ferry Lane Wargrave Reading. APPLICATION NUMBER: F/2002/6996	OFFICER: Phillip Taylor DATE OF SITE VISIT: 5/3/3 15

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Thames River - Detached properties - mix of design boat houses,

3. DESCRIPTION OF SITE/BUILDING

lawn x 2 sheds one rear [illegible] one [illegible] [illegible].
Virginia creeper on boundary.
Detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

White House 1.7m [illegible] + creeper above.
small conservatory - concrete [illegible] stage.

5. SITE CONSTRAINTS

other boat house [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] house.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

photos taken

Application Appraisal: F/2002/6996 – Inverloddon Cottage

The site is a detached dwelling located in sensitive surroundings on the River Thames, within the Green Belt, Wargrave Conservation Area and an Area of Special Landscape Importance. The application being considered proposes the erection of a boat house, wet dock and new brick wall section to replace existing boundary formed by the shed, which is to be demolished.

Planning permission (F/2001/4617) was refused for the erection of a boathouse and wet dock area. The grounds for refusal centred around the siting, size, height and massing of the structure and its adverse visual impact on the amenity and character of the Thames Valley, Green Belt and Wargrave Conservation Area.

The proposed scheme has been modified substantially, and addresses the issues associated with the former refusal. The previous refusal does not reject the principle of a boat house at the aforementioned site, but the form of the structure proposed. It is appreciated that there are other boathouses along the river which are of grander scale than that being proposed, however the specifics of the site and the impact of the proposed development must be carefully considered against Local Policies. The frontage of the site along the river is not completely open in character. There are outbuilding to the front and side of the site (when viewed from the river) and a wider outbuilding set further back, which extends almost the entire width of the plot and is dominant in its white form. These outbuildings are characteristically flat roofed and do not relate to the design of the dwellinghouse behind. The summerhouse, located closer to the river than proposed scheme and, given its oblique setting, occupies a similar width when viewed from the river.

The previous scheme (F/2001/4617) proposed a larger, more imposing structure closer to the river's edge, incorporating gable elevations and an elaborate design for its purpose. The proposed scheme relates to the proportions of the existing outbuildings, which it is to replace. It has reduced the footprint of previous scheme (length reduced by 3.5m and width from a max. of 4.9m to 3.9m) and set the structure back a further 4m back from the river's edge. The former scheme proposed a bulky roofline, pitched in design with dominant gable ends in the side and front elevations and dormer windows adding further massing to the roofline. The proposed scheme is for a single storey structure with modest curved roofline, measuring 2.6m high (1.8m lower than the previous scheme) and only 0.9m higher than the existing boundary wall. As discussed, the design of the present scheme is more simplistic and in character with the purpose of the building, revised plans were received on the 21st February to this effect. The ornate gable elevations and front balcony area, associated with the previous refusal, have been omitted. The design and scale is subservient to the host dwelling and its character does not detract from the surrounding landscape and dwellings.

The visual and physical impact of the structure has been reduced and the structure proposed is less imposing than the previous scheme. Views from the river and public footpath/slipway to the river have been softened. The bulk of the development has been reduced and its set back from the river has minimised the impact on the open character and amenity of the sensitive setting.

Consultations

A large number of objection letters have been received, concerned with the design and scale of the proposal and its impact on the amenity of the surrounding landscape, the potential use of the building and traffic implications.

The Landscape Architect considers there to be no adverse impact on the Green Belt and Area of Special Landscape Importance, given the reduced prominence of the proposed structure and its scale in proportion to existing structures on site.

The Environment Agency has no objection subject to conditions. It is not considered reasonable to insert the first condition specified on 1st April 2003, given that the proposed boat house and wet dock structure is designed to accommodate fluctuating water levels.

Parish Council have no objection, request condition for use.

Public Rights of Way Officer, no objection.

Babtie request archaeological investigation condition.

Conservation Architect considers scale and form of boathouse acceptable, details and materials to be conditioned.

Tel: (0118) 974 6442(Direct Line)
Email: emma.bowerman@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 1st March 2005
My ref: F/2002/6996

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Victoria Mann
Inverloddon Cottage
Ferry Lane
Wargrave
Berkshire
RG10 8ET

Dear Mrs Mann,

CONDITIONS FOR PLANNING PERMISSION F/2002/6996- INVERLODDON COTTAGE, FERRY LANE, WARGRAVE

I refer to your letter dated 26th January 2005 requesting if adequate work has been carried out to secure planning permission. From the subsequent site visit, it was determined that this information was required so that if no further works were to be conducted within the five year period from when the notice was issued, the approval would remain open and the development could be completed at any time in the future.

It has been noted that the following conditions were attached to the approval notice:

Condition 3: No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition 4: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Both of these conditions require information to be submitted prior to the commencement of development though there is nothing within the application file to show that either condition has been adhered to. As the development should not have been started without condition 3 and 4 being discharged we would not consider that the development has begun.

The conditions attached to the approval notice should not be breached and it is advised that you submit the required information before any further work is carried out. Should you wish to discuss the matter further please do not hesitate to contact Emma Bowerman on the above direct dial number.

Yours sincerely,



B.POLNIK (Mrs)
Senior Planning Officer
Team Leader for Householder team

Inverloddon Cottage
Ferry Lane
Wargrave
Reading
Berkshire

26th Jan 2005

PLANNING SERVICES | 85277
POL | TLS
DC | EN
APP
CS
31 JAN 2005
COPIES TO: | ACK
FILE: RR

Dear Mrs Polnik,

ref: Planning Permission
Application no: F/2002/6996.

Having spoken on the telephone to the Duty Planning officer last week, she suggested I write to you concerning the above application.

A substantial amount of work has been carried out on the river frontage & I was wondering if someone from your department could please come and inspect the work and tell me if it is sufficient

to secure the planning permission. A man from the Environment Agency has been out to inspect & he says the work undertaken should be enough to secure the P.P., but I would like your office to verify this.

I look forward to hearing from you & hope someone can come out in the near future.

Yours sincerely,

Victoria Mann

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

~~Your ref As below~~ 6815?

PLANNING SERVICES	HPT
POL	TLS
DC LR	ENF
APP	
CS	
14 APR 2003	
COPIES TO	DCX

10th April 2003

Louise Smith
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Louise,

APPLICATION F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave

After careful consideration the archaeological brief for the above application has been changed from an Evaluation to a Watching Brief.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

Our Ref : SP/2002/006104-2/1
Your Ref : F/2002/6996

Date : 01 April 2003

67854

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Louise Smith

Dear Sir/Madam

PROPOSAL: BOATHOUSE AND WET DOCK PLUS NEW SECTION OF BRICK WALL, REVISED PLANS
LOCATION: INVERLODDON COTTAGE FERRY LANE WARGRAVE READING

Thank you for your letter dated 10th March , which was received on 11th March. You are asked to quote the following reference in any correspondence: SP/2002/006104-2. The Environment Agency has the following comments:

This site is within the modelled 1 in 100 year floodplain of the River Thames. The 1 in 100 year flood water level at this site is estimated at 34.33 metres above Ordnance Datum (Newlyn).

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The Boathouse & Wet Dock shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the modelled 1 in 100 year flood water level of 34.33 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.

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

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

commences.

REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

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

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.

CONDITION: Any steps or ramps shall be of open construction.

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

ADVICE TO APPLICANT

ENVIRONMENT PROTECTION:

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes 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.

GROUNDWATER:

The site is also located within a groundwater protection zone 2, it is important to protect the groundwater from any potential sources of contamination.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

PLANNING INFORMATIVES:

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

Under the terms of the Water Resources Act 1991 and the Land Drainage 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 Wargrave Court Backwater, main river.

DECISION NOTICE:

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

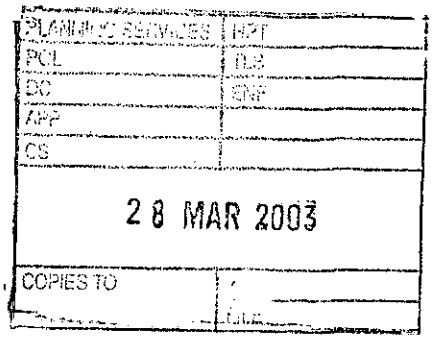
EMMA LANGFORD
Planning Liaison Officer

Direct Tel: 01276 454 492
Direct Fax: 01276 454 352
Email: emma.langford@environment-agency.gov.uk

CC: D.C Edwards

MP

Date: 10 March 2003



To: Wargrave Parish Council

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

Applicant: Mrs V Mann C/O D C Edwards.

Case Officer: Louise Smith

The new plans show the following: Small revisions to the detailing of the boathaouse design and section drawings. Drawing nos: 9903/24A, 9903/27, 9903/25A, 9903/27.

Comments are required by 24/03/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

The Parish Council has no objection to the application. However, a condition is requested that the proposal remains ancillary to the main dwelling and that its usage be restricted to a boathouse and domestic/boating storage.

Melanie Quinn 25-3-03

AFO

Ferry House, Wargrave, Berkshire RG10 8HY

0118 940 3553

OBS 6996

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Mr Louise Smith,
Planning Dept
Wokingham District Council
Shute End,
Wokingham, Berkshire.

15. III. 03

Dear Madam,

Proposed boathouse in the garden of Inverlodden Cottage, Wargrave

Thank you for your notification with regard to the above - I have considered the submitted drawings and note that the windows to the garden elevation are smaller - more in keeping with the design of a true boathouse.

The relationship between the wet boathouse area and the storage area above seems a little disproportionate as the height above normal summer level is only about 4' within. This will only accommodate a low freeboard launch or small hand powered craft.

The consent should be so conditioned not to permit any other dwelling and the structure should only be used for keeping boats and ancillary purposes - to encourage new boathouse building on the river and to prevent any development of new houses in this Conservation area. Subject to the above I now have no objection to the application

Yours faithfully, Simon Hands

Ferry House, Wargrave, Berkshire RG10 8HY

0118 940 3553

9. III. 03

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11 MAR 2003	
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Stephen Galpin Esq.,
Elmwood
Willow Lane, Wargrave
Berkshire RG10 8LJ,

Dear Mr. Galpin,

Thank you for your letter of 14th February. I have considered the detail of your letter and the drawings and computer downimage to show how the new house would appear from the river.

I can now confirm that I have no objection to your proposal on the condition that the house is built as shown, is no higher and as discussed on the telephone you incorporate the following changes.

1. The timber cladding to the exterior is stained dark brown or black – preferably in shiplap cedar or similar.
2. The undercroft (boathouse area) should have black screening to the sides and back. Doors in a similar manner should be hung from the front of the area. This is to 'lessen' the height of the house and will provide a secure area where no grass or planting would survive (as shown in your CD1.)
3. The windows in all elevations should be more traditional in design and have glazing bars to break up the glass mass.
4. The cut bank and boathouse deck should be faced in hardwood such as greenheart, teak or iroko and no steel camp sheeting should show.
5. All slopes of the roof should be tiled in irregular shaped tiles to prevent the slopes looking modern and too uniform.

6. The ridges to the roof should be taller and more prominent to remove the modern appearance of the apex areas.

7. Your gifting the river frontage to the Georges and Dragon so that boats can moor there without restriction or charge may be altruistic but I cannot see how it would be policed and cruisers prevented from staying over night. Six Continents is about to be taken over and until the Georges and Dragon is run by an individual (preferably someone who owns it) the maintenance of your agreement will be difficult. I suggest that point needs further discussion.

The use of the land as boatyard / boat hiring business was fairly widely more was a demand but if the public has low interest and no such use can be maintained without subsidy then an alternative use should be identified and in my opinion your proposals are acceptable.

If you or Wokingham wish to discuss any of the above please let me know and do show this letter to Wokingham officers - I have sent a copy to the leader of the council

Yours sincerely,

Simon Harris

C.C. Leader of the Council -
Michael Gwinnett Esq.,
Chief Planning Officer.

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Date: 10 March 2003

From, ~~To~~: Graham Barnwell – Public Rights of Way

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

Applicant: Mrs V Mann C/O D C Edwards.

To Case Officer: Louise Smith

The new plans show the following: Small revisions to the detailing of the boathaouse design and section drawings. Drawing nos: 9903/24A, 9903/27, 9903/25A, 9903/27.

Comments are required by <u>24/03/2003.</u>

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

No objection to this application.
G Barnwell. 19.3.2003

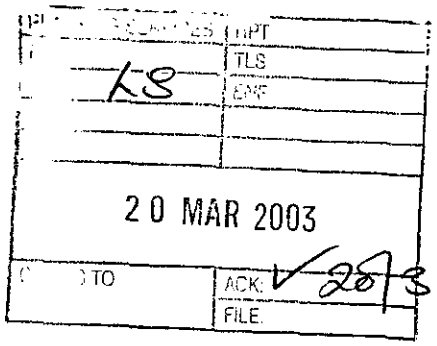
MAYRISE No	20034889.
DATE REC'D	11 MAR 2003
ACK	
ANS'D	19.3.2003
FILE REF	~~[illegible]~~ Highways consideration of planning application.

GB.

OBR

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET Telephone 01189 401040

Ms Louise Smith
Development Control Officer
Envirnomental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



19th March 2003

Dear Ms Smith

Ref F/2002/6996 Inverloddon Cottage

I am writing to object to the revised application. Given that it makes minimal changes to the previous application, my points of objection remain the same.

1. **Intensification of Development:**

Development of such a scale would not respect **Policy WHE4**, ie Development in conservation areas must respect the historic massing and scale. The height of the building still allows for living accommodation above the boating storage area, which has implications for the site itself, neighbouring properties and users of the public access way.

2. **Conservation Area and Public Amenity**

The development would not enhance the character of the Thames Valley , as required in **Policy WLL4**, nor Policy **WLL9** in the draft plan. It will have a detrimental impact on views both from the river and views from adjoining the development. The proposed scheme still has an adverse impact on the approach to the river's edge, in that the height of the building overshadows the public access lane . It would make it feel narrower, it would block the views of the island trees beyond the river, and also eliminate sunlight from the lane.

The proposed development does not respect **Policy WR21** which says that improved public access to the river will be sought, including the provision of public slipways and launching sites especially close to existing developments.

The proposal also has an adverse impact in terms of **Policy WR4** in that the Council is committed to increasing open space and clearly the development will have the effect of enclosing the open space facility at the water's edge.

The proposal also falls foul of **Policy WLL9** in that it will be built development in an urban landscape which will have a detrimental impact on:

a) the visual prominence of the site from within, or views from outside the urban area; and
b) the recreational or wildlife importance of the site and adjacent land.

E P A

3. **Building Design**

The design of the boathouse is against the design principles as laid out in the local plan. In particular, Policy **WBE1** is contravened, in that the Council must have regard to:
a) Its environmental impact
b) Its visual impact
c) Accessibility
and
h) The privacy and amenity of the existing environment.

- The height of the building will have a visual impact from the lane, from the river and for neighbouring properties.
- The location of the wet dock immediately adjoining the slipway will interfere with users of the slipway.
- Access to the boathouse for craft will be via the slipway and, if the boathouse is to be used by persons other than those resident in the main house, access will have to be via the lane, which is an unacceptable intensification of use of the lane.

4. **Effect on Neighbouring Properties**

The proposal has a significant impact on Deep River Cottage, Ferry Cottage and the White House in particular.

5. **Effect on Highway**

We are concerned about the effect of the development increasing vehicular use in the lane, raising road safety and access issues. Parking provision on the site, already under pressure, will be even more inadequate. Historically, tenants of Inverloddon Cottage and their visitors have parked their cars on the lane, which has caused access problems for emergency vehicles and for service vehicles, such as rubbish collection. The building of a boathouse, will increase vehicular movements in the lane and add further pressure to the site with regard to accessibility and parking.

Yours sincerely



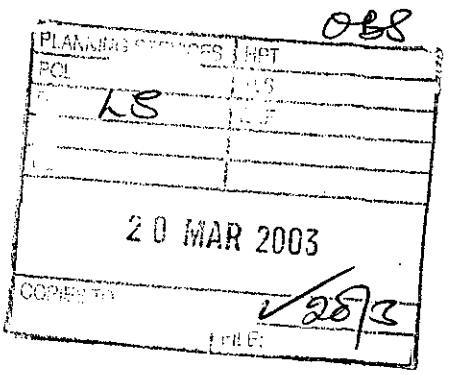
Heather Acton

cc: Frank Browne, District Councillor

E P A

5 Baronsmead
Henley-on-Thames
Oxfordshire
RG9 2DL

(01491) 575336



Mrs. Louise Smith
Environmental Services Dept.
Shute End
Wokingham.

18 March 2003

Dear Madam,

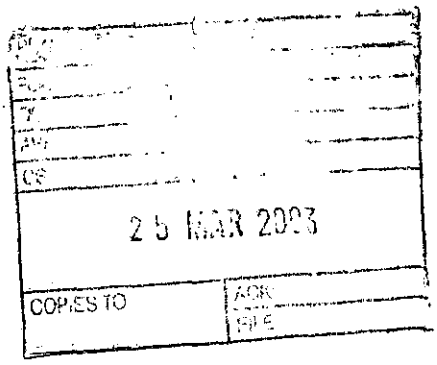
Application Number F/2002/6996

Reference the above planning application I am entirely in favour of the revised plans to include reinstatement of the campsheddings to be carried out by Mrs. Victoria Mann, owner of the property.

Yours faithfully,

Diana Southwell

NP.



Date: 10 March 2003

To: Wargrave Parish Council

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

Applicant: Mrs V Mann C/O D C Edwards.

Case Officer: Louise Smith

The new plans show the following: Small revisions to the detailing of the boathaouse design and section drawings. Drawing nos: 9903/24A, 9903/27, 9903/25A, 9903/27.

Comments are required by 24/03/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

The Parish Council has no objection to the application. However, a condition is requested that the proposal remains ancillary to the main dwelling and that its usage be restricted to a boathouse and domestic/boating storage.

Melanie Quinn 25-3-03

AFO

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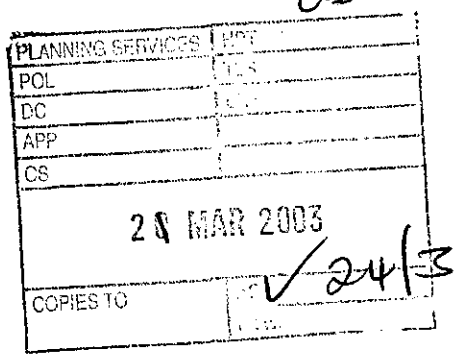

Ferry Lane House
Ferry Lane
Wargrave
Berkshire
RG10 8ET

Telephone: 0118 9403019

March 20th 2003.

Dear Sir,

Application Number: F/2002/6996. (LOUISE SMITH)
Site Address: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.
Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.
Revised/additional plans show: Small revision to the detailing etc. etc.

I refer to your letter of 10th March concerning the above small revision.

The revisions are indeed minor and change nothing, as far as the fundamental issues and objections surrounding this Application are concerned.

All the original objections to the Application still apply, as detailed in my letter to you of July 30th 2002. (copy enclosed).

The original application was rejected based on ~~[illegible]~~ innumerable fundamental issues and objections. In addition we live in a Conservation Area.

Since then there has been this further application (F/2002/6996) and now "small revisions to the detailing". Nothing has changed since the original application was rejected. Although some "alterations" have been made all the fundamental issues and objections still apply, as do the grounds for rejection.

Yours faithfully,

G. J. Murphy.

Ferry Lane House
Ferry Lane
Wargrave
Berkshire
RG10 8ET
Telephone: 0118 9403019

July 30th 2002.

Application No. F/2002/6996.
Site Address: Investiador Cottage, Ferry Lane, Wargrave.

Dear Sir,

Refer to your letter I would like to object to this application.

The Application is a renegotiation of a similar application approximately one year ago, which was rejected. We live in a conservation area. Please note that the Grange Notice was first displayed on July 23rd at the Conservation Area Notice on 26th July. Last year there was a petition bearing over 60 signatures as well as many objections from near neighbours.

The application purports to be new but, although some alterations have been made, the fundmatal issues and objections remain the same.

The owner continues to live in Devon and the property continues to be rented out.

In conversation the owner privately makes no particular secret of her objections, namely, to continue to rent out the house as at present, but also to build in the garden some "accomodation" and a "place to stay" in Wargrave for herself and her family at her friends. ~~in Wargrave~~. (Herself, husband, four children, Land Rover, Estate Car) plus friends cars.

The family currently renting the house have two children and two large cars which utilise the garage.

The application and its inherent implications — an influx of people and vehicles, all of whom are not resident,

will have a significant impact on traffic, parking and safety in Ferry Lane. Ferry Lane currently has difficulty in coping with the normal traffic requirements of the residents in this part of Ferry Lane plus public parking and traffic in its rôle as a public amenity providing access to the river.

Because of the traffic and parking congestion accidents still happen. One serious collision between a Council Refuse Vehicle and a parked car resulted in a vehicle write-off.

Because of the parking congestion the Emergency Services have great difficulty in getting to the end of Ferry Lane. House fires, heart attacks and burglaries have all happened at the Fire Brigade, Ambulance Service and Police have had problems.

In the context of safety, there are at least two young children, including toddlers, currently living in each of the last three houses in Ferry Lane. The lane simply cannot cope with the extra traffic and parking imposition from non residents inherent in the application.

The applicant's design objectives are still, as last year, based around accomodation and, despite alterations, the application still represents a significant and ugly over development of the site and a significant and unacceptable over intensification of its use.

Again, because of the design objectives, the resulting building is ugly and disproportionate to all its surroundings viewed from all sides. It continues to have an over-dominant and negative impact on the part of the lane leading to the river, which is a public amenity.

I believe the application, as did its predecessor, contravenes to flout all the principles governing planning in a Conservation area and it seriously misrepresents its real objectives.

Yours faithfully, G. G. Murphy. (G.G. MURPHY)

1 Yarrow Cottages, Sheeplands Farm, Wargrave, Berks RG10 1WR

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Miss Louise Smith
Wokingham District Council Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Ref F/2002/6996
Inverloddon Cottage

Thank you for your letter. I am writing to object to the re-application for a building at Inverloddon Cottage at the end of Ferry Lane.

The plans show that the building is still too large in a small garden and it will rise above the wall of the lane. The whole development spoils the lane for people using it to get to the river.

I am also worried about the increased use of cars on the lane.

Yours faithfully

Amanda Woodland

The White House
Ferry Lane
Wargrave
Berks. RG10 8ET
Tel: 0118 9402863
Fax: 0118 9401925

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Louise Smith
Development Control Officer
Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

19 March '03

Dear Ms Smith
Revised Plans Notification
App No F/2002/6996
Inverloddan Cottage, Ferry Lane, Wargrave

We have noted the small revisions to the above application, however our concern and objections as outlined in our letters of 4 Sept '01 and 2 Aug '02 still apply (copies attached).

The overall size and scale of the 'boathouse' remains excessive for its intended use, and in light of the recent flooding should be of great concern to any future building on the Thames. I would strongly suggest that you

visit our property or the site in question to see at first hand (or to be aware of) the level of the flood water. Photographic evidence can be provided.

We trust that you will be consulting the Environment Agency for their views given that so many properties in Wargrave were severely affected by the flooding this winter (one boat house being in close proximity to the proposed site).

We would be happy to show you our record of flood levels since occupying this house.

In conclusion we remain strongly opposed to this planning application.

Yours sincerely

Fiona and Michael Stubbs.

FIONA AND MICHAEL STUBBS.

P.S. Please note that this letter is also written as owners of Ferry Cottage, Ferry Lane

② No notices have been displayed alerting others of this revision of plans.

Mr. M.D. Stubbs
The White House
Ferry Lane
Wargrave
BERKS.
RG10 8ET
Tel/Fax: 01189 9402863
Email: mikestubbs@chek.com

Mr. Phillip Taylor
Development Control Officer
The Planning Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
RG40 1WR.

2nd August, 2002

Dear Sirs

Ref: PLANNING APPLICATION 6996
Inverlodden Cottage
WET BOAT HOUSE

Please note that this letter is written as the Owners of Ferry Cottage, opposite Inverlodden Cottage as well as The White House.

Whilst latest plans are an improvement on application (F/2001/4617) in terms of reduction of height of roof, overall area continues to vastly exceed that necessary to accommodate a Wet Boat House.

All other concerns as outlined in our letter of 4th September, 2001 (copy attached) remain, in particular area of proposed construction to house a 3' underpunt. We believe the building is to disguise actual intended use as accessible living accommodation (for family of six).

The intended use of floor space seems excessive for storage and must allow limited height from water level. The flooring would be under flood water level.

The cubic volume of the proposed development exceeds the existing structure by more than 8 times.

The building takes up close to 50% of the existing River Frontage.

The building is still higher than average with the existing wall aligning Ferry Lane adversely affecting the visual impact from Ferry Cottage.

The design and structure does not conform to local Planning policies as it is not sensitive to the local plan. Its design does not enhance the character of this important site and the structure will have an adverse impact on public

Mr. M.D. Stubbs
The White House
Ferry Lane
Wargrave
BERKS.
RG10 8ET
Tel/Fax: 01189 9402863
Email: mikestubbs@chek.com

access to the river, particularly local residents launching small craft from the Lane.

Additionally there will be a significant increase in road traffic causing road safety, parking and access problems.

We oppose this planning application and would draw your attention to the late displaying of notice to the public.

Yours faithfully



MD Stubbs.

Enc.

The White House
Ferry Lane
Wargrave
Berks RG10 8ET
0118 9402863

Mr R Madell
Development Control Officer
Wokingham District Council
Environmental Services Dept
P O Box 157
Shute End
Wokingham

4 September 2001

Dear Mr Madell

Application No. F/2001/4617
Inverloddon Cottage, Ferry Lane, Wargrave
PROPOSED ERECTION OF SINGLE STOREY BOATHOUSE AND WET DOCK TO REPLACE EXISTING SUMMERHOUSE.

In reply to your letter dated 17 August 2001 (received 24 August) regarding the above, we would offer the following comments which strongly oppose this Planning Application. We have now studied the plans and the correspondence submitted from Mr David Edwards of Caundle Consultancy dated 30 July 2001, and would like to bring the following to your attention.

Such a building would be most intrusive from both our house and garden and would be significantly higher than the existing garden sheds and summerhouse. The windows (particularly in the roof) face directly onto our garden and would deprive us of our privacy.

We are very concerned over the size of the building in relation to the actual wet boat space – the area in question would allow very limited access i.e. a punt, canoe or narrow beamed boat, and for this reason one would expect the housing for such craft to be of a very much more modest nature.

The area shown as storage/recreational space is larger than that devoted to the housing of river craft – elaborate entrance, balcony, number of windows, windows in pitched roof at both the side and the end of the proposed building. Whilst the application refers to reducing the size of the existing store/shed and therefore increasing new floorspace by only two square metres, it rather overlooks the fact that this shed is not visible to any neighbouring houses/gardens, or at least to any objectionable extent. However the volume of the proposed new structure is significantly greater than exists at present.

In Mr Edwards letter submitted with the plans, it states ".....provision of boathouse to provide leisure accommodation" ".....glazed accommodation" as well as "....changing before and after more active watersports". We are concerned about the emphasis being placed on "accommodation" and what might ultimately result i.e. shower and toilet facilities. Having had discussions with the owner of Inverloddon Cottage, it is our belief that the building has been designed with a view to providing living accommodation while the main house is rented, as it is at present, and that the proposed 'Boat House' is ancillary as use as an actual boat house and is secondary to the need to provide what will become substantial living accommodation.

We see this building as over-development of the area in relation to the size of the plot. The building, as displayed, will totally dominate the garden and will be very intrusive in front to the existing building line. The accessing of workers, materials etc., and vehicular access, with parking required for two additional cars and trailer in an already congested Ferry Lane, would be of great concern to residents. Wokingham District Council Refuge Collection often experience difficulties in accessing the Lane.

We strongly oppose this planning application and would welcome the opportunity to discuss these points with you. We would be happy to meet with you at the White House and would also be happy to let you see the proposed building plot from the river.

Yours sincerely

Fiona and Michael Stubbs

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21 MAR 2003

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The Barn, Ferry Lane, Wargrave, Berkshire, RG10 8ET

Telephone / FAX 0118 9402849
e-mail billtreadwell@ferrylane.fsnet.co.uk

20th March 2003.

Louise Smith,
Development Control Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Louise Smith,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above revised planning application.

The amended plans are purely cosmetic and the basis of my objection is set out in my letter from last year. A copy is enclosed.

I labour the point that it is the intention of the owner to have two properties on one site and the boathouse will be used for accommodation in due course.

Yours sincerely,

W.T.Treadwell.

The Barn, Ferry Lane,
Wargrave, Berkshire, RG10 8ET

Telephone / FAX 0118 9402849
e-mail billtreadwell@hotmail.com

31st July 2002.

Philip Taylor,Esq.,
Case Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Mr. Taylor,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above planning application for the following reasons.

The size of the proposed building would be out of keeping with neighbouring properties and an over development of the plot.

The plans have been changed from the previous application to show a flat roof. The proposed building would easily convert to accommodation. The applicant's supporting letter mentions leisure accommodation and storage. At a later date an application will surely be made for a pitched roof.

At the Parish Council meeting last year it was disclosed that the applicant's children would sleep in the property during the summer.

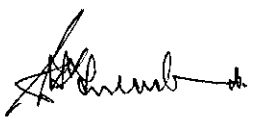
Inverloddon Cottage is rented. It is the intention of the owner to have two properties on one site. This is a conservation area.

The tenants have two cars. The owners have a car, land rover and enormous trailer. Ferry Lane is very narrow with few parking spaces and very limited turning. Any increase in parking would cause serious problems.

Ferriy Lane is the only public access point to the river in Wargrave. The increase in traffic and parking would cause serious problems for would be river users. The increase is traffic would not just be during the construction work as mentioned in the applicant's letter.

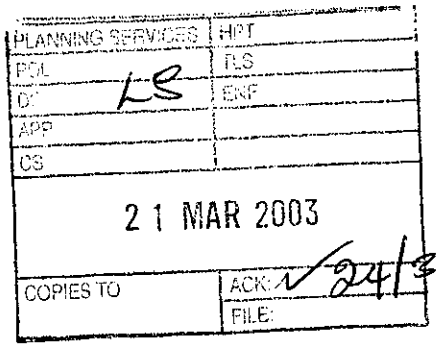
A similar application was refused last year. The refusal notice stated that Wokingham District Council's planning policy had been contravened on 13 points. There were over 60 letters objecting to the proposed development.

Yours sincerely,



W.T.Treadwell.

OBS



The Barn, Ferry Lane,
Wargrave, Berkshire,
RG10 8ET
Telephone / FAX 0118 9402849

21st March 2003.

Louise Smith,
Development Contro; Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Louise Smith,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above planning application.

Plans have been submitted for a boathouse on this site on several occasions. The application has been refused in the past, and the present plans are similar those submitted previously.

I enclose a copy of my letter of objection to last year's application. My reasons are the same.

Yours sincerely,

D. L. Treadwell.

Dorothy Treadwell

The Barn, Ferry Lane,
Wargrave, Berkshire,
RG10 8ET
Telephone / FAX 0118 9402849

1st August 2002.

Philip Taylor,Esq.,
Case Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Mr.Taylor,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above planning application for the following reasons.

The size of the proposed building would be out of keeping with neighbouring properties and an over development of the plot.

The plans have been changed from the previous application to show a flat roof. The proposed building would easily convert to accommodation. The applicant's supporting letter mentions leisure accommodation and storage. At a later date an application will surely be made for a pitched roof.

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Yours sincerely,

D. L. Treadwell

Dorothy Treadwell

44 The High St.
Wargrave
Berkshire
RG10

OBS

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Ms Louise Smith
Development Control Officer
Enviromental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG10 1WR

19th March 2003

Dear Ms Smith

Ref F/2002/6996 Inverloddon Cottage.
I am writing in regard to the revised application to build a boathouse at the end of Ferry Lane, Wargrave. The new application differs only slightly from the original plans. My objections to the building remain the same. I enjoy the peaceful river environment made accessible by the public slipway and object to this development on a number of counts.
Ferry Lane is the most convenient point of access to the river. The proposed building overshadows the lane reducing light. Traffic could also be increased. Viewed from the lane and river I feel such a large structure would look unattractive and is inappropriate to the character of the village.

Yours sincerely.
Headbeater
Toni Headbeater.

OBJ

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FILE

46 The High Street, Wargrave, Berkshire, RG10 8BY

Phillip Taylor Esq
Development Control officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

24th March 2003

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

I am a local resident in Wargrave, and enjoy various leisure activities provided by the river, therefore the application stated above causes some concern. After viewing the proposed plan for the boathouse at the Parish Council meeting on the 29th of July 2002, it is clear that there are significant implications for Ferry Lane, local residents and the environment. The revised plans display little change to those put forward on the 29th July.

If the boathouse is constructed it will obstruct the view from Ferry Lane as well as light entering Ferry Lane, causing the lane to lose its current charm. From looking at the boathouse design it appears far from desirable. The boathouse will be displayed on the river front, and for people enjoying the river will be seen as a monstrosity, that clearly does not fit in with the sought after appeal of the area.

A further concern is that of the increased congestion of Ferry Lane, due to the construction of the boathouse. The lane is extremely narrow and traffic flow is already a problem. With the added proposed boathouse, I fear that traffic may increase and parking may occur in the lane. This may hinder the public use of the slipway at the end of the lane.

One final concern is that the area is a conservation area due to its natural beauty. In my opinion it is very important for the area to maintain its beauty. The construction of the boathouse is increasing development in an area which is already over developed, and will encourage further development and decay of such a beauty spot.

Yours Sincerely

Andrew Phillips

0B8

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24 MAR 2003	
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46, The High Street, Wargrave, RG10 8BY

Phillip Taylor Esq.
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

24th March 2003

Dear Mr Taylor,

Ref: F/2002/6996 Inverloddon Cottage

I write to express my opposition to the proposed development of a boathouse within the grounds of Inverloddon Cottage of Ferry Lane. As a resident of the village, I fully appreciate the natural beauty of both Ferry Lane, and the riverside, and attach great importance to the leisure and relaxation opportunities offered by the slip way, which has outstanding views of the river and natural environment. I am therefore fully opposed to the development of a boathouse and rising of the wall in the location, which would deduct from the existing aesthetic appeal of the riverside and unique charm of Ferry Lane.

After attending the parish council meeting in Wargrave village hall on the 29th of July, my initial thoughts of concern once again raised. The revised plans of the building show little change from the previous application, and continue to present a larger building than the standing shed and summerhouse, and also clearly showed a controversial raised wall. The raised wall is a colossal concern, and would potentially be a significant infringement on the natural beauty spot of the riverside in Ferry Lane.

During the meeting much concern was also raised over the use of the boathouse, and the subsequent increased number of people and vehicles entering and parking in Ferry Lane. The increase in number of vehicles in the Lane as a result of the boathouse would pose a huge problem for people trying to gain access to the public slipway, and for the residents of the Lane, as access to and from the Lane is already a difficulty.

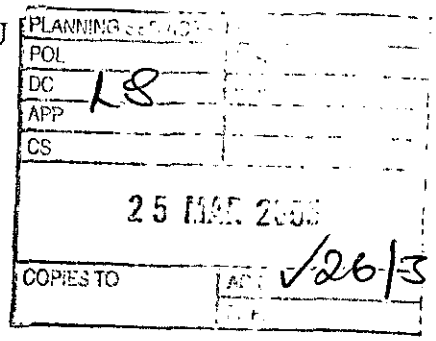
The proposed development has many significant problems attached, and would create an even further built-up area along the valuable natural environment along the River Thames. Therefore, on largely environmental grounds I state my strong opposition to the proposed development.

Yours Sincerely,

Victoria Cottle.

868

33, High Street,Wargrave, Berks, RG10 8BU
Telephone: 0118 9402646
e-mail: mikegrimmer@ntlworld.com
24th March, 2003



Wokingham District Council, Development Control Dept, for Louise Smith.

Application F/2002/6996 Inverlodden Cottage

I objected to the earlier application for this development, and I have now seen the revised version. To my mind, the changes are small and largely cosmetic, and make no difference to the objections which I made earlier. I will therefore repeat them now:

- I consider that what is proposed is an overdevelopment of the site. The new building would be very much larger than the present garden structures. This suggests that the intended use is domestic, rather than recreational. The considerable height of the proposed structure would have a serious visual impact, from both the river, and from Ferry Lane.

- The site is within the Wargrave Conservation area. Both the Local Plan and the Village Design Statement call for developments which match existing buildings in scale and bulk, in building materials, and in architectural design. What is proposed does not match these criteria. The flat roof is particularly discordant: but equally a tall pitch in that position would be obtrusive.

- I am concerned that this development would add to traffic problems in Ferry Lane, and in particular might make it difficult to reach the much-used public slipway at the end , which is one of only two in the village.

Please take these factors into account when deciding the application. Let us discuss them by telephone, if you wish.

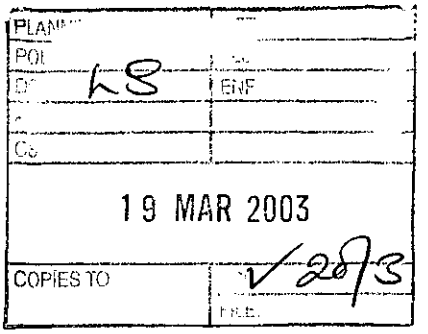
Yours sincerely,

Mike Grimmer

Mike Grimmer

OBS

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel: 01189 401040
Office: 020 7 529 3332



17 March 2003

Louise Smith
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Madam

Application No. – F/2002/6996
Site Address – Inverlodden Cottage, Ferry Lane, Wargrave, Reading

I set out my objection to this application in my letter of the 30th July 2002, see enclosed.

It appears there have been only two very minor changes to the sketch drawing, namely the window and door design.

It appears the applicant remains blissfully unaware of my concern to this proposal, which I summarised on the 30th July:-

- Intensification of Development
- Conservation Area and Public Amenity
- Building Design
- Effect on the Highway

In reality, nothing has changed, not even the date on the plan! I think it is fairly obvious given the extremely limited ceiling height (4'6") in the wet boathouse that the design relates to the provision of living space above not a wet boathouse. The danger of another residential unit is self-evident. The consequences for Wargrave residents and the general public who use this important river access point (the only one in the village) will be disastrous.

I would be grateful if you look at our earlier correspondence and that of other residents in the area which was reinforced by a local petition, this reflects the very genuine concern about this proposal.

Yours sincerely,

PETER WILLIAMS
Direct Dial: 020 7529 3332
Email: peterw@ucgltd.com

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel 01189 401040

Phillip Taylor Esq
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

30 July 2002

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

We have considered the above application and, apart from some minor design changes, it is no different from the application made nine months ago (ref F/2001/4617). The Council's reasons for refusal referred to the application being contrary to thirteen aims of policy as set out in the Berkshire Structure plan. These reasons remain applicable for the present application.

Therefore, our objections as laid out in our letter of the 9th September (attached) still stand for the present application. However, we feel it is appropriate to comment on some of the new issues that arise from the design amendments:

1. Intensification of development.
   - The cubic volume of the building and wet dock is about eight times that of the existing sheds.
   - The width of the building still takes up 40% of the river frontage.
   - The building still allows for living accommodation in addition to providing the wet dock.
   - The building is still higher than the existing wall aligning Ferry Lane (it appears to be about 1.5 metres above).

2. Conservation Area and Public Amenity
   - The size, height, and design of the building do not enhance the character of this important site. The elevations of the building resemble a very large mobile home, rather than respecting the integrity of the conservation area. (Policy WLL4)
   - The additional use of the mooring and wet dock will have an adverse impact on public access to the river, both pedestrian and boat launchers.

3. Building Design
   - The design is not sensitive to the design principles in the local plan (Policy WBE1)
   - The height of the building will have an adverse visual impact on the lane.

- The view of the building from the river is unattractive.
- The design makes it apparent that the boat storage area is purely ancillary to the additional accommodation above, as it is only designed to house a punt or canoe.

4. Effect on the Highway
   - The increased traffic in Ferry Lane resulting from the intensification of use of the site would cause road safety, parking and access issues.
   - There is no provision made for additional parking requirements generated by this development.

In conclusion, this proposal does not comply with district planning policy. The scale of the building suggests that its primary use is likely to be residential, as stated by the applicant. The petition against the previous application generated more than sixty signatures, further indicating the negative local view of any further development on this site.

Please note that the Conservation Notice for this application is still un-posted on the site as at the 30 July.

Yours sincerely

Heather and Peter Williams

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel: 01189 401040
Office: 020 7 529 3332

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11 February 2003

F.A.O. Ms. L Smith
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Smith

REF: F/2002/6996 Iverloddon Cottage

I understand from Mrs Polneck that you have taken responsibility for the application made in July 2002. We and many other neighbours still remain very concerned about this proposal, for the reasons outlined in our letter of objection on 30th July 2002 enclosed. I understood that Mr Taylor and your Conservation Officer Harold Saunders also had concern about this second application.

At the beginning of January, the village experienced some of the worst flooding for many years. The impact on Ferry Lane and the likely effect of any substantive development can be seen from our photographs.

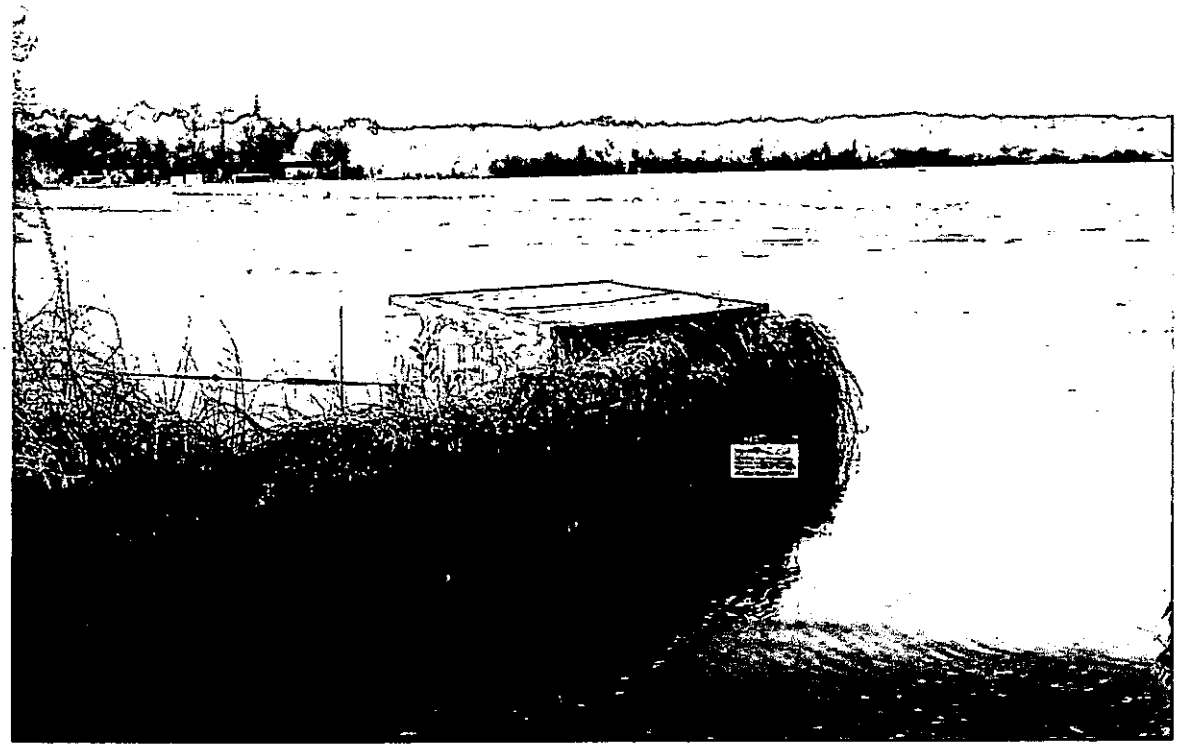
Can you please confirm if the application has now been formally withdrawn? If it has not, will it be receiving Officer recommendation for refusal, or, if plans are being substituted, when will residents be consulted?

I look forward to hearing from you.

Yours sincerely,

PETER WILLIAMS
Direct Dial: 020 7529 3332
Email: peterw@ucgltd.com

Mr Williams called the office and I advised application still active and that revised plans will be due shortly.





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Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel 01189 401040

Phillip Taylor Esq
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

30 July 2002

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

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Please note that the Conservation Notice for this application is still un-posted on the site as at the 30 July.

Yours sincerely

Heather and Peter Williams

11 MAR 2003

Date: 10 March 2003

To: Neil Etherington - Trees

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

Applicant: Mrs V Mann C/O D C Edwards.

Case Officer: Louise Smith

The new plans show the following: Small revisions to the detailing of the boathaouse design and section drawings. Drawing nos: 9903/24A, 9903/27, 9903/25A, 9903/27.

Comments are required by 24/03/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

I have no objections to the proposals.

Neil Etherington

13/3/03

11 MAR 2003

Date: 10 March 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

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Applicant: Mrs V Mann C/O D C Edwards.

Case Officer: Louise Smith

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Comments are required by 24/03/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

1. I ASSUME THE REPAIRS / WORKS TO THE RIVER BANK CAN BE AUTHORISED BY THE ENVIRONMENT AGENCY NOW AS SOON AS DETAILS OF BANK PILING + PAVING + FENCE HAS BEEN AGREED.

2. PROPOSED BOATHOUSE HAS NOW BEEN REVISED ACKNOWLEDGING OUR COMMENTS AND THOSE OF THE NEIGHBOURS.

3 I CONSIDER THE BUILDING NOW LOOKS LIKE A BOATHOUSE, NOT ADDITIONAL RESIDENTIAL ACCOMMODATION. MATERIALS + DESIGN GENERALLY ACCEPTABLE BUT FELT ROOF NOT MATERIAL DISCUSSED AND AGREED ON SITE. IMPACT + COLOUR IMPORTANT TO NEIGHBOURS.

Harold Sanders
12-03-03

Louise Smith

From: Andy Glencross
Sent: 14 March 2003 16:19
To: Louise Smith
Subject: PA F/2002/6996 Inverloddon Cottage Ferry Lane Wargrave

Hi Louise

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 10 March 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/6996

Location: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

Applicant: Mrs V Mann C/O D C Edwards.

Case Officer: Louise Smith

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Comments are required by 24/03/2003.

Should you have any queries regarding this application please contact the *case officer* Louise Smith *on* (0118) 974 6463.

CAUNDLE CONSULTANCY

FONT LE ROI FARMHOUSE
CAUNDLE MARSH
SHERBORNE
DORSET DT9 5JS
Tel/Fax: 01963 23284
Email: fontleroi@btinternet.com

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Ref: 9903 17

20 February 2003

Wokingham Unitary
Planning Services Dept.
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

6996
REVISED PLAN
ADDITIONAL PLAN

FAO Louise Smith

Dear Madam

Planning Application F/2002/6996 – Inverlodden Cottage, Ferry Lane, Wargrave

Following our recent telephone conversation, I now enclose as requested six copies of the following drawings, amended following consultations between myself and my client, and Mr Saunders and Mr Taylor. I understand that you are content for these to replace and supplement the existing application drawings:

- 9903/24A Layout Plan
- 9903/25A Wet Boathouse Elevations and Plan
- 9903/26 Section and Details at River Bank
- 9903/27 Section and Details of Boathouse and Wet Dock

The applicant is concerned at the effects that the recent high water levels will have had on the river edge, which you will be aware was already deteriorated and therefore the subject of part of this application to reinstate. She has asked if determination of this application can now be given priority so that the necessary Environment Agency approvals can be sought to carry out the work to the river bank.

I trust that you now have all the information that you require for an approval of the application, but if you require anything further please do not hesitate to contact me.

Yours sincerely

David Edwards

TO: **DEVELOPMENT CONTROL**
Phillip Taylor

FROM: Environmental Design

DATE: 25 July 2002

Location:	Inverloddon Cottage, Ferry Lane, Wargrave
Proposal:	Proposed erection of boathouse and wet dock plus new section of brick wall.
Application Number:	F/2002/6996

In response to your consultation dated 10 July 2002 for the above application, the landscape comments are as follows:

The site is within a Conservation Area and is visually prominent in relation to the River Thames, which is designated as Green Belt and ASLI. The proposed boathouse is much more in scale with the existing structures within the site than the previous application. The reduced size and mass of this boathouse will not be visually dominant from Ferry Lane and will now be more in keeping with the character and sensitivity of the area than the previous application. I now do not have any serious concerns with this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

Babtie Environmental

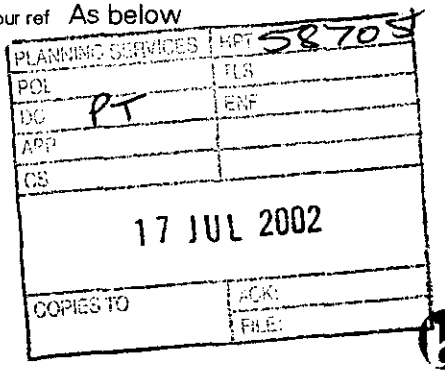
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below



16th July 2002

Phillip Taylor
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Phillip,

APPLICATION F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric & Medieval remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for an evaluation issued 31st August 2001

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
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Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
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iema
Institute of Environmental Management & Assessment

To:
Harold Sanders
Urban Design And Conservation Officer

15 JUL 2002

From: Phillip Taylor

Date: 10 July 2002 - original consultation

Application Number: F/2002/6996

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall..

Site Address:
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Applicant:
Mrs V Mann C/O D C Edwards.

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

THIS PART OF THE CONSERVATION AREA IS PARTICULARLY SENSITIVE AND THERE IS LOCAL OPPOSITION TO ANY DEVELOPMENT IN THIS GARDEN OR ALONG ITS BOUNDARY TO THE PUBLIC SUBWAY. THE PRESENT DESIGN DOES NOT REFLECT THE CHARACTER OF THE CONSERVATION AREA. THE HEIGHT OF THE REVISED SCHEME HAS BEEN GREATLY REDUCED BUT WILL STILL BE VISIBLE ABOVE THE GARDEN WALL.

IT WOULD BE HELPFUL IF AS PART OF THE DESIGN STATEMENT CLARIFICATION ON HOW THE BOAT HOUSE AND WET DOCK OPERATES.

IT MAY BE POSSIBLE TO REDUCE THE HEIGHT OF THE STRUCTURE AT THE GARDEN WALL IF A MONOPITCH ROOF WAS INTRODUCED

THE PLAN AND SECTION SHOULD INDICATE LEVEL 34.33 REFERRED TO BY THE ENVIRONMENT AGENCY.

THE PRESENT ELEVATION - DOOR + WINDOWS ARE DOMESTIC IN DESIGN. MORE APPROPRIATE FORMS SHOULD BE CONSIDERED.

Harold Sanders 30.07.02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
(Engineering Services)

MEMORANDUM

HP:
2 JUL 2002
COPIES TO
FILE:

FROM: Graham Barnwell
Engineering

MY REF: GB/KMJ/20025394
Extension: 6333

TO: Phillip Taylor
Planning

YOUR REF:

DATE: 25 July 2002

POL
FAX
25 JUL 2002

Application Number: F/2002/6996
Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.
Site Address: Inverloddon Cottage, Ferry Lane, Wargrave, Reading
Applicant: Mrs V Mann C/O D C Edwards.

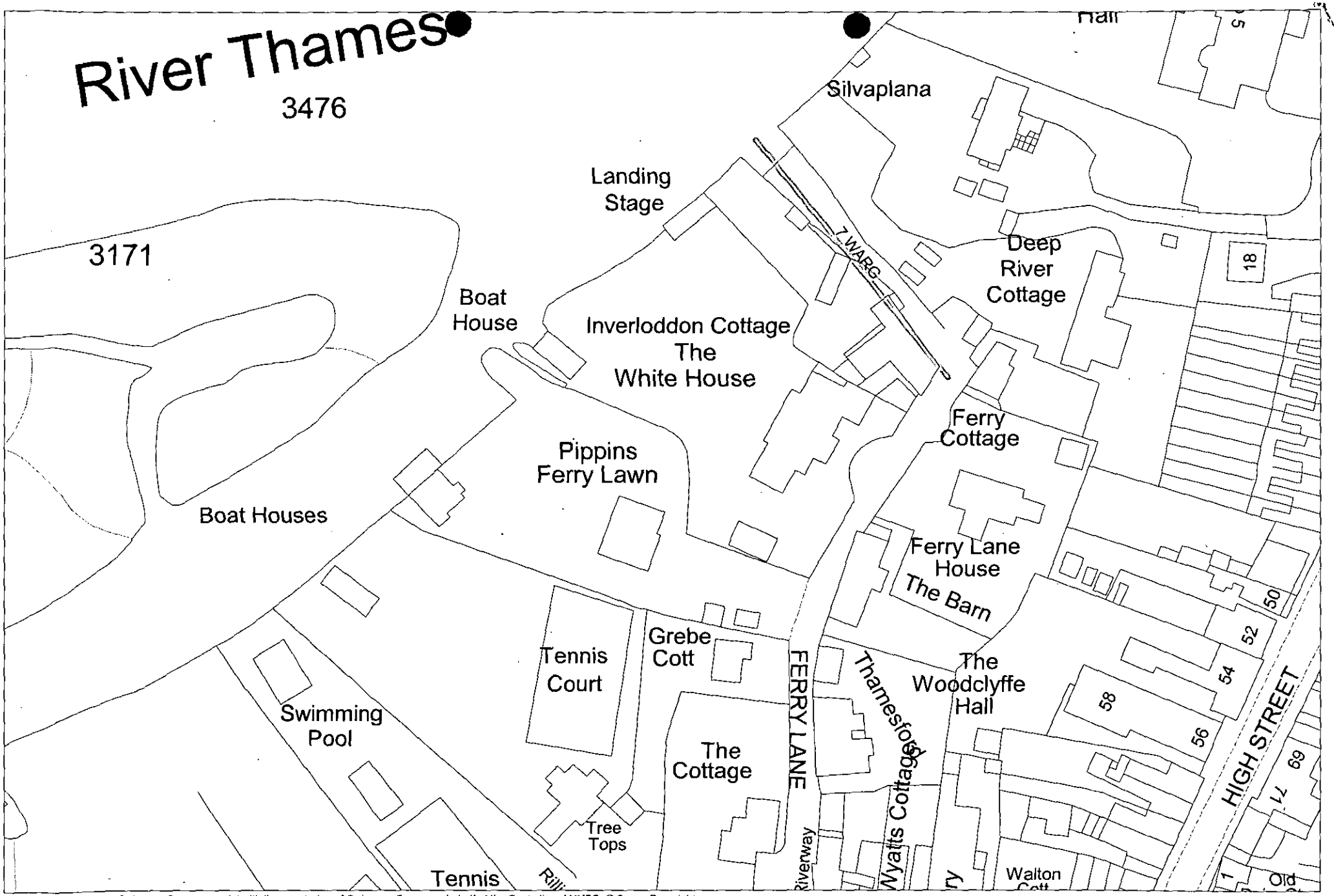
Please find attached plan showing Public Right of Way Wargrave byway No 7 adjacent to this site.

This Public Right of Way must not be obstructed at any time.

G Barnwell

Enclosure

FILE REF
REFER TO PARLIAMAN Y/N
CUSTOMER FIRST REF
H.E.S.
DATE REC'D 26 JUL 2002
ACK
T.L.G.M.
ANS'D
T.L.A.S.
FILED
T.L.T.S.
E.P.O.



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Engineering Section, Environmental Services, Wokingham District Council.

25 July 2002

Scale: 1 : 1000

N W E S

FROM: Phillip Taylor

DATE: 10 July 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
ROL	FLS
DC	ENF
APP	
GIS	

16 AUG 2002

COPIES TO	ACK

Application Number: F/2002/6996

Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall..

Site Address: Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Applicant: Mrs V Mann C/O D C Edwards.

Your observations are required in respect of this application **by 03/08/2002** .

NO OBJECTION

The Parish Council wishes to request that a condition be applied stating that the proposal remains ancillary to the main dwelling and that its usage be restricted to a boathouse and domestic/boating storage.

Informative: The site notice appears to have been placed upon the site late (approx 24th July 2002).

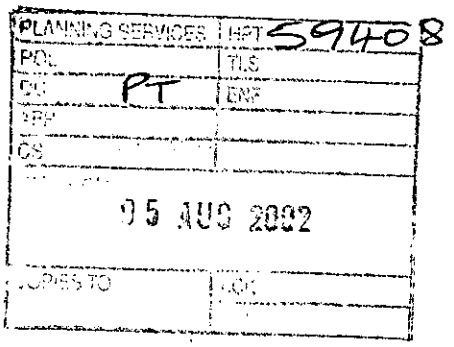
SIGNED: _____ DATE: 29th July 2002

Clerk To Wargrave Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/006104-1/1
Your Ref : f/2002/6996

Date : 30 July 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSED ERECTION OF BOATHOUSE AND WET DOCK PLUS NEW SECTION OF BRICK WALL
INVERLODDON COTTAGE, FERRY LANE, WARGRAVE

Thank you for your letter dated 19 July 2002, received on 12 July 2002. Please quote the following reference in any correspondence: SU77NE/19/31. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The boathouse shall be constructed with with the underside of the floor structure set at or above the 1 in 100 modelled flood water level of 34.33 metres AOD(N) and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water 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 or within 10m of the River Thames.
REASON: T To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity, and to prevent soild material entering the waterway and causing pollution

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: The brick wall extension shall be constructed with openings from ground

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

level up to the modelled flood water level of 34.33m above Ordnance Datum Newlyn. The openings shall be a minimum of one metre wide, and there shall be one opening for every five metres of wall.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage 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 River Thames main river. *Contact Brian Ellwood on 01276 45 4343 for further details.*

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 Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1947 and 1 in 100 modelled floodplain of the River Thames. It is estimated that the modelled 1 in 100 flood water level at the site is 34.33 metres above Ordnance Datum (Newlyn). The site is therefore within an area where new development is to be strictly controlled.

It is noted in the application that the floor level shall be above the 1 in 100 year flood level. It would appear however from the elevations drawing that the structure is built down to ground level, as compared with the plan for the original application (2001/4617) which was open beneath. I do not know the ground levels at this site, but the developer should ensure that openings are provided beneath the boathouse from ground level to the1 in 100 year flood level. This will allow free entry and exit of flood water, preventing the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

I note the intended use of the boathouse for 'leisure accommodation' and store. The boathouse should not be used for residential accommodation, either temporary or permanent, as this would place additional people at risk from flooding.. The Agency objects to any development which would be likely to increase the number of people within the floodplain. We would therefore ask that a condition be imposed on any planning permission granted which would prevent any residential use of this site, either now or in the future.

Conservation

The Agency welcomes the applicants proposal to provide habitat enhancements as part of the

development, and can provide further advice if needed. Any planting along the river bank should consit of native species only. Details of proposed bank enhancements will be dealt with as part of the Land Drainage Consent application.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes 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.

Please see enclosed pollution prevention guidelines regarding works liable to affect waterourses.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(F/2002/6996) 0B8

PLANNING SERVICES	HPT
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21 AUG 2002	
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	FILE

The Hockett
Lashbrook
Shiplake
Oxon RG9 3NX
Tel: 0118 940 3316
e-mail: slangton@pro-net.co.uk

20 August 2002

Phillip Taylor Esq
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Taylor

Inverloddon, Ferry Lane, Wargrave

I write in respect of the plans to build a boathouse at the above property.

You will note that I am resident on the opposite bank, with a view of the property across the fields from my own house. I am therefore very familiar with the property and its immediate surroundings.

I would like to offer my whole-hearted support to the plans to build a boathouse on the property. Having seen the plans I feel that such a building would enhance that particular area (replacing the somewhat rundown existing buildings) and can therefore only be of benefit to those who have a view of the property.

Yours sincerely

Sara Langton

Ferry House, Wargrave, Berkshire, RG10 8HY

068

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DC	ENF
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CC	

22 AUG 2002

✓ 22/8

Phillip Taylor
Development Control Officer
Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

21st August 2002

Dear Mr Taylor

Ref – F/2002/6996 Inverloddon Cottage

I have been asked by various neighbours to comment upon the new planning application with regard to the above which involves building a boathouse and upper part in the garden of Inverloddon Cottage.

I have checked the measurements in section; the boathouse is too high because the proposal involves the building of a room (or two) above the wet boathouse area. This will create a separate building which could become a separate house itself. This will cause significant over-development of the site. Additional traffic in an already congested area of Wargrave in Ferry Lane should not be encouraged. In summer it is often difficult to gain access to the river even now; a separate dwelling would exacerbate this situation.

The wet boathouse area as drawn has an extremely limited ceiling height. It would not be possible to stand up in a boat inside the boathouse. This lack of height is to accommodate a room above (which appears to be the main reason for the construction of the boathouse). The ceiling height in the first floor above the wet boathouse is generous to create a habitable room(s). If the applicant was to ask for permission for a wet boathouse only, perhaps with a storage shelf above the wet area, the roof of the new building would not need to protrude beyond the wall between Inverloddon Cottage and Ferry Lane. The danger of another residential unit evolving would not exist.

We need wet boathouses in the gardens of the houses in this area of the Thames not more dwellings. The wet boathouses should be designed to accommodate boats.

I hope that the applicant will re-apply for planning consent for a wet boathouse with a storage shelf above not accommodation which could be converted very easily to residential use.

Yours sincerely,

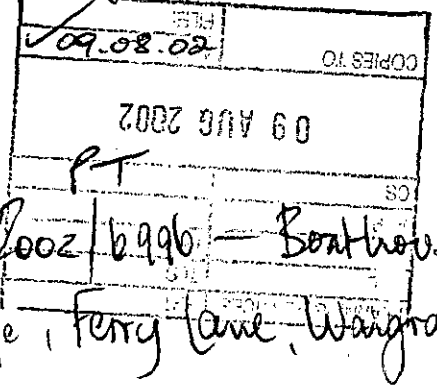
Simon Harris

Simon Harris

A. BARKER
WYATTS COTTAGE
CHURCH STREET
WARGRAVE, BERKS
RG10 8EP
TEL. 0118 940 2819

Planning Department
Wokingham District Council

8 August 02



Dear Sirs,

Application 2002/6996 — Boathouse, Invalsdon Cottage, Ferry Lane, Wargrave

---

I wish to comment on the application as follows:

1. Whilst a boathouse would not be out of place as an adjunct to the house, the proposals exceed that situation, since the house is let separately and the boathouse would be used entirely separately.
2. The proposed boathouse is overlarge for the site and would detract from the scene both from the river and from the lane.
3. It is understood that the upper part would be

used as living accommodation (or, as said above, separately from the occupation of the house) so the consequent increase in the vehicular use of Ferry Lane would be unacceptable since no garaging or off-road parking is provided for in the proposals.

4. I therefore consider that the proposals should be rejected.

Yours faithfully

46 The High Street, Wargrave, Berkshire, RG10 8BY

PLANNING SERVICES	HPT
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05 AUG 2002	
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	FILE:

Phillip Taylor Esq
Development Control officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

1 August 2002

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

I am a local resident in Wargrave, and enjoy various leisure activities provided by the river, therefore the application stated above causes some concern. After viewing the proposed plan for the boathouse at the Parish Council meeting on the 29th of July 2002, it is clear that there are significant implications for Ferry Lane, local residents and the environment.

If the boathouse is constructed it will obstruct the view from Ferry Lane as well as light entering Ferry Lane, causing the lane to lose its current charm. From looking at the boathouse design it appears far from desirable. The boathouse will be displayed on the river front, and for people enjoying the river will be seen as a monstrosity, that clearly does not fit in with the sought after appeal of the area.

A further concern is that of the increased congestion of Ferry Lane, due to the construction of the boathouse. The lane is extremely narrow and traffic flow is already a problem. With the added proposed boathouse, I fear that traffic may increase and parking may occur in the lane. This may hinder the public use of the slipway at the end of the lane.

One final concern is that the area is a conservation area due to its natural beauty. In my opinion it is very important for the area to maintain its beauty. The construction of the boathouse is increasing development in an area which is already over developed, and will encourage further development and decay of such a beauty spot.

Yours Sincerely

Andrew Phillips

46 The High Street, Wargrave, Berkshire, RG10 8BY

Phillip Taylor Esq
Development Control officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

1 August 2002

Dear Mr Taylor

Ref: F/2002/0996 Riverfield Cottage

I am a local resident in Wargrave and enjoy various leisure activities provided by the river, therefore the application stated above causes some concern. After viewing the proposed plan for the boathouse at the Parish Council meeting on the 29th of July 2002, it is clear that there are significant implications for Ferry Lane, local residents and the environment.

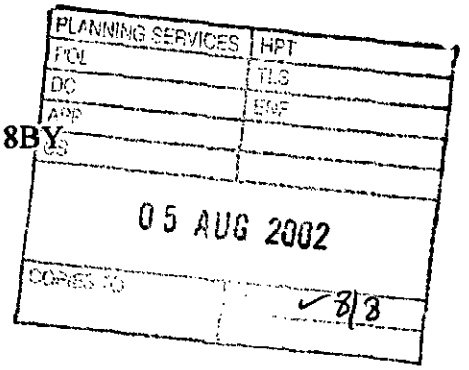
If the boathouse is constructed it will obstruct the view from Ferry Lane as well as light entering Ferry Lane, causing the lane to lose its current charm. From looking at the boathouse design it appears far from desirable. The boathouse will be displayed on the river front, and for people enjoying the river will be seen as a eyesore, that clearly does not fit in with the sought after appeal of the area.

A further concern is that of the increased congestion of Ferry Lane, due to the construction of the boathouse. The lane is extremely narrow and traffic flow is already a problem. With the added proposed boathouse, I fear that traffic will increase and parking may occur in the lane. This may hinder the public use of the slipway at the end of the lane.

One final concern is that the area is a conservation area due to its natural beauty. In my opinion it is very important for the area to maintain its beauty. The construction of the boathouse is increasing development in an area which is already over developed, and will encourage further development and decay of such a beauty spot.

Yours Sincerely

Andrew Phillips



46, The High Street, Wargrave, RG10 8BY

Phillip Taylor Esq.
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

1st August 2002

Dear Mr Taylor,

Ref: F/2002/6996 Inverloddon Cottage

I write to express my opposition to the proposed development of a boathouse within the grounds of Inverloddon Cottage of Ferry Lane. As a resident of the village, I fully appreciate the natural beauty of both Ferry Lane, and the riverside, and attach great importance to the leisure and relaxation opportunities offered by the slip way, which has outstanding views of the river and natural environment. I am therefore fully opposed to the development of a boathouse and rising of the wall in the location, which would deduct from the existing aesthetic appeal of the riverside and unique charm of Ferry Lane.

After attending the parish council meeting in Wargrave village hall on the 29th of July, my initial thoughts of concern once again raised. The plans of the building, whilst presenting a scaled down version of the previous application, continued to present a larger building than the standing shed and summerhouse, and also clearly showed a controversial raised wall. The raised wall is a colossal concern, and would potentially be a significant infringement on the natural beauty spot of the riverside in Ferry Lane.

During the meeting much concern was also raised over the use of the boathouse, and the subsequent increased number of people and vehicles entering and parking in Ferry Lane. The increase in number of vehicles in the Lane as a result of the boathouse would pose a huge problem for people trying to gain access to the public slipway, and for the residents of the Lane, as access to and from the Lane is already a difficulty.

The proposed development has many significant problems attached, and would create an even further built-up area along the valuable natural environment along the River Thames. Therefore, on largely environmental grounds I state my strong opposition to the proposed development.

Yours Sincerely,

Victoria Cottle.

46, The High Street, Wargrave, RG10 8BY

Phillip Taylor Esq.
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

1st August 2002

Dear Mr Taylor,

Ref: F/2002/6996 Invercloddon Cottage

I write to express my opposition to the proposed development of a boathouse within the grounds of Invercloddon Cottage of Ferry Lane. As a resident of the village, I fully appreciate the natural beauty of both Ferry Lane and the riverside, and attach great importance to the leisure and relaxation opportunities offered by the slip ways, which has outstanding views of the river and natural environment. I am therefore fully opposed to the development of a boathouse and rising of the wall in the location, which would detract from the existing aesthetic appeal of the riverside and unique charm of Ferry Lane.

After attending the parish council meeting in Wargrave village hall on the 29th of July, my initial thoughts of concern once again raised. The plans of the building, whilst presenting a scaled down version of the previous application, continued to present a larger building than the standing shed and summerhouse, and also clearly showed a controversial raised wall. The raised wall is a colossal concern, and would potentially be a significant infringement on the natural beauty spot of the riverside in Ferry Lane.

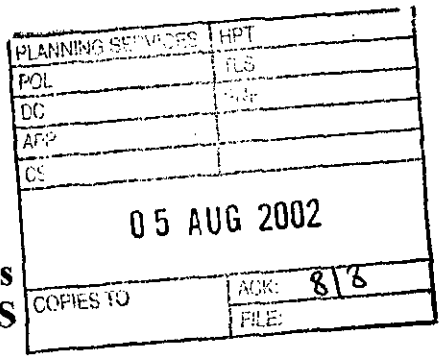
During the meeting much concern was also raised over the use of the boathouse, and the subsequent increased number of people and vehicles entering and parking in Ferry Lane. The increase in number of vehicles in the Lane as a result of the boathouse would pose a huge problem for people trying to gain access to the public slipway, and for the residents of the Lane, as access to and from the Lane is already a difficulty.

The proposed development has many significant problems attached, and would create an even further built-up area along the valuable natural environment along the River Thames. Therefore, on largely environmental grounds I state my strong opposition to the proposed development.

Yours Sincerely,

Victoria Castle.

Beech Hill
19 Autumn Walk
Wargrave-on-Thames
Berkshire RG10 8BS



For the attention of Mr. Philip Taylor, Case Officer,
Environmental Services Dept.,
Wokingham Unitary, Shute End Wokingham, Berks. Post code RG 40 1 WR.

Dear Sir,
Re : Planning Application F/2002/6996. Inverloddon Cottage, Ferry Lane , Wargrave.

I wish to object to the above application on the following grounds :

Ferry Lane is the only place for public access to the river Thames, and this is already made difficult by the parking of cars etc., in this narrow lane. It is my understanding that the tenants of the property already operate two vehicles to which, should this application be allowed, will then be added a large 4-wheel drive vehicle operated by the owners, plus a large trailer and another car. These can only add to the difficulties of residents of the village seeking their rightful use & enjoyment of the river, not to speak of the problems created for the other residents of Ferry Lane.

Whilst the owners presently claim that the "boat-house " is for leisure accommodation, it is already clear from statements made to the Parish Council, that their children (and why not the parents as well ?) will sleep in this building in the summer. It is a short step from this status to the establishment of a larger and permanent home which will consolidate a situation where the plot has been over developed & is too dense with two dwellings on the site properly adequate for one.

The simple substitution of a flat roof for a pitched one does not adequately address all the other points raised in the previous application last year.

I am a member of the Wargrave Action Group which is dedicated to preserving the essential rights & character of the village for the quiet enjoyment of all residents and working to keep out any inappropriate developments. This is a conservation area and its character must be protected from such exploitation as proposed in the above referenced application.

Yours faithfully,

Michael Wetson.

Beech Hill
19 Ashtrum Walk
Wargrave-on-Thames
Berkshire RG10 8BS

For the attention of Mr. Philip Taylor, Case Officer,
Environmental Services Dept.,
Wokingham Unitary Shute End Wokingham, Berks. Post code RG40 1WR.

Dear Sir,
Re: Planning Application F 2002/6996, Invercloudon Cottage, Ferry Lane, Wargrave.

I wish to object to the above application on the following grounds:

Ferry Lane is the only place for public access to the river Thames, and this is already made difficult by the parking of cars etc. in this narrow lane. It is my understanding that the tenants of the property already operate two vehicles to which, should this application be allowed, will then be added a large 4-wheel drive vehicle operated by the owners, plus a large trailer and another car. These can only add to the difficulties of residents of the village reaching their [illegible] & enjoyment of the river, not to speak of the problems created for the other residents of Ferry Lane.

Whilst the owners presently claim that the "boat-house" is for leisure accommodation, it is already clear from statements made to the Parish Council, that their children and why not the [illegible] will sleep in this building in the summer. It is a short step from this status to the establishment of a larger and permanent home which will consolidate a situation where the plot has been over developed & is too dense with two dwellings on the site property adequate for one.

The simple substitution of a flat roof for a pitched one does not adequately address all the other points raised in the previous application last year.

I am a member of the Wargrave Action Group which is dedicated to preserving the essential rights & character of the village for the quiet enjoyment of all residents and working to keep out any inappropriate developments. This is a conservation area and its character must be protected from such exploitation as proposed in the above referenced application.

Yours faithfully,

Michael Wilson.

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06 AUG 2002	
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Ferry Lane House
Ferry Lane
Wargrave
Berkshire
RG10 8ET

Telephone: 0118 9403019

1st August 02

Dear Mr. Taylor,

Planning Application F/2002/6996.
Inverlodden Cottage.

I wish to register my objection to the above application.

We live in a conservation area. The issues and objection relating to the application are very much the same as last year, despite minor alteration to the design

The application was refused at that time for reasons which still apply.

The application would mean an ugly, major over development of the site.

The primary design objective of the building is still to provide living accomodation, which in itself will result in a significant over intensification of use of the site.

This will lead to major highway issues in Ferry Lane-safety, parking and access. Ferry Lane also provides public access to the river which will be affected.

The primary design objective is to provide residential accomodation, as stated by the applicant, and this results in a building which is totally out of keeping and proportion with its surroundings

It would have a very serious negative impact on Ferry Lane, on a public amenity and on a conservation area, in both practical and visual terms.

Yours faithfully

P. B Murphy (Mrs)

Tudor Cottage
High Street
Wargrave
RG10 8DE

OBS

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12 AUG 2002	
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The Chief Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WE

8th August 2002

Dear Sir,

APPLICATION NO: F/2002/6996 – PROPOSED "BOATHOUSE" AT INVERLODDON COTTAGE, FERRY LANE, WARGRAVE

Thank you for advising me of the further application at the above property, and I have now had the opportunity of inspecting the plans.

I am pleased to see that the proposal has been scaled down, but I still believe that the height of the building, so close to the Ferry Lane wall will have an over-bearing effect on the Ferry Lane landing stage and slipway.

I am also horrified to see that a flat roof is now being proposed and I believe the applicants would be well advised to re-design with a shallow pitch roof, the eaves of which ought to be no higher than the top of the adjacent wall and the ridge no higher than the level of the currently proposed flat roof.

From an Architectural point of view, the building resembles a railway carriage, from the front elevation, and is not in keeping with the buildings in the area.

I suggest the design of the "wet boat-house" has been dictated by the need to provide some living accommodation for occasional use as the "storage deck" appears to provide two well proportioned living areas. The dimension of the wet dock suggests that only a punt or canoe can be accommodated within the boathouse and, of course, those vessels have minimal additional gear requiring storage. I am sure it is no coincidence that the entrance doors on the south elevation give access directly onto the storage deck/living accommodation. I should also add that I would expect that the "storage deck" is below the 1947 flood water level and the proposal is therefore in-filling of the flood plain. Indeed, I would expect that the floods experienced in 2001 would have caused the storage deck to be under water since I witnessed it coming up to the level of the building described on the layout plan as "existing dry store/shed". Doubtless the environment agency will confirm or otherwise.

In essence, my objections are as follows:-

1. The proposed development is excessively high – especially to accommodate a canoe or punt - and has an over-bearing effect on the adjacent public slipway and landing stage.

2. The proposed development is un-slightly and not sensitive to the conservation area or the view from this otherwise beautiful part of the river.

Whilst I am objecting in my personal capacity, I should add that I am involved as a committee member of the Wargrave Boating Club. You will note from the plaque on the wall adjacent to the slipway that the Boating Club and Wokingham District Council funded the repairs and replacement of the Landing Stage. I believe the proposed development will detrimentally affect access to and enjoyment of that facility.

I should be grateful if you would take the foregoing objections into account when determining the application

Yours faithfully,

COLIN LEWINGTON

33, High Street, Wargrave, Berks, RG10 8BU.
Telephone: 0118 9402646
e-mail: mikegrimmer@ntlworld.com
August 5th, 2002

SERVICES	HPT
	TLS
	BNF

Phillip Taylor, Development Control Dept., Wokingham Unitary Authority

COPIES TO	✓ 8/8

Planning Application F/2002/6996 Inverlodden Cottage, Wargrave.

Dear Mr Taylor,

I live in Wargrave High Street, not far from the site of the proposal. I am an occasional user of the public slipway at the end of Ferry Lane, next to Inverlodden cottage. I wish to **object** to this application on the following grounds:

- I consider that what is proposed is an overdevelopment of the site. The new building would be very much larger than the present garden structures. This suggest that the in tended use is domestic, rather than recreational.

- The site is within the Wargrave Conservation area. Both the Local Plan and the Village Design Statement call for developments which match existing buidings in scale and bulk, in building materials, and in architectural design. What is proposed does not match these criteria. The flat roof is particularly discordant: but equally a tall pitch in that position would be obtrusive.

- I am concerned that this development would add to traffic problems in Ferry Lane, and in particular might make it difficult to reach the much-used public slipway at the end , which is one of only two in the village.

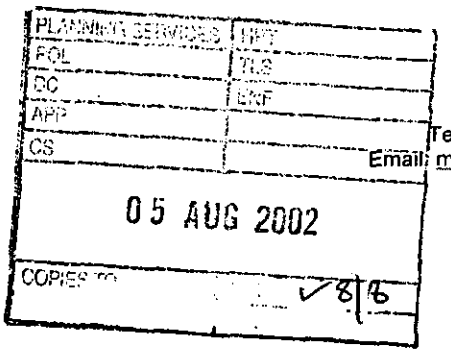
Please take these comments into account in deciding the application.

Thanks, yours sincerely,

Christabel Grimmer Mike Grimmer

Christabel and Mike Grimmer

Mr. M.D. Stubbs
The White House
Ferry Lane
Wargrave
BERKS.
RG10 8ET
Tel/Fax: 01189 9402863
Email: mikestubbs@chek.com



Mr. Phillip Taylor
Development Control Officer
The Planning Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
RG40 1WR.

2nd August, 2002

Dear Sirs

Ref: PLANNING APPLICATION 6996
Inverlodden Cottage
WET BOAT HOUSE

Please note that this letter is written as the Owners of Ferry Cottage, opposite Inverlodden Cottage as well as The White House.

Whilst latest plans are an improvement on application (F/2001/4617) in terms of reduction of height of roof, overall area continues to vastly exceed that necessary to accommodate a Wet Boat House.

All other concerns as outlined in our letter of 4th September, 2001 (copy attached) remain, in particular area of proposed construction to house a 3' underpunt. We believe the building is to disguise actual intended use as accessible living accommodation (for family of six).

The intended use of floor space seems excessive for storage and must allow limited height from water level. The flooring would be under flood water level.

The cubic volume of the proposed development exceeds the existing structure by more than 8 times.

The building takes up close to 50% of the existing River Frontage.

The building is still higher than average with the existing wall aligning Ferry Lane adversely affecting the visual impact from Ferry Cottage.

The design and structure does not conform to local Planning policies as it is not sensitive to the local plan. Its design does not enhance the character of this important site and the structure will have an adverse impact on public

Mr. M.D. Stubbs
The White House
Ferry Lane
Wargrave
BERKS.
RG10 8ET
Tel/Fax: 01189 9402863
Email: mikestubbs@chek.com

access to the river, particularly local residents launching small craft from the Lane.

Additionally there will be a significant increase in road traffic causing road safety, parking and access problems.

We oppose this planning application and would draw your attention to the late displaying of notice to the public.

Yours faithfully



MD Stubbs.

Enc.

The White House
Ferry Lane
Wargrave
Berks RG10 8ET
0118 9402863

Mr R Madell
Development Control Officer
Wokingham District Council
Environmental Services Dept
P O Box 157
Shute End
Wokingham

4 September 2001

Dear Mr Madell

Application No. F/2001/4617
Inverloddon Cottage, Ferry Lane, Wargrave
PROPOSED ERECTION OF SINGLE STOREY BOATHOUSE AND WET DOCK TO REPLACE EXISTING SUMMERHOUSE.

In reply to your letter dated 17 August 2001 (received 24 August) regarding the above, we would offer the following comments which strongly oppose this Planning Application. We have now studied the plans and the correspondence submitted from Mr David Edwards of Caundle Consultancy dated 30 July 2001, and would like to bring the following to your attention.

Such a building would be most intrusive from both our house and garden and would be significantly higher than the existing garden sheds and summerhouse. The windows (particularly in the roof) face directly onto our garden and would deprive us of our privacy.

We are very concerned over the size of the building in relation to the actual wet boat space – the area in question would allow very limited access i.e. a punt, canoe or narrow beamed boat, and for this reason one would expect the housing for such craft to be of a very much more modest nature.

The area shown as storage/recreational space is larger than that devoted to the housing of river craft – elaborate entrance, balcony, number of windows, windows in pitched roof at both the side and the end of the proposed building. Whilst the application refers to reducing the size of the existing store/shed and therefore increasing new floorspace by only two square metres, it rather overlooks the fact that this shed is not visible to any neighbouring houses/gardens, or at least to any objectionable extent. However the volume of the proposed new structure is significantly greater than exists at present.

In Mr Edwards letter submitted with the plans, it states ".....provision of boathouse to provide leisure accommodation" ".....glazed accommodation" as well as "....changing before and after more active watersports". We are concerned about the emphasis being placed on "accommodation" and what might ultimately result i.e. shower and toilet facilities. Having had discussions with the owner of Inverloddon Cottage, it is our belief that the building has been designed with a view to providing living accommodation while the main house is rented, as it is at present, and that the proposed 'Boat House' is ancillary as use as an actual boat house and is secondary to the need to provide what will become substantial living accommodation.

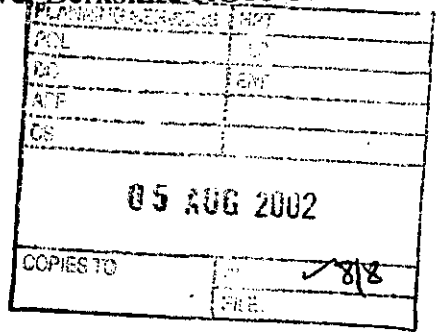
We see this building as over-development of the area in relation to the size of the plot. The building, as displayed, will totally dominate the garden and will be very intrusive in front to the existing building line. The accessing of workers, materials etc., and vehicular access, with parking required for two additional cars and trailer in an already congested Ferry Lane, would be of great concern to residents. Wokingham District Council Refuge Collection often experience difficulties in accessing the Lane.

We strongly oppose this planning application and would welcome the opportunity to discuss these points with you. We would be happy to meet with you at the White House and would also be happy to let you see the proposed building plot from the river.

Yours sincerely

Fiona and Michael Stubbs

1 Yarrow Cottages, Sheeplands Farm, Wargrave, Berkshire RG10 8DP



Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

1 August 2002

Dear Sir/Madam

Ref: F/2002/6996

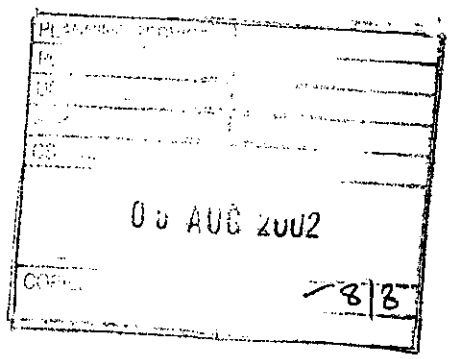
I have seen the notice on Inverloddon Cottage, advising that a new application has been made for a boathouse alongside Ferry Lane and I want to write to object.

I already signed a petition against having any building on this site and have seen from the plans that the proposed boathouse is similar in size to the first building.

I use Ferry Lane in order to get to the river and do not want a building alongside the lane, nor the additional traffic likely to be associated with a new building at Inverloddon Cottage. There is already congestion in the lane and the extra activity likely to result from a new boathouse will spoil the peace and tranquillity of the riverside spot.

Yours faithfully

Amanda F Woodland



Beech Hill
19 Autumn Walk
Wargrave-on-Thames
Berkshire RG10 8BS

For the attention of Mr. Philip Taylor, Case Officer,
Environmental Services Dept.,
Wokingham Unitary, Shute End Wokingham, Berks. Post code RG 40 1 WR.

Dear Sir,
Re : Planning Application F/2002/6996. Inverloddon Cottage, Ferry Lane , Wargrave.

I wish to object to the above application on the following grounds :

Ferry Lane is the only place for public access to the river Thames, and this is already made difficult by the parking of cars etc., in this narrow lane. It is my understanding that the tenants of the property already operate two vehicles to which, should this application be allowed, will then be added a large 4-wheel drive vehicle operated by the owners, plus a large trailer and another car. These can only add to the difficulties of residents of the village seeking their rightful use & enjoyment of the river, not to speak of the problems created for the other residents of Ferry Lane.

Whilst the owners presently claim that the "boat-house " is for leisure accommodation, it is already clear from statements made to the Parish Council, that their children (and why not the parents as well ?) will sleep in this building in the summer. It is a short step from this status to the establishment of a larger and permanent home which will consolidate a situation where the plot has been over developed & is too dense with two dwellings on the site properly adequate for one.

The simple substitution of a flat roof for a pitched one does not adequately address all the other points raised in the previous application last year.

This is a conservation area and its character must be protected from such exploitation as proposed in the above referenced application.

Yours faithfully,

S. Ogilvy.

Susan Ogilvy. (Mrs.)

Beech Hill
19 Ashton Road
Wargrave-on-Thames
Berkshire RG10 8BS

For the attention of Mr. Philip Taylor, Case Officer,
Environmental Services Dept.
Wokingham Unitary, Shire End Wokingham, Berks. Post code RG40 1WR.

Dear Sir,
Re: Planning Application F/2002/6096 Inverlodden Cottage, Ferry Lane, Wargrave

I wish to object to the above application on the following grounds:

Ferry Lane is the only place for public access to the river Thames, and this is already made difficult by the parking of cars etc. in this narrow lane. It is my understanding that the tenants of the property already operate two vehicles in which, should this application be allowed, will then be added a large 4-wheel drive vehicle operated by the owners, plus a large trailer and motor car. These can only add to the difficulties of residents of the village seeking their rightful use & enjoyment of the river, not to speak of the problems created for the other residents of Ferry Lane.

Whilst the owners presently claim that the "boat-house" is for leisure accommodation, it is already clear from statements made to the Parish Council that those children and why not the parents as well? will sleep in this building in the summer. It is a short step from this status to the establishment of a larger and permanent home which will consolidate a situation where the plot has been over developed & is too dense with two dwellings on the site properly adequate for one.

The simple substitution of a flat roof for a pitched one does not adequately address all the other points raised in the previous application last year.

This is a conservation area and its character must be protected from such exploitation as proposed in the above referenced application.

Yours faithfully,

Susan Oxley (Mrs.)

MRS J. T. PATON
CROUCH END
WARGRAVE
READING
BERKSHIRE RG10 8LT
TEL. 01189 403338

OBS

PLANNING SERVICES
PT
14 AUG 2002
COPIES TO ✓ 15/8

10th August 2002

Wokingham
District Council
Planning Dept.
Wokingham

Dear Sirs
Construction of Boat House
Inverlodden, Ferry Lane
Wargrave Berkshire

I am writing to support this application for Planning permission I have lived in this village for 42 years and have known the Herman family (daughter Mrs. V. Mann) and the house all this time. They were residents for many years before this time.
Wargrave Regatta is in progress this weekend and the enclosure is opposite this river property.

The garden shed and the summer house are in need of repair and a small well-designed boat-house would definitely enhance the house and garden.

There is a hideous 'goal post' trellis in the garden of the property next door. Did they have to get permisson for this?

I do hope you will allow planning permission to go through for Inverlodden.

Yours faithfully

Patricia Paton (Mrs)

Dr J L Ellenberger M.B.Ch.B
G.M.C. 3608078

Ferry Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel: 0118 9404122 Mobile : 07796885095

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14 AUG 2002

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PHILLIP TAYLOR ESQ
DEVELOPMENT CONTROL OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
PO BOX 157
SHUTE END
WOKINGHAM, RG40 1WR
10/08/02

DEAR MR TAYLOR

RE: REF: F/2002/6996 INVERLOCHEN COTTAGE

WE HAVE THE FOLLOWING OBJECTIONS AND THEREFORE OPPOSE THE PROPOSED DEVELOPMENT.

1. INTENSIFICATION OF THE CURRENT DEVELOPMENT -
THE VOLUME OF THE BUILDING AND WET DOCK IS ± EIGHT TIMES THAT OF THE EXISTING BOATHOUSE. IT IS ALSO HIGHER THAN THE EXISTING WALL ALIGNING FERRY LANE. IT ALSO ALLOWS FOR LIVING ACCOMODATION.

2. EFFECT ON THE TRAFFIC - THERE WOULD BE AN INCREASE IN TRAFFIC IN FERRY LANE AND THIS WOULD CAUSE PARKING, ACCESS TO THE RIVER AND ROAD SAFETY ISSUES.

3 - BUILDING DESIGN — THE DESIGN IS NOT SENSITIVE TO THOSE IN THE LOCAL PLAN (POLICY WBE1). IT IS ALSO APPARENT THAT ACCOMODATION IS THE PRIMARY FUNCTION OF THE BUILDING, THE BOATHOUSE BEING MERELY ANCILLARY TO THE LATTER.

YOURS SINCERELY,
Gabrielle + Russell Taylor. RUSSELL AND JANINE TAYLOR

0888

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Parkcorner Farmhouse
Nettlebed
HENLEY-ON-THAMES
Oxfordshire
RG9 6DX

13th. August 2002

Mr. Phillip Taylor
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Taylor,

Application No. 2002/6996
Proposal: Proposed erection of boathouse and wet dock plus new section of brick wall.

As a past resident of Wargrave I am writing to support the above planning application.

Knowing this stretch of the river extremely well I am sure that the addition of this boathouse and wet dock would enhance the present site and would not be detrimental to the Conservation Area.

Yours sincerely,

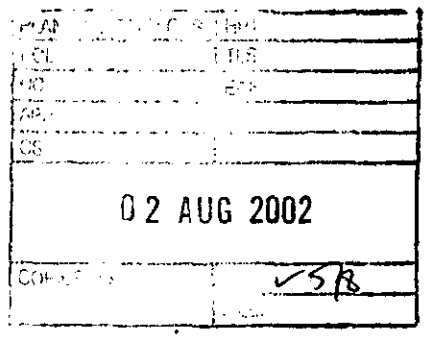
Sue Rutter.

S.M. Rutter (Mrs)

44 The High St.
Wargrave, Berkshire
RG10

ONS

Phillip Taylor Esq
Development control Officer
Wokingham District council.
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR



31 July 2002

Dear Mr Taylor
Ref: F/2002/6996 Inverloddon Cottage
I am writing in regard to the proposed application to build a boathouse at the end of Ferry Lane in Wargrave. I enjoy the peaceful river enviroment made accessible by the public slipway and object to this development on a number of counts.

Ferry Lane is the most convenient point from which I can access the river for various recreational activities. The proposed building not only overshadows the lane thereby causing a reduction of sunlight to lane users but could also significantly add to traffic in what is presently a quiet and peaceful country setting.

In addition such a large structure may be unattractive when viewed from the river as well as from the lane in comparison to the other charming

buildings situated here.
This development will detract from my enjoyment of local river pastimes and is inappropriate in size and structure to the character of the village.

Yours sincerely

T Leadbeater

Tori Leadbeater.

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel 01189 401040

DhS

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Phillip Taylor Esq
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

30 July 2002

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

We have considered the above application and, apart from some minor design changes, it is no different from the application made nine months ago (ref F/2001/4617). The Council's reasons for refusal referred to the application being contrary to thirteen aims of policy as set out in the Berkshire Structure plan. These reasons remain applicable for the present application.

Therefore, our objections as laid out in our letter of the 9th September (attached) still stand for the present application. However, we feel it is appropriate to comment on some of the new issues that arise from the design amendments:

1. Intensification of development.
   - The cubic volume of the building and wet dock is about eight times that of the existing sheds.
   - The width of the building still takes up 40% of the river frontage.
   - The building still allows for living accommodation in addition to providing the wet dock.
   - The building is still higher than the existing wall aligning Ferry Lane (it appears to be about 1.5 metres above).

2. Conservation Area and Public Amenity
   - The size, height, and design of the building do not enhance the character of this important site. The elevations of the building resemble a very large mobile home, rather than respecting the integrity of the conservation area. (Policy WLL4)
   - The additional use of the mooring and wet dock will have an adverse impact on public access to the river, both pedestrian and boat launchers.

3. Building Design
   - The design is not sensitive to the design principles in the local plan (Policy WBE1)
   - The height of the building will have an adverse visual impact on the lane.

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel 01189 401040

Phillip Taylor Esq
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

30 July 2002

Dear Mr Taylor

Ref: F/2002/6596 Inverleadon Cottage

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   - The building still allows for living accommodation in addition to providing the wet dock.
   - The building is still higher than the existing wall aligning Ferry Lane (it appears to be about 1.5 metres above).

2. Conservation Area and Public Amenity
   - The size, height, and design of the building do not enhance the character of this important site. The elevations of the building resemble a very large mobile home, rather than respecting the integrity of the conservation area. (Policy WE14)
   - The additional use of the mooring and wet dock will have an adverse impact on public access to the river, both pedestrian and boat launchers.

3. Building Design
   - The design is not sensitive to the design principles in the local plan (Policy WE21)
   - The height of the building will have an adverse visual impact on the lane.

- The view of the building from the river is unattractive.
- The design makes it apparent that the boat storage area is purely ancillary to the additional accommodation above, as it is only designed to house a punt or canoe.

4. Effect on the Highway
   - The increased traffic in Ferry Lane resulting from the intensification of use of the site would cause road safety, parking and access issues.
   - There is no provision made for additional parking requirements generated by this development.

In conclusion, this proposal does not comply with district planning policy. The scale of the building suggests that its primary use is likely to be residential, as stated by the applicant. The petition against the previous application generated more than sixty signatures, further indicating the negative local view of any further development on this site.

Please note that the Conservation Notice for this application is still un-posted on the site as at the 30 July.

Yours sincerely



Heather and Peter Williams

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In conclusion, this proposal does not comply with district planning policy. The scale of the building suggests that its primary use is likely to be residential, as stated by the applicant. The petition against the previous application generated more than sixty signatures, further indicating the negative local view of any further development on this site.

Please note that the Conservation Notice for this application is still un-posted on the site as at the 30 July.

Yours sincerely

Heather and Peter Williams



Inverlodden Cottage Development Site



Public Slip in Ferry Lane, adjoining Inverlodden Garden

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET Telephone 01189 401040

Ron Madell Esq
Development Control Officer
Envirnomental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

9th September 2001

Dear Mr Madell

Ref F/2001/4617 Inverloddon Cottage

Further to my last letter, we thought that it would be helpful if we summarised our objections to the proposed development at Inverloddon Cottage, such that you are able to consider the objectors' viewpoints during your site visit there next week.

1. **Intensification of Development:**

We are sure that you will appreciate that the size of the plot, already accommodating a six bedroom house and storage sheds, does not lend itself readily to housing further development. The size of the house itself (six bedrooms, four reception rooms, over 2000 square feet) has meant that, for recreational needs for family (or bed and breakfast clients), there has had to be piecemeal development of storage/recreational buildings on the site (for which no planning consent appears to have been granted).

The proposed new building is quite different in scale to the existing sheds. Excavation of the garden and the riverbank to accommodate the seasonal changes in water level, with the living space above, mean it is equivalent to a three-storey house. As approximate comparison:

River Shed: 10 cubic metres
Garden Shed: 27 cubic metres
Proposed Development: 333 cubic metres (ie nearly 10 times the existing buildings on the site)

Other calculations show:

- The building will occupy at least 40% of the garden river frontage (garden width 12.7 m, building width 5 metres ignoring the gap from Ferry Lane wall);
- The building will be 16 metres in length along the lane, so, taken together with the main house, means that over 80% of the site adjoining the lane would be developed, affecting the aesthetic characteristics of the public right of way.

Such a development would not respect **Policy WHE4**, ie *Development in conservation areas must respect the* historic massing and scale. In terms of history, the enclosed copy of a postcard illustrates how the house and garden appeared, minus any shed development, during Wargrave and Shiplake Regatta about 60 years ago.

The height of the building is not only designed to allow for flood water levels, but also to allow for living accommodation above the boating storage area, which has implications for the site itself, neighbouring properties and users of the public access way.

2. **Conservation Area and Public Amenity**

The proposed development does not meet Policy WHE4 of the draft Wokingham District Local Plan, in that it does not reflect historic massing and scale, nor the distinct building relationships. Furthermore, the development would not enhance the character of the Thames Valley , as required in **Policy WLL4**, nor Policy **WLL9** in the draft plan. It will have a detrimental impact on views both from the river and views from adjoining the development. The proposed scheme will destroy the approach to the river's edge, in that the height of the building would overshadow the public access lane making it feel narrower, it would block the views of the island trees beyond the river, and also eliminate sunlight from the lane. The site adjoins the main public access route from the village to the river. This is incredibly important for both for residents and for visitors to the area and is used constantly throughout the year. Many residents walk down the lane, to sit in the sun, find a private moment for contemplation and to enjoy the views from the river's edge all year round. In summer many families launch boats from the slipway, fish, feed ducks and swans, take dogs and horses to the river and cycle to the river bank.

The proposed development does not respect **Policy WR21** which says that improved public access to the river will be sought, including the provision of public slipways and launching sites especially close to existing developments.

The proposal also has an adverse impact in terms of **Policy WR4** in that the Council is committed to increasing open space and clearly the development will have the effect of enclosing the open space facility at the water's edge.

The proposal also falls foul of **Policy WLL9** in that it will be built development in an urban landscape which will have a detrimental impact on:
a) the visual prominence of the site from within, or views from outside the urban area; and
b) the recreational or wildlife importance of the site and adjacent land.

There is already great public concern over the proposal and 40 persons have signed a petition against the development.

3. **Building Design**

The design of the boathouse is against the design principles as laid out in the local plan. In particular, Policy **WBE1** is contravened, in that the Council must have regard to:
a) Its environmental impact
b) Its visual impact
c) Accessibility
and
h) The privacy and amenity of the existing environment.

- The height of the building will have a visual impact from the lane, from the river and for neighbouring properties. It will also overshadow and enclose the lane. It will eliminate evening sunlight from the lane year round and block sunlight completely September-April.
- The viewing balcony of the boathouse will overlook the public lane and the neighbouring gardens, which will affect the privacy of these areas (already noted as particularly important for lane users).
- The location of the wet dock immediately adjoining the slipway will interfere with users of the slipway.
- The wet dock appears to be just over a metre in width, adequate for a punt, and possibly also a canoe, but not for a larger craft.

- Access to the boathouse for craft will be via the slipway and, if the boathouse is to be used by persons other than those resident in the main house, access will have to be via the lane, which is an unacceptable intensification of use of the lane.

4. **Effect on Neighbouring Properties**

The proposal has a significant impact on Deep River Cottage, Ferry Cottage the White House and Sylvaplana and a lesser, but still major, impact on other properties in Ferry Lane. At Deep River Cottage, the viewing balcony will overlook the property, affecting our privacy, and the building will obliterate the views of the river and beyond. The height of the building (rising about 3 metres above the existing wall) will overshadow our property. Your site visit may not enable you to appreciate the impact from our site and so we enclose photographs, which will give you an idea. Of course, the building will also obscure the downstream views from the main house on the site itself.

5. **Effect on Highway**

As we have already pointed out to you (letter dated 27/8), we are particularly concerned about the effect of the development increasing vehicular use in the lane, raising road safety and access issues. If, as we are led to believe by the applicant, the boat house will be used for the purpose of residential accommodation, it will raise the number of bedroom spaces over above the existing six bedrooms. Thus, parking provision on the site, already under pressure, will be even more inadequate. The current tenants of Inverloddon Cottage do park their cars in the garage, but previous tenants have not, which has caused access problems for emergency vehicles and for service vehicles, such as rubbish collection. During the summer, the applicant had to park vehicles at the water's edge, thus having an adverse impact on the amenity use of the slipway. When the house was used as a guesthouse, there were severe problems as a result of the under-provision of parking. The building of a boathouse, even without an overnight accommodation use, will increase vehicular movements in the lane and add further pressure to the site with regard to accessibility and parking.

In conclusion, the proposal does not meet planning criteria as laid out in the deposit draft District Local Plan. We feel that it is an ill-conceived proposal which disregards the fundamental issues of:

- Over-intensification of the site;
- Impact in a conservation area;
- Impact on public amenity;
- Impact on neighbouring properties;
- Design principles as laid out in the Local Plan; and
- Highways Issues.

We feel that it is a wholly inappropriate development for the reasons outlined above and we would urge the Committee to turn down the application.

Yours sincerely

Heather Acton and Peter Williams

cc: Corinne Cockrell, Wargrave Parish Council
Frank Browne, District Councillor

Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel: 01189 401040
Office: 020 7 529 3332

Facsimile

(No of Pages: 5 including this page).

To:	Phillip Taylor
Fax no:	0118 974 6484
From:	Peter Williams
Date:	29th July 2002
Subject:	Inverlodden Cottage F/2002/6996

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0207 4917 626
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Deep River Cottage, Ferry Lane, Wargrave, Berkshire RG10 8ET
Tel 01189 401040

Phillip Taylor Esq
Development Control Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

30 July 2002

Dear Mr Taylor

Ref: F/2002/6996 Inverloddon Cottage

Notice of this application was posted on the property on Wednesday 24 July and, as at the 30 July, no conservation notice has been erected.

Given the large number of objections to the previous application (ref F/2002/4617) and a petition which had more than sixty signatories, I feel it is appropriate that the period for public comment should be a minimum of 21 days from the date when the statutory notices have been displayed on the premises.

Please confirm that the period of public consultation will be extended in the light of the above.

We wrote a detailed letter of objection to the previous application and our comments are still applicable to the present application, given the minor amendments made. (Copy enclosed) However, we will write again in response to the applicants' present submission later this week.

Yours sincerely

P Y Williams

Peter Williams

0207 4917 626

29/07 '02 MON 15:08 FAX 0207 4917 626 002

Objection to Application at Inverloddon

We have been asked by neighbours adjoining Inverloddon Cottage to speak on their behalf in order to voice our objection to the application to build a boathouse structure. We object on various grounds, but basically the proposal does not meet important planning criteria as set out in the local district plan or the Wargrave Parish Council design statement. These points are covered under the headings:

1. Over-intensification of the site
2. Impact on the conservation area
3. Impact on public amenity
4. Highways Issues
5. Effect on Neighbouring Properties
6. Building Design Issues

1. First looking at **over-intensification of the site**, we have a 6-bedroom house on a relatively small plot. Development of the proposed building will take up a large proportion of the garden and 40% of the river frontage. This is quite different in scale from the sheds it is said to be replacing (in fact it is about 10 times the size). It also extends about 16 metres up Ferry Lane from the river's edge, which means that about 80% of the lane will be a built environment (rather than the current 25% or so). In addition, the height of the building will be approximately double the height of the existing wall, certainly a very large structure.

0207 4917 626
29/07 '02 MON 15:09 FAX 0207 4917 626
003

2. Secondly, In terms of the **conservation area**, the development would have a detrimental impact on the river's edge at the main public access point from the village. It would cause overshadowing of the lane and eliminate sunlight from the lane. Basically, the unsightly structure will significantly detract from the charm of the lane.

3. As regards **public amenity**, in addition to significantly darkening this important village access point, having a large domestic building overlooking the slipway will affect the privacy of lane users. The resulting increased use at this point, will also affect the enjoyment of users. The lane provides a wide range of recreational use, children cycle here, people fish and feed the ducks, whilst others just come and enjoy the river environment.

4. **Highways**

Intensified use of the site will result in additional vehicle movements, both car and boat. This will affect users of the slipway and have an adverse impact on residents in Church Street and Ferry Lane. Ferry Cottage, Deep River Cottage, the White House, the Barn and Ferry Lane House have already been subject to severe access and parking difficulties and problems regarding both emergency vehicle and servicing vehicle access. Greater vehicular use of the lane will lead to increased highway safety and access problems.

5. **The Effect on Neighbouring Properties**

The structure will overlook the gardens of the White House, Deep River Cottage and Sylvaplana. The SW elevation on the plan shows that the windows, particularly in the roof, will face directly on the neighbouring gardens, thus depriving the neighbours of their privacy.

0207 4917 626

29/07 '02 MON 15:09 FAX 0207 4917 626 004

The height of the building will have a major impact on the lane as well as on the adjoining gardens.

6. **Building Design**

It is apparent from the design that the boat storage area is purely ancillary to the accommodation above, as it is designed to house only a punt or canoe. The scale of the building coupled with its rather grand entrance suggests to us that its primary use is more likely to be residential

In conclusion, this proposal does not comply with district planning policy, nor does it fulfil criteria as set out in the parish design statement. In particular, Wargrave Parish Council states that protection of the limited access to the river is important to the community, as is the visual amenity and peaceful environment surrounding such access.

This development will not respect such requirements. A petition objecting to the application is circulating in the village and it is clear that there is strong feeling against the proposal in such an inappropriate location.

20th September 2001

0207 4917 626

29/07 '02 MON 15:09 FAX 0207 4917 626

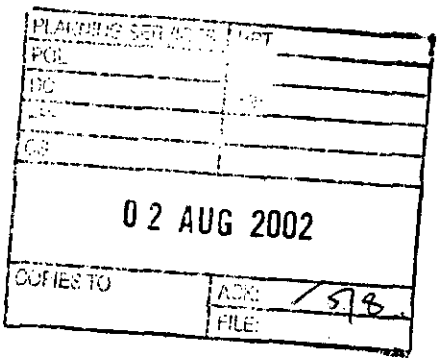
005

The Barn, Ferry Lane, Wargrave, Berkshire, RG10 8ET

Telephone / FAX 0118 9402849

e-mail billtreadwell@hotmail.com

SMS



31st July 2002.

Philip Taylor,Esq.,
Case Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Mr. Taylor,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above planning application for the following reasons.

The size of the proposed building would be out of keeping with neighbouring properties and an over development of the plot.

The plans have been changed from the previous application to show a flat roof. The proposed building would easily convert to accommodation. The applicant's supporting letter mentions **leisure accommodation** and storage. At a later date an application will surely be made for a pitched roof.

At the Parish Council meeting last year it was disclosed that the applicant's children would sleep in the property during the summer.

Inverloddon Cottage is rented. It is the intention of the owner to have two properties on one site. This is a conservation area.

Continued 2/.....

The tenants have two cars. The owners have a car, land rover and enormous trailer. Ferry Lane is very narrow with few parking spaces and very limited turning. Any increase in parking would cause serious problems.

Ferry Lane is the only public access point to the river in Wargrave. The increase in traffic and parking would cause serious problems for would be river users. The increase in traffic would not just be during the construction work as mentioned in the applicant's letter.

A similar application was refused last year. The refusal notice stated that Wokingham District Council's planning policy had been contravened on 13 points. There were over 60 letters objecting to the proposed development.

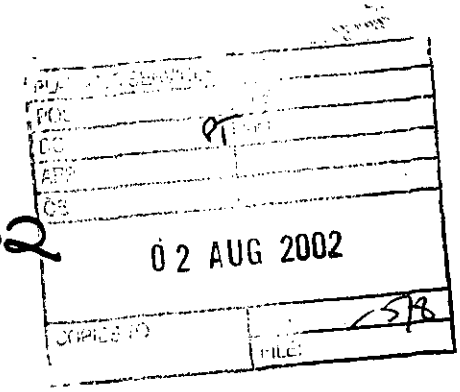
Yours sincerely,

W.T.Treadwell.

5 Baronsmead
Henley-on-Thames
Oxfordshire
RG9 2DL

(01491) 575336

DJS



31 August 2002

The Planning Officer
Wokingham District Council

Dear Sir,

Re: Planning Application F/2002/6996
Inverlodden, Wargrave

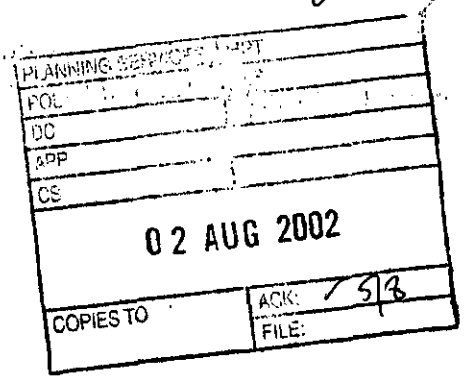
Having lived at the end of Ferry Lane for more than 30 years until I moved to Henley, and having known the Hermon family for 4 generations at Inverlodden Cottage, of which the present owner is Mrs. Victoria Mann (née Hermon), I fully support the above planning application to construct a Boathouse to house the boats.

The Hermon family were founders of the Wargrave and Shiplake Regatta in the mid 1880s and their love and use of the river and rivercraft is inherent.

Yours faithfully,

(Miss) D.J. Southwell

805



The Barn, Ferry Lane,
Wargrave, Berkshire,
RG10 8ET
Telephone / FAX 0118 9402849

1st August 2002.

Philip Taylor,Esq.,
Case Officer,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Mr.Taylor,

Planning Application F/2002/6996
Inverloddon Cottage, Ferry Lane, Wargrave, Berkshire, RG10 8ET..

I wish to register my objection to the above planning application for the following reasons.

The size of the proposed building would be out of keeping with neighbouring properties and an over development of the plot.

The plans have been changed from the previous application to show a flat roof. The proposed building would easily convert to accommodation. The applicant's supporting letter mentions leisure accommodation and storage. At a later date an application will surely be made for a pitched roof.

At the Parish Council meeting last year it was disclosed that the applicant's children would sleep in the property during the summer.

Inverloddon Cottage is rented. It is the intention of the owner to have two properties on one site. This is a conservation area.

The tenants have two cars. The owners have a car, land rover and enormous trailer. Ferry Lane is very narrow with few parking spaces and very limited turning. Any increase in parking would cause serious problems.

Ferry Lane is the only public access point to the river in Wargrave. The increase in traffic and parking would cause serious problems for would be river users. The increase is traffic would not just be during the construction work as mentioned in the applicant's letter.

A similar application was refused last year. The refusal notice stated that Wokingham District Council's planning policy had been contravened on 13 points. There were over 60 letters objecting to the proposed development.

Yours sincerely,

Dorothy Treadwell

Dorothy Treadwell

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6996. (Case Officer:Phillip Taylor)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN *DETERMINING A PLANNING APPLICATION;*
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6996

YOUR NAME: G.G. MURPHY.

YOUR ADDRESS: (if these details are incorrect please amend)
FERRY LANE HOUSE FERRY LANE
WARGRAVE
READING
RG108ET

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☒
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
LETTER ENCLOSED

Continue over the page if more room required

Ferry Lane House
Ferry Lane
Wargrave
Berkshire
RG10 8ET

Telephone: 0118 9403019

July 30th 2002.

Application No. F/2002/6996.

Site Address: Investador Cottage, Ferry Lane, Wargrave.

Dear Sir,

Further to your letter I wish to object to this application.

The Application is a renegotiation of a similar application approximately one year ago, which was rejected. We live in a conservation area. Please note that the Grange Notice was first displayed on July 23rd at the Conservation Area Notice on 26th July. Last year there was a petition bearing over 60 signatures as well as many other objections from near neighbours.

The application purports to be new but, although some alterations have been made, the fundmental issues and objections remain the same.

The owner continues to live in Devon and the property continues to be rented out.

In conversation the owner privately makes no particular secret of her objectives, namely, to continue to rent out the house as at present, but also to build in the garden some "accomodation" and a "place to stay" in Wargrave for herself and her family and friends. ~~in Wargrave~~. (Herself, husband, four children, Land Rover, Estate Car) plus friends cars.

The family currently renting the house have two children and two large cars which utilise the garage.

The application and its inherent implications — an influx of people and vehicles, all of whom are not resident,

will have a significant impact on traffic, parking and safety in Ferry Lane. Ferry Lane currently has difficulty in coping with the normal traffic requirements of the residents in this part of Ferry Lane plus public parking and traffic in its rôle as a public amenity providing access to the river.

Because of the traffic and parking congestion accidents still happen. One serious collision between a Council Refuse Vehicle and a parked car resulted in a vehicle write-off.

Because of the parking congestion the Emergency Services have great difficulty in getting to the end of Ferry Lane. House fires, heart attacks and burglaries have all happened and the Fire Brigade, Ambulance Service and Police had real problems.

In the context of safety, there are at least two young children, including toddlers, currently living in each of the last three houses in Ferry Lane. The Lane simply cannot cope with the extra traffic and parking imposition from non residents inherent in the application.

The application's design objectives are still, as last year, based around accomodation and, despite alterations, the application still represents a significant and ugly over development of the site and a significant and unacceptable over intensification of its use.

Again, because of the design objectives, the resulting building is ugly and disproportionate to all its surroundings viewed from all sides. It continues to have an over-dominant and negative impact on the part of the Lane leading to the river, which is a public amenity.

I believe the application, as did its predecessor, contravenes to flout all the principles governing planning in a Conservation area and it seriously misrepresents its real objectives.

Yours faithfully, G.G. Murphy. (G.G. MURPHY).

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/6996

Proposal:
Proposed erection of boathouse and wet dock plus new section of brick wall.

Location:
Inverloddon Cottage Ferry Lane Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 26/07/2002 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **16/08/2002**. 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 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.

Date: 26/07/2002

1/8/02 JH

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/6996	Map No : 21
Case Officer : PT	Site Area : 0.08
Valid Date : 1/7/02	Received Date: 01/07/2002

Level : Delegated Application

Description : Proposed erection of boathouse and wet dock. + new section of brick wall.

Location : Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mrs V Mann C/O D C Edwards.

Fee Required: £0 Fee Received: £0 resubmission 4617 refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Conservation area consent would be required for demolition of summerhouse & shed. (see drawing 9903/24)	Fourms sent 11/7	

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wargrave

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No 1) Dev. in Cons. Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape Area of special LS importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

River Thames Society

Ramblers Association with map as marked.

1) Pastures 1) Dem. of shed & summerhouse
Thames River Valley Policy

NEIGHBOURS

S/N + see map

+ all names & addresses on attached list

Pre-app attached.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Groundwater Prot Zone
Flood Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

(Green Belt)

.....

.....

.....

.....

01.JUL.2002 6996

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4617	A. R. Dudley Ferry Cottage Ferry Lane WARGRAVE Berkshire RG10 8ET
F/2001/4617	Peter Williams Deep River Cottage Ferry Lane WARGRAVE Berkshire RG10 8ET
F/2001/4617	Mr. G.G. Murphy Ferry Lane House Ferry Lane WARGRAVE Berkshire RG10 8ET
F/2001/4617	David Bounds Footpath Secretary Loddon Valley R.A. Group 70 Broad Hinton TWYFORD Berkshire RG10 0LP
F/2001/4617	Fiona & Michael Stubbs The White House Ferry Lane WARGRAVE Berkshire RG10 8ET
F/2001/4617	Simon Harris Ferry Cottage WARGRAVE Berkshire RG10 8HY
F/2001/4617	Heather Acton and Petitioners Deep River Cottage Ferry Lane WARGRAVE Berkshire RG10 8ET
F/2001/4617	Colin Lewington- Tudor Cottage 104 High Street WARGRAVE RG10 8DE

Received by Wokingham District Council

Application No: F/2002/6996

Proposal:
Proposed erection of boathouse and wet dock plus new section of brick wall.

Location:
Inverloddon Cottage, Ferry Lane, Wargrave, Reading.

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

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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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6996 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/08/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 July 2002

Organisation_Name	Building_Name	address1	Postcode
		16HIGH STREETREADING	RG108BY
	DEEP RIVER COTTAGE	DEEP RIVER COTTAGEFERRY LANEREADING	RG108ET
	INERLODDON COTTAGE	INERLODDON COTTAGEFERRY LANEREADING	RG108ET
	THE WHITE HOUSE	THE WHITE HOUSEFERRY LANEREADING	RG108ET
	FERRY COTTAGE	FERRY COTTAGEFERRY LANEREADING	RG108ET
	FERRY LANE HOUSE	FERRY LANE HOUSEFERRY LANEREADING	RG108ET

Neighbour consultation list F/2002/6996

← Ludon Cottage, 104 High St., Wargrave.

6996

01.JUL.2002 6996

CAUNDLE CONSULTANCY

FONT LE ROI FARMHOUSE
CAUNDLE MARSH
SHERBORNE
DORSET DT9 5JS
Tel/Fax: 01963 23284
Email: fontleroi@btinternet.com

Ref: 9903 14

27 June 2002

Planning Services
Environmental Services Dept
Wokingham District Council
PO Box157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir

Householder Planning Application – Resubmission of Application No F/2001/4617
Inverlodden Cottage, Ferry Lane, Wargrave, Berks

Please find enclosed the following documentation in support of a re-submission of a Planning Application for the provision of a boathouse to the property above:

- Six copies of the application form
- Six copies of an accompanying statement intended to form part of the application
- Six copies of Drawing No. 9903/24
- Six copies of Drawing No. 9903/25
- Six copies of 1:500 Block Plan
- Six copies of 1:2500 Location Plan

Since the resubmission is being made within one year of the original application, no fee is payable under the regulations.

The application deals with the provision of a single storey boathouse at the property, together with a small wet inlet beneath capable of accommodating a punt, canoe etc. The boathouse will replace an existing timber summer house and a large timber garden shed, and will provide leisure accommodation and storage for the enjoyment of the garden as well as the river. The applicant and her family have for many years been active participants in all forms of aquatic sport and activity in the village and this application is intended to enable her and her young children to maintain this interest and activity in a safe and pleasant manner.

Following the refusal of the previous application on 28 September 2001, the earlier design has been reduced significantly in scale and height to take account of the views expressed and objections raised. The accompanying statement reviews those objections and shows the ways in which they have been considered and overcome. During the re-design, the views of your Council were sought and given in an exchange of correspondence dated 25 October and 30 November 2001.

01.JUL.2002 6996

The proposed construction of the boathouse will be oak framing with timber shiplap panelling within the bays and with doors and window constructed in timber. It is proposed that all external timber work will be in oak or equally durable timber and allowed to weather in its natural colour. To keep the roof height as low as possible it will be constructed in the style of a traditional ships deck with cambered beams to permit water run off and surfaced in a high performance felt in a grey colour resembling weathered lead. The floor level of the boathouse has been selected as before to lie some 200mm above the level of the edge of the designated flood plain and the overall height of the building has been kept to a minimum.

The volumes of the shed and the summer house being demolished as part of this application are 32 and 15 m^3 respectively. Referring to appendix 1 of your Guidance Notes for Conservation Area Consent, it is therefore understood that the latter consent is not required.

I trust that the information provided will enable you to process the resubmission smoothly and to determine it favourably. If you require any additional information or have any queries, please do not hesitate to contact me.

Yours faithfully

David Edwards

01.JUL.2002 6996

Proposed Boathouse at Inverlodden Cottage, Ferry Lane, Wargrave
Design Statement to accompany resubmitted Planning Application

This statement is intended to accompany and form part of the resubmission of an application for the provision of a single storey boathouse at this property together with a small wet inlet beneath capable of accommodating a punt, canoe etc.

The boathouse will replace an existing timber summerhouse and a large timber garden shed, to provide leisure accommodation and storage for the enjoyment of the garden as well as aquatic activity on the river. It will also allow a punt and canoe to be stored dry during the winter, along with oars, punt poles etc. The internal floor space of the proposed boathouse is 37 m^2, but at the same time a total of 35m^2 of existing assorted storage and recreational space will be removed. The net increase in total ancillary accommodation will therefore be minimal. The proposed design will be timber framed with timber shiplap panelling, and with timber doors and windows. The roof will be flat with a slight camber for water runoff and finished with a high-performance felt membrane in a weathered lead colour.

The previous application attracted a number of objections and criticisms which centered around three issues, namely height and mass; increased traffic flow; and loss of amenity. These points are dealt with in turn below to show how the revised submission has met and overcome the objections.

Height and Mass The design of the boathouse has been changed to a low flat roofed structure, sufficiently long just to accommodate a punt under cover in the dock or in winter storage internally on the deck. A roller at the entry from the river is provided on the deck to assist boat storage. The deck of the structure is sited at a level of 34.5 metres AOD(N) to meet the requirements of the Environment Agency, but the height above this point is kept to a minimum. The height internally from the deck level is merely sufficient to stand upright and the boathouse uses a flat roof surface, slightly cambered to ensure water run off. This ensures that the structure will have a minimal impact visually in relation to neighbouring properties and from the river. The height is slightly lower in fact than one of the buildings it replaces and will therefore have a minimal impact on users of Ferry Lane.

Increased Traffic Objections cited increased traffic as a permanent adverse feature but no evidence or calculations were brought forward to indicate how this would arise. The boathouse is intended as an ancillary to the enjoyment of the property as a whole and there is no reason why its use should generate more traffic than the normal social uses of any property. There will be a limited increase in traffic during construction, although this is minimised by the proposed construction allowing fabrication of the majority of the structure off site. Additional traffic has been generated recently during construction activities by several of the objectors themselves without causing other than temporary and minor annoyance to residents of Ferry Lane.

Amenity Some users of Ferry Lane expressed concern at loss of amenity on the grounds of a postulated extension in the height and extension of the existing boundary to Inverlodden Cottage especially near the river's edge. There is not, and never has been, any intention to extend or to raise the existing boundary or river frontage. The claims of concern appear to have been based upon a misreading of the original application drawings, and the point has been clarified in the current application. The only change to the frontage on Ferry Lane will be the replacement of the timber rear wall of the garden shed when the latter is removed (approx 18 metres back from the river edge) with brick as an extension of the existing brick wall at that point. The new wall will be slightly lower than the existing shed wall at the boundary and will therefore allow more daylight onto Ferry Lane at that point.

Additional amenity will be created by the provision of enhancement to the wildlife habitat in the dock area, in conjunction with advice from the Environment Agency.

Environmental Services

For office use only
Application number: 01.JUL.2002 6996

Householder planning application form

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

1	Your name Address and postcode Phone number	MRS VICTORIA MANN INVERLODDEN COTTAGE FERRY LANE WARGRAVE BERKS RG10 8ET Fax 01579 351112
2	Agent's Name Address and postcode Phone number	D. C. EDWARDS FONT LE ROI FARMHOUSE CANDLE MARSH SHERBORNE DORSET DT9 5TS 01963 - 23284
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan. with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	GARDEN OF INVERLODDEN COTTAGE FERRY LANE WARGRAVE
4	Give brief details of the proposal for exampie, two storey side extension. About the application	SINGLE STOREY BOATHOUSE + WET DOCK.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	OAK FRAMING + PLANKING LEAD GREY FLAT ROOF MEMBRANE TIMBER DOORS + WINDOWS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 6	Proposed: 6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ ADJACENT.	No ☐ NO CHANGE
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	REVISED APPLICATION WITHIN 12 MONTHS OF REFUSAL		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MRS Y. MANN

Date 28 JUNE 02

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

ADDRESS Inverloddon Cottage Ferry Lane PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/2813	Miss L. Mann	Erect. replac front porch & carport (Retro)	03.01.01	APP
F/2001/4617	Mrs. V. Mann	erect S/st boathouse and wet dock to repl exist Summerhouse.	28.9.01	Ref
F/2002/6996	"	Erect boathouse & wet dock.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

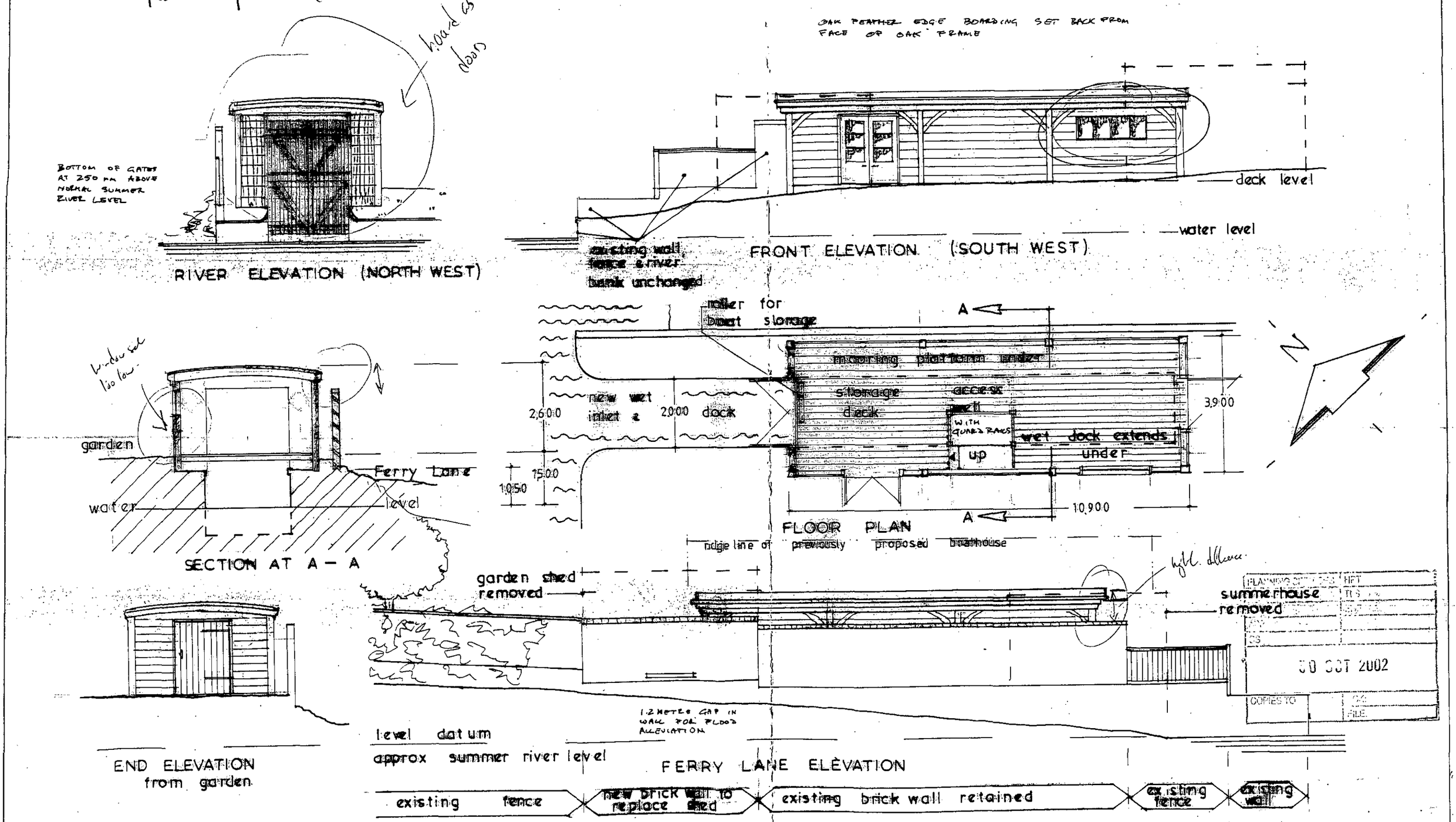
DRAINAGE

091074

Revised plans (not acceptable yet)

PROPOSED BOATHOUSE - ELEVATIONS & PLAN

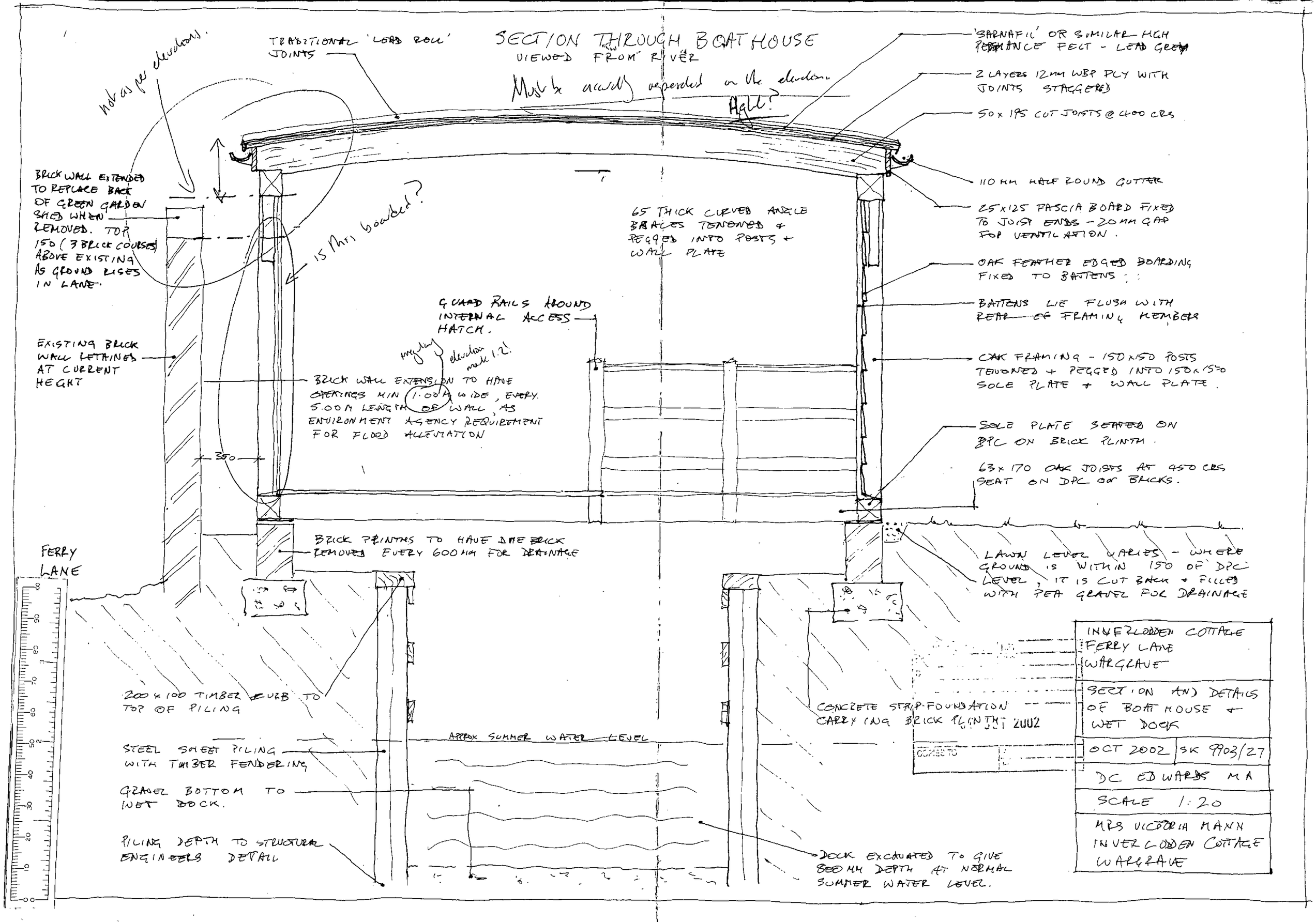
SCALE 1:100



INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002	9903/25A
	D C EDWARDS	
	SCALE 1:100	
PROPOSED WET BOATHOUSE ELEVATIONS AND PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE, WARGRAVE	

A. Revised openings, additional notes 29.10.02 DE
Minor detail changes

PLANNING DEPARTMENT HFT
TLS
CS
30 OCT 2002
COPIES TO
FILE


SECTION THROUGH BOATHOUSE
VIEWED FROM RIVER
Must be accurately represented on the elevation.
Right?
not as per elevations.
TRADITIONAL 'LEAD ROLL' JOINTS
'SARNAFIL' OR SIMILAR HIGH PERMANCE FELT - LEAD GREY
2 LAYERS 12MM WBP PLY WITH JOINTS STAGGERED
50 x 195 CUT JOISTS @ 400 CRS
110 MM HALF ROUND GUTTER
25 x 125 FASCIA BOARD FIXED TO JOIST ENDS - 20MM GAP FOR VENTILATION.
OAK FEATHER EDGED BOARDING FIXED TO BATTENS
BATTENS LIE FLUSH WITH REAR OF FRAMING MEMBERS
OAK FRAMING - 150 x 150 POSTS TENONED + PEGGED INTO 150 x 150 SOLE PLATE + WALL PLATE.
SOLE PLATE SEATED ON DPC ON BRICK PLINTH.
63 x 170 OAK JOISTS AT 450 CRS SEAT ON DPC ON BRICKS.
BRICK WALL EXTENDED TO REPLACE BACK OF GREEN GARDEN SHED WHEN REMOVED. TOP 150 (3 BRICK COURSES) ABOVE EXISTING AS GROUND RISES IN LANE.
is this bounded?
65 THICK CURVED ANGLE BRACES TENONED + PEGGED INTO POSTS + WALL PLATE
GUARD RAILS AROUND INTERNAL ACCESS HATCH.
EXISTING BRICK WALL RETAINED AT CURRENT HEIGHT
BRICK WALL EXTENSION TO HAVE OPENINGS MIN 1.00M WIDE, EVERY 5.00M LENGTH OF WALL, AS ENVIRONMENT AGENCY REQUIREMENT FOR FLOOD ALLEVIATION
350
BRICK PLINTHS TO HAVE ONE BRICK REMOVED EVERY 600MM FOR DRAINAGE
FERRY LANE
LAWN LEVEL VARIES - WHERE GROUND IS WITHIN 150 OF DPC LEVEL, IT IS CUT BACK + FILLED WITH PEA GRAVEL FOR DRAINAGE
200 x 100 TIMBER CURB TO TOP OF PILING
CONCRETE STRIP FOUNDATION CARRYING BRICK PLINTH
APPROX SUMMER WATER LEVEL
STEEL SHEET PILING WITH TIMBER FENDERING
GRAVEL BOTTOM TO WET DOCK.
PILING DEPTH TO STRUCTURAL ENGINEERS DETAIL
DOCK EXCAVATED TO GIVE 800MM DEPTH AT NORMAL SUMMER WATER LEVEL.
INVERLODDEN COTTAGE
FERRY LANE
WARGRAVE
SECTION AND DETAILS OF BOATHOUSE + WET DOCK
OCT 2002
SK 9903/27
DC EDWARDS MA
SCALE 1:20
MRS VICTORIA MANN
INVERLODDEN COTTAGE
WARGRAVE

PROPOSED BOATHOUSE - GARDEN LAYOUT & ROOF PLAN

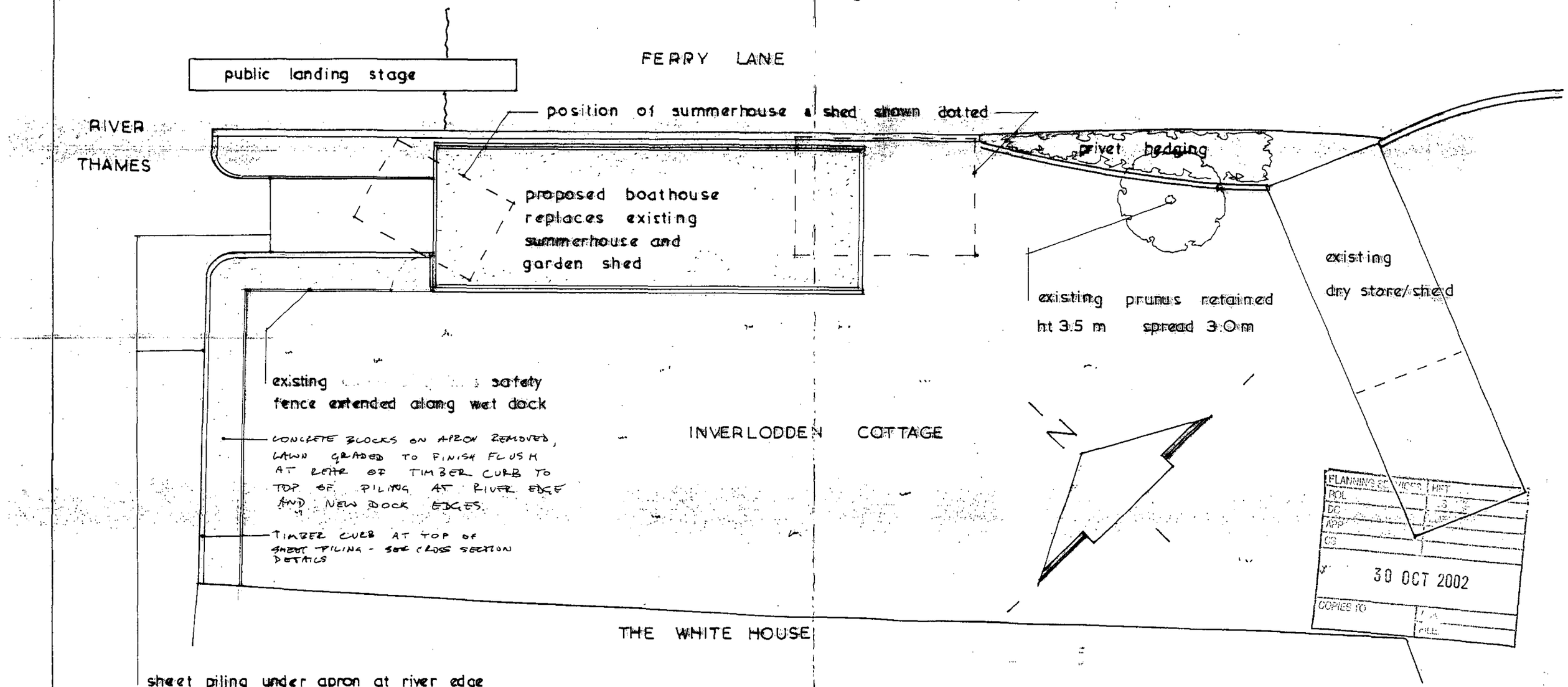
MATERIALS

Walls Oak framing & planking left in natural colour

Roof Lead coloured high performance felt

Doors & windows INCLUDING DOCK GATES. TIMBER STAINED BLACK.

Rainwater goods Black upvc



PLANNING SERVICES HFT
POL
DC
APP
CS
30 OCT 2002
COPIES TO
FILE

INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002	9903/24 A
	D C EDWARDS MA	
	SCALE 1:100	
PROPOSED WET BOATHOUSE LAYOUT PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE WARGRAVE	

A. Additional notes on edging to river + dock, + materials 29.10.02

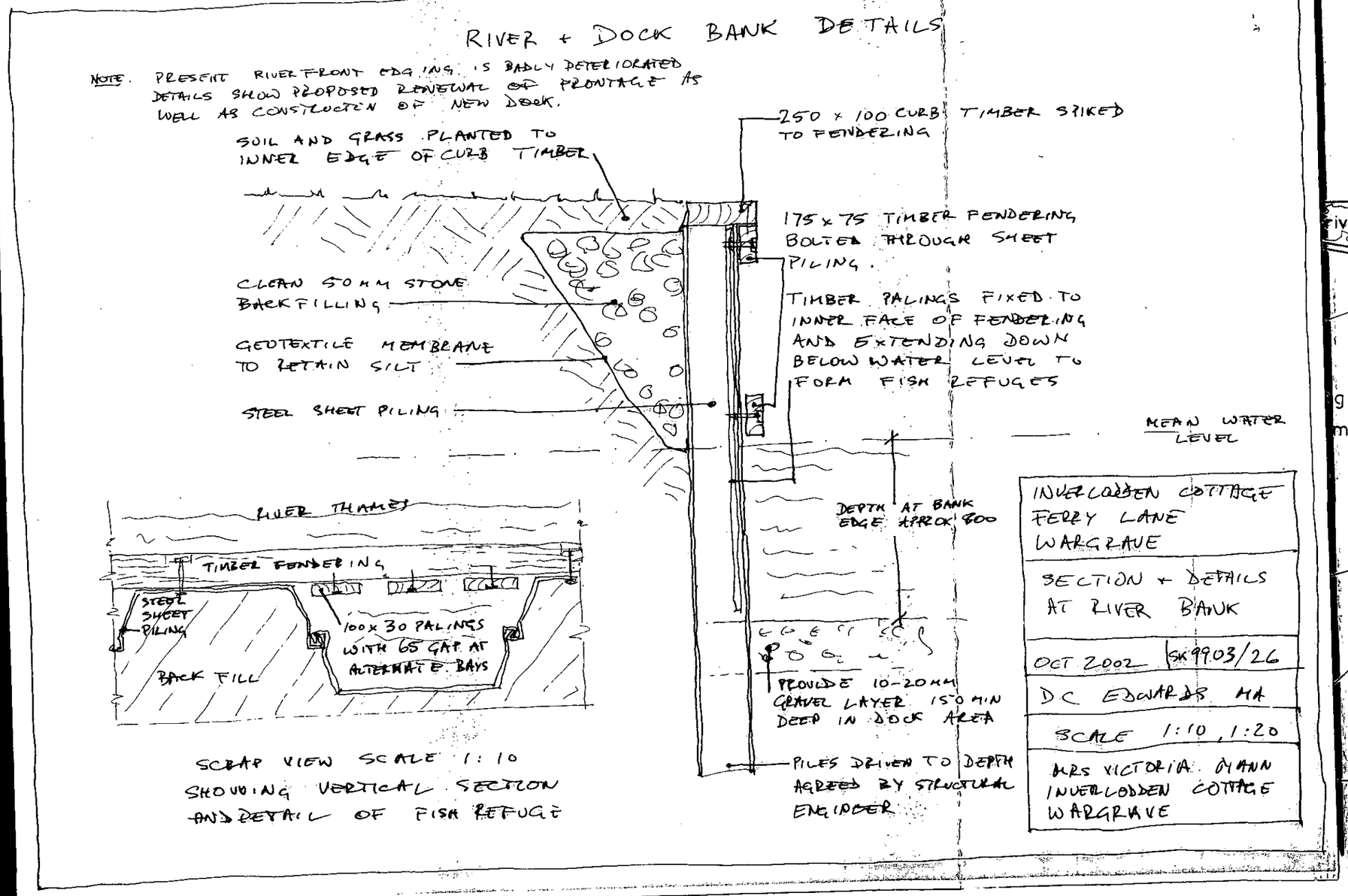
PROPOSED BOATHOUSE - GARDEN LAYOUT & ROOF PLAN

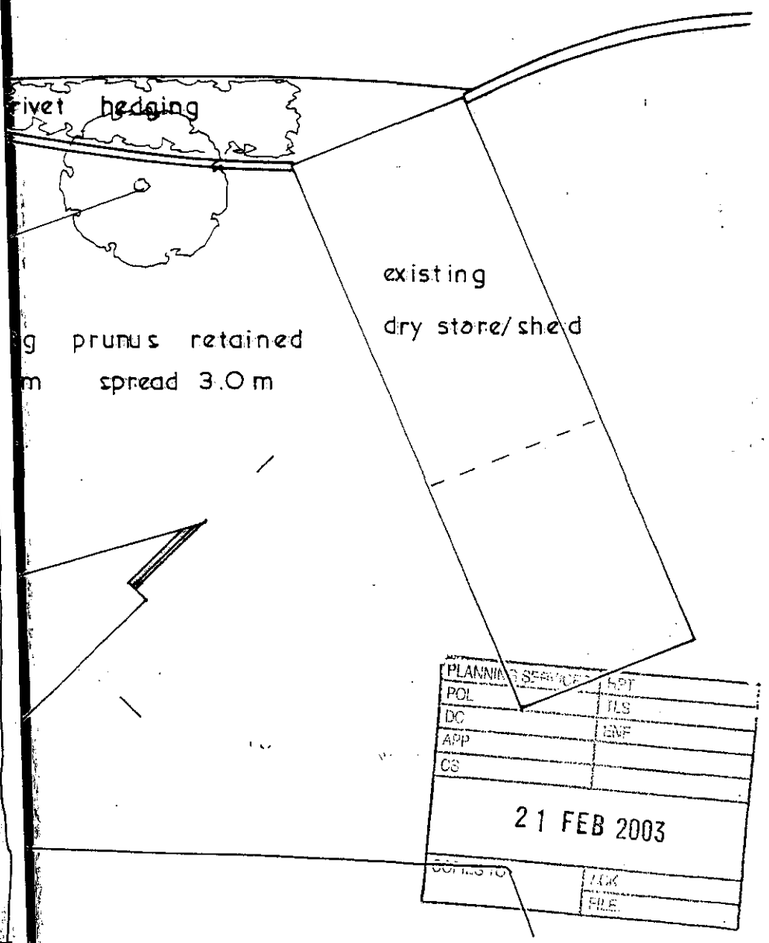
MATERIALS Walls Oak framing & planking left in natural colour

Roof Lead coloured high performance felt

...es. timber stained black

REVISED PLAN
6996 1





PLANNING SERVICES
POL
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APP
CS
RPT
TLS
ENF
21 FEB 2003
COPIES TO
LCK
FILE

...habitat in conjunction with advice from the Environment Agency

INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002	9903/24 A
	D C EDWARDS MA	
	SCALE 1:100	
PROPOSED WET BOATHOUSE LAYOUT PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE WARGRAVE	

A. Additional notes on edging to river + dock, + materials 29.10.02

ADDITIONAL PLAN

6996

SECTION THROUGH BOATHOUSE
VIEWED FROM RIVER

TRADITIONAL 'LORD ROW' JOINTS

'SARNAFIL' OR SIMILAR HIGH PERFORMANCE FELT - LEAD GREY COLOUR

2 LAYERS 12MM WBP PLY WITH JOINTS STAGGERED

50 x 195 CUT JOISTS @ 400 CRS

110 MM HALF ROUND GUTTER

25 x 125 FASCIA BOARD FIXED TO JOIST ENDS - 20 MM GAP FOR VENTILATION.

21 FEB 2003

COPIES TO | ACK: | FILE:

OAK FEATHER EDGED BOARDING FIXED TO BATTENS

BATTENS LIE FLUSH WITH REAR OF FRAMING MEMBER

OAK FRAMING - 150 x 150 POSTS TENONED + PEGGED INTO 150 x 150 SOLE PLATE + WALL PLATE

SOLE PLATE SEATED ON DPC ON BRICK PLINTH.

63 x 170 OAK JOISTS AT 450 CRS SEAT ON DPC OR BRICKS.

65 THICK CURVED ANGLE BRACES TENONED + PEGGED INTO POSTS + WALL PLATE

GUARD RAILS AROUND INTERNAL ACCESS HATCH.

BRICK WALL EXTENDED TO REPLACE BACK OF GREEN GABLED SHED WHEN REMOVED. TOP 150 (3 BRICK COURSES) ABOVE EXISTING AS GROUND RISES IN LANE.

EXISTING BRICK WALL RETAINED AT CURRENT HEIGHT

BRICK WALL EXTENSION TO HAVE OPENINGS MIN 1.00M WIDE, EVERY 5.00M LENGTH OF WALL, AS ENVIRONMENT AGENCY REQUIREMENT FOR FLOOD ALLEVIATION

350

BRICK PRINTINGS TO HAVE ONE BRICK REMOVED EVERY 600MM FOR DRAINAGE

FERRY LANE

LAWN LEVEL VARIES - WHERE GROUND IS WITHIN 150 OF DPC LEVEL, IT IS CUT BACK + FILLED WITH PEA GRAVEL FOR DRAINAGE

200 x 100 TIMBER KERB TO TOP OF PILING

STEEL SHEET PILING WITH TIMBER FENDERING

APPROX SUMMER WATER LEVEL

GRAVEL BOTTOM TO WET DOCK.

PILING DEPTH TO STRUCTURAL ENGINEERS DETAIL

CONCRETE STRIP FOUNDATION CARRYING BRICK PLINTH

DOCK EXCAVATED TO GIVE 800 MM DEPTH AT NORMAL SUMMER WATER LEVEL.

INVERLOCHEN COTTAGE FERRY LANE WARGRAVE
SECTION AND DETAILS OF BOATHOUSE + WET DOCK
OCT 2002 | 9903/27
DC EDWARDS MA
SCALE 1:20
MRS VICTORIA MANN INVERLOCHEN COTTAGE WARGRAVE

PROPOSED BOATHOUSE - ELEVATIONS & PLAN

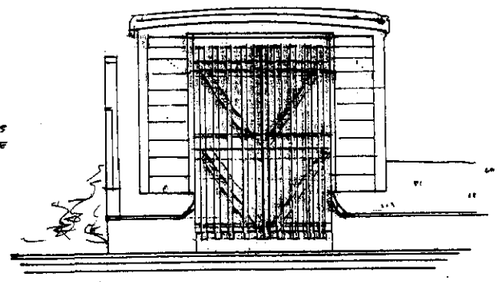
SCALE 1:100

REVISED PLAN

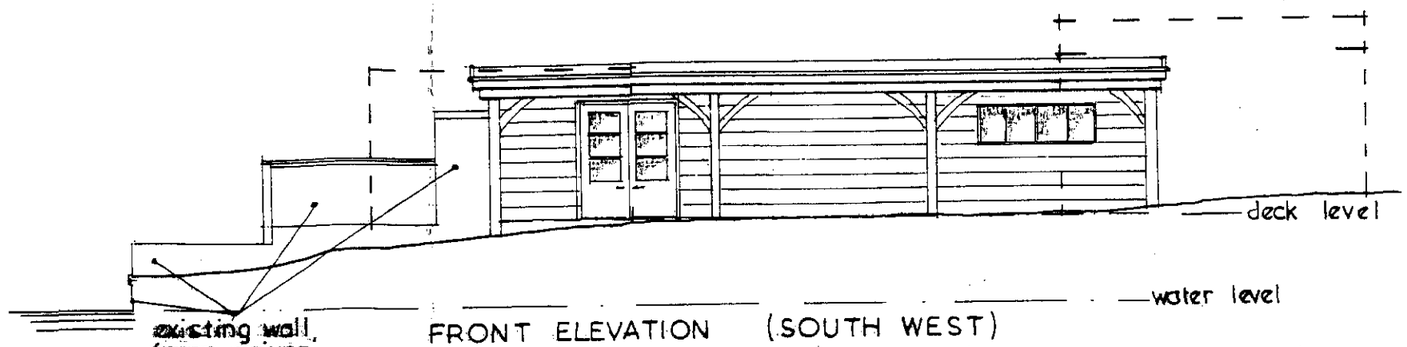
6996 #1

OAK FEATHER EDGE BOARDING SET BACK FROM FACE OF OAK FRAME

BOTTOM OF GATES AT 250 mm ABOVE NORMAL SUMMER RIVER LEVEL

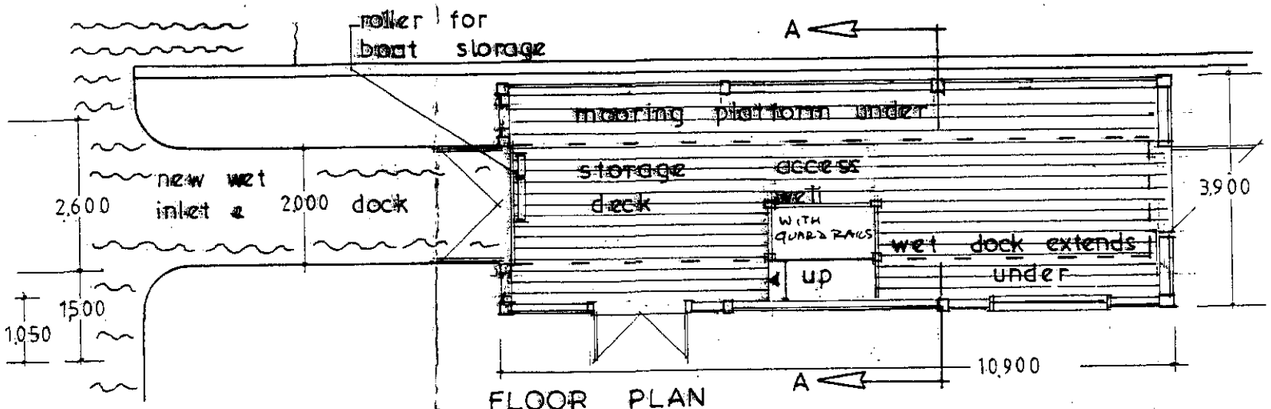


RIVER ELEVATION (NORTH WEST)

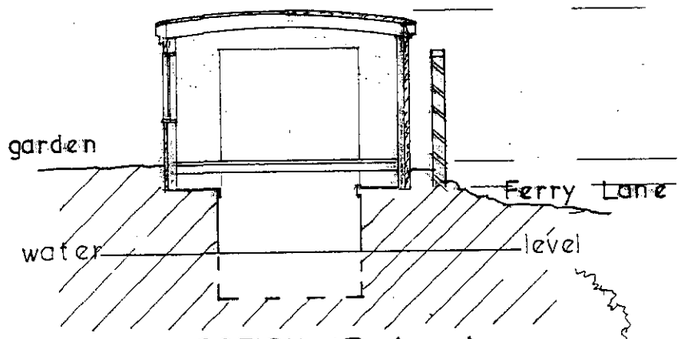


existing wall, fence & river bank unchanged

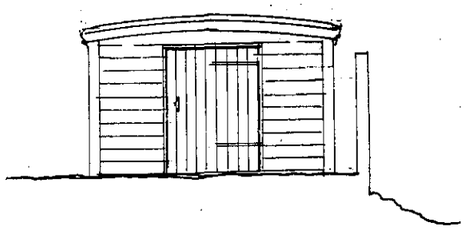
FRONT ELEVATION (SOUTH WEST)



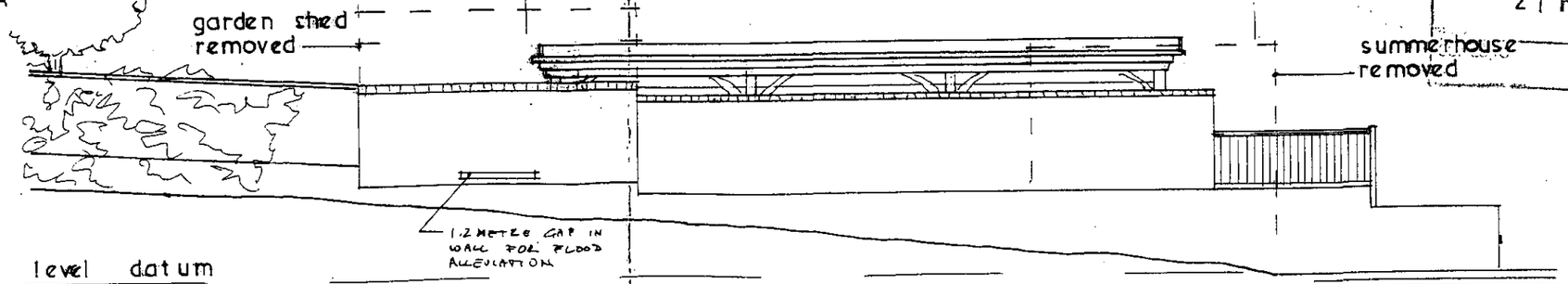
FLOOR PLAN



SECTION AT A – A

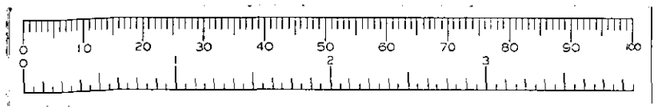


END ELEVATION from garden



FERRY LANE ELEVATION

existing fence | new brick wall to replace shed | existing brick wall retained | existing fence | existing wall



A. Revised openings, additional notes 29.10.02 DE
Minor detail changes.

INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002 | 9903/25A D C EDWARDS SCALE 1:100
PROPOSED WET BOATHOUSE ELEVATIONS AND PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE, WARGRAVE

21 FEB 2003

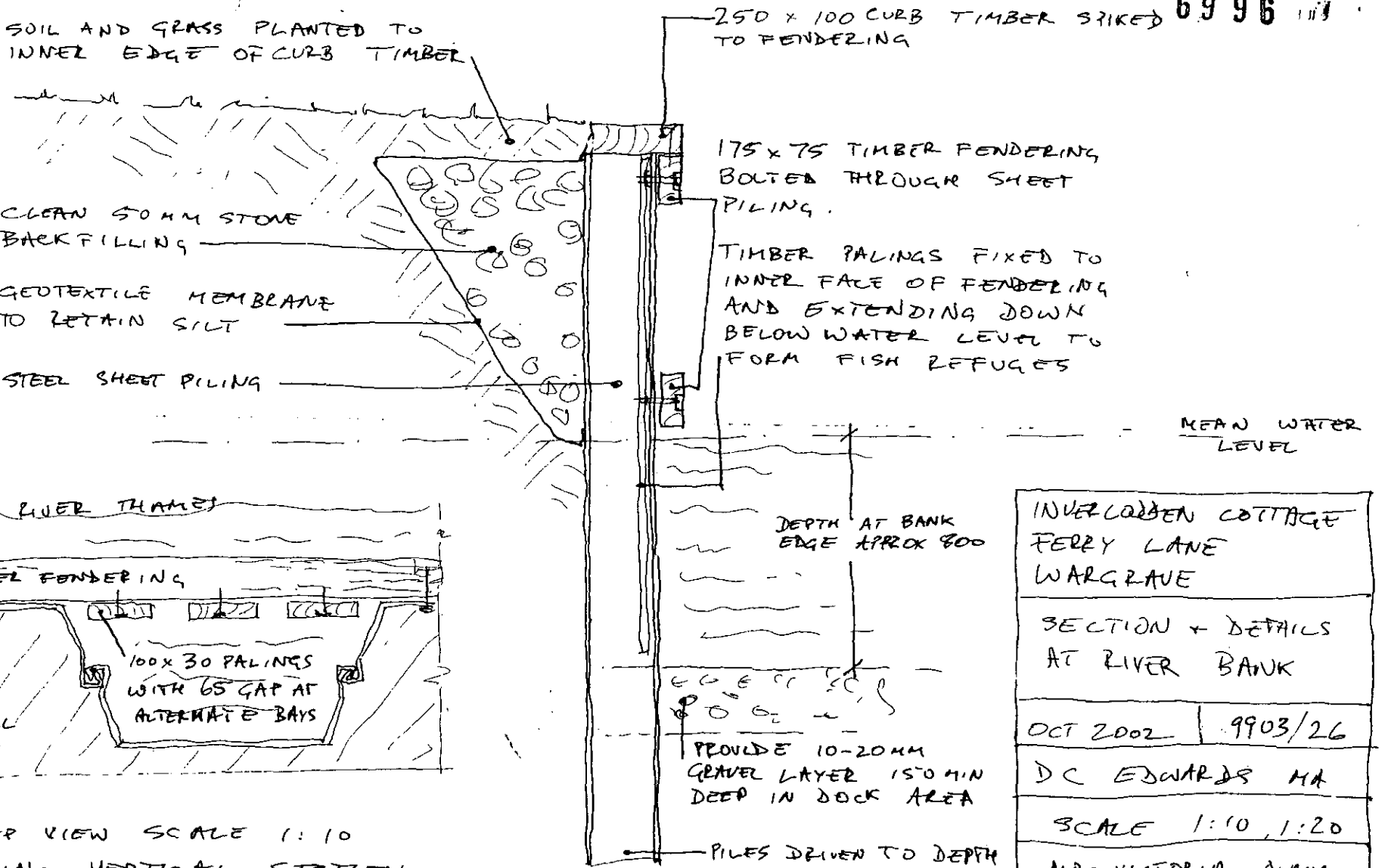
FILE:

RIVER + DOCK BANK DETAILS

ADDITIONAL PLAN

6996

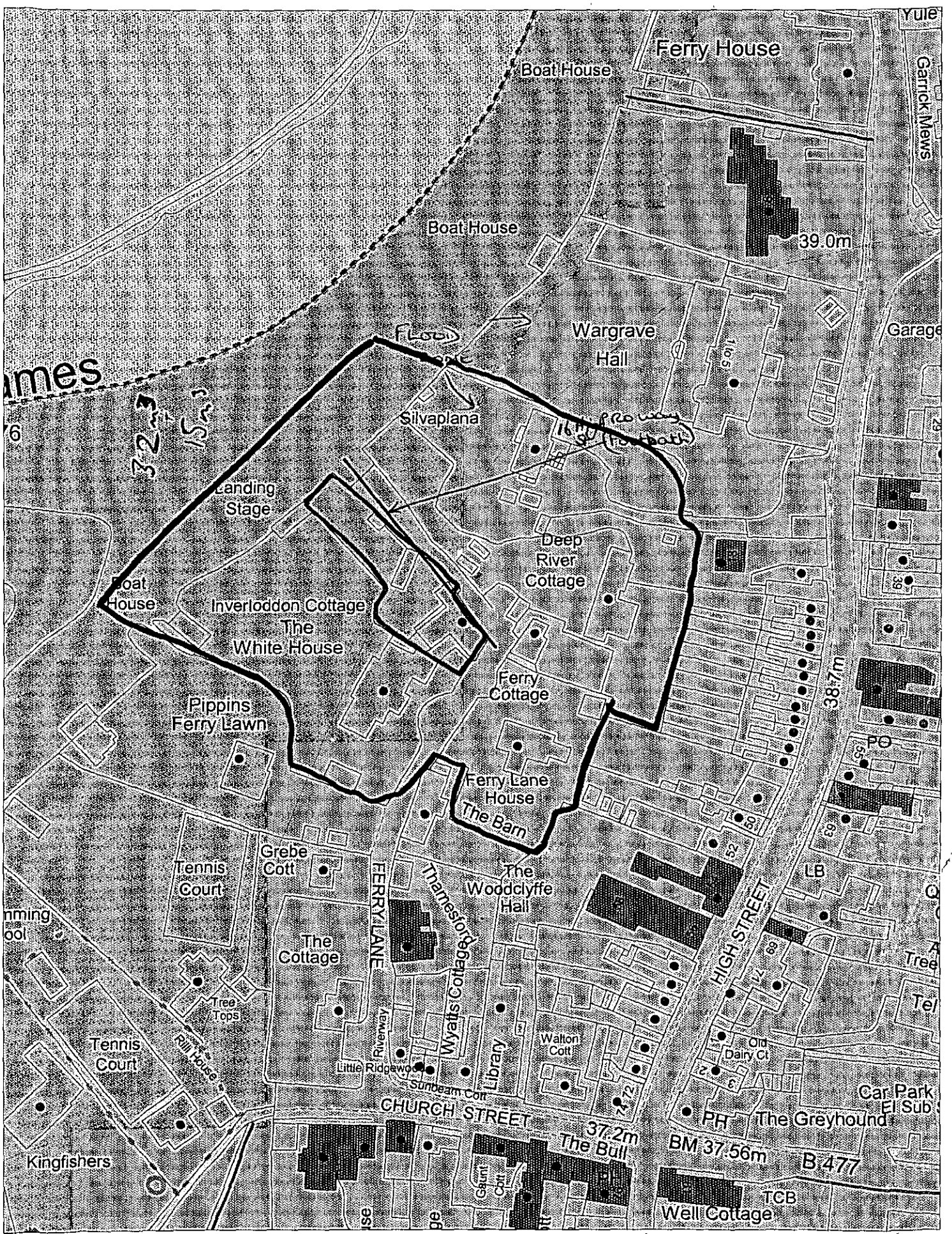
NOTE. PRESENT RIVERFRONT EDGING IS BADLY DETERIORATED DETAILS SHOW PROPOSED RENEWAL OF FRONTAGE AS WELL AS CONSTRUCTION OF NEW DOCK.



SCRAP VIEW SCALE 1:10 SHOWING VERTICAL SECTION AND DETAIL OF FISH REFUGE

INVERCOBBEN COTTAGE FERRY LANE WARGRAVE
SECTION + DETAILS AT RIVER BANK
OCT 2002 | 9903/26
DC EDWARDS MA
SCALE 1:10, 1:20
MRS VICTORIA DYANN INVERCOBBEN COTTAGE WARGRAVE

01.JUL.2002 6996



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Development Control Section, Environmental Services, Wokingham District Council.

9 July 2002

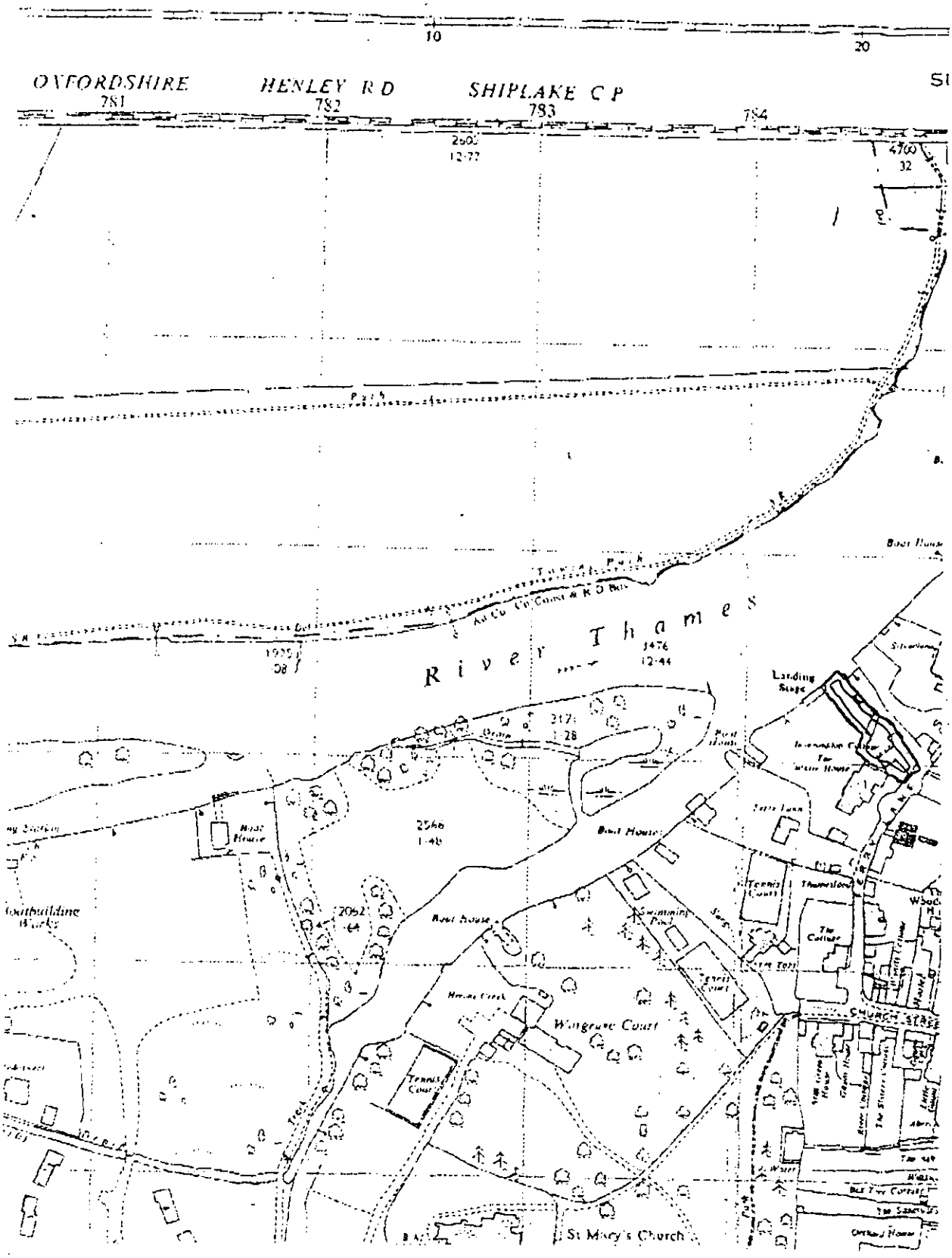
Scale: 1 : 1250

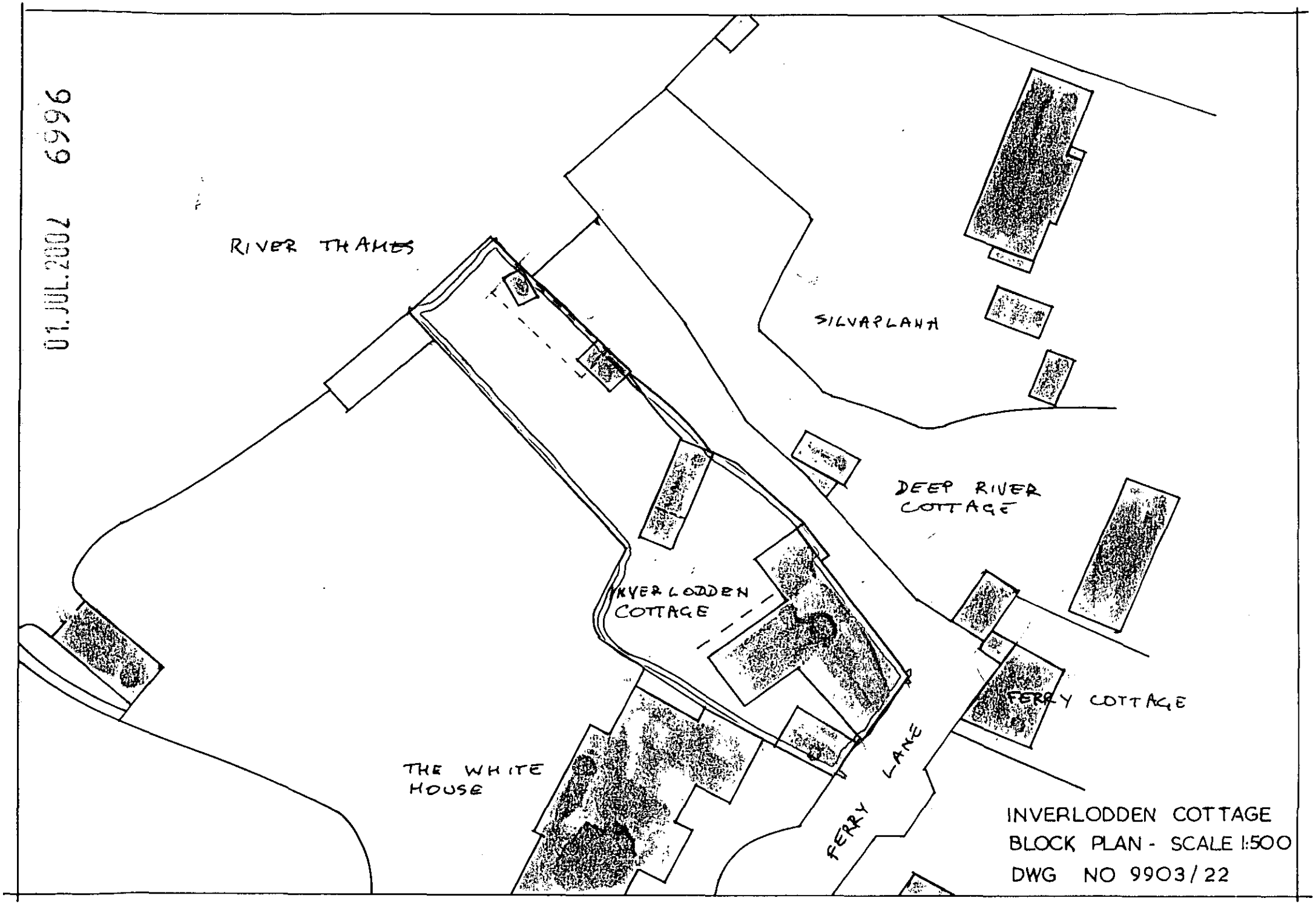
N W E S

01.JUL.2002 6996

SITE LOCATION PLAN

Scale 1:2500




01.JUL.2002 6996
RIVER THAMES
SILVAPLANA
DEEP RIVER COTTAGE
INVERLODDEN COTTAGE
FERRY COTTAGE
THE WHITE HOUSE
FERRY LANE
INVERLODDEN COTTAGE
BLOCK PLAN - SCALE 1:500
DWG NO 9903/22

P/s advise all consultees as originally consulted.

1970/0102

(RING ONE)

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

App. No. F/2002/6996 Date Rec. 21/2/3

Location: Inverladden Cottage, Ferry Lane

Parish: Wargrave

Applicant: Mrs V Mann

Description of attached plans: Small revisions to the detailing of the boathouse design and sectional drawings

Drawing No's: 9903/24A 9903/27 9903 25/A 9903/27

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	as previous
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

as previous

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

NEIGHBOURS: as previous

Date for Responses 14 Days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER LS.

Consultations Sent by Admin. on 10.03.05

Yellow - Case Officer Copy
Green - Part One Copy

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs V Mann
C/O D C Edwards
Font Le Roi Farmhouse
Caundle Marsh
Sherborne
Dorset
DT9 5JS

Application Number: F/2002/6996

Parish:	**WARGRAVE**
Location:	**Inverloddon Cottage, Ferry Lane, Wargrave, Reading.**
Proposal:	**Proposed erection of boathouse and wet dock plus new section of brick wall.**

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.

Conditions

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

2. Detailed drawings and samples of materials in respect of the roofing, oak feather edged boarding, doors and windows shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

3. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

4. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

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

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

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

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

8. Any steps or ramps shall be of open construction.

9. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

Reasons

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

2. In the interests of visual amenity and to safeguard the character of the Conservation Area in which the property is located.

3. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

4. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

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

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

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

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

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

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. 9903/25A, 9903/24A, 9903/26 and 9903/27, received by the Local Planning Authority on 21 February 2003.

2. 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 Wargrave Court Backwater, main river.

3. There shall be no obstruction to the public right of way.

4. 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 C4, C8, EN5 and EN6.

Loddon Area Local Plan Policies LTV5, LRV1, LBE12, LBE14, LBE15 and LBE22.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WIC16, WLL2, WHE5, WLL4, WGB1 and WGB3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/04/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District.Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

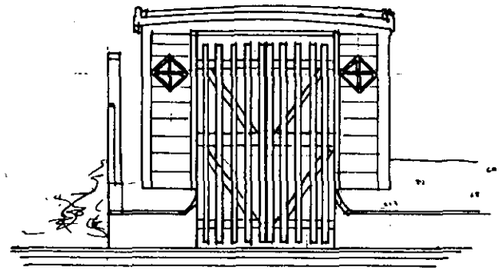
COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

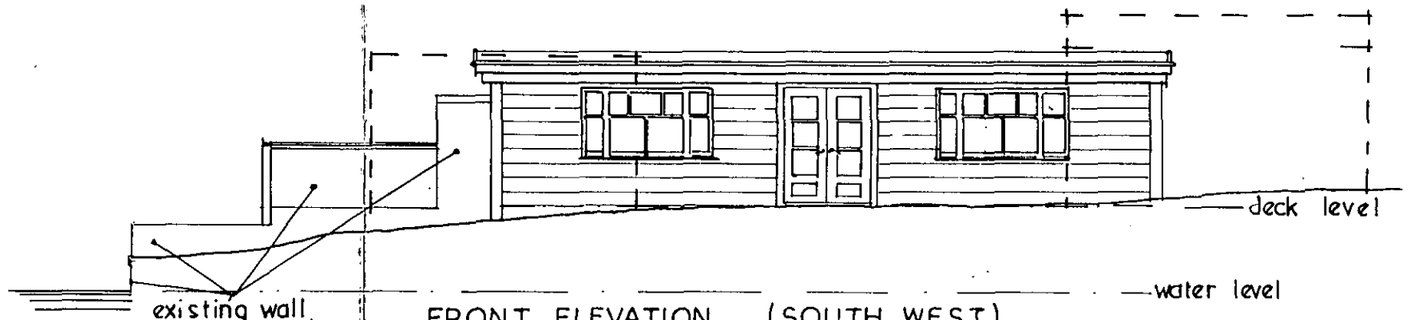
PROPOSED BOATHOUSE - ELEVATIONS & PLAN

SCALE 1:100

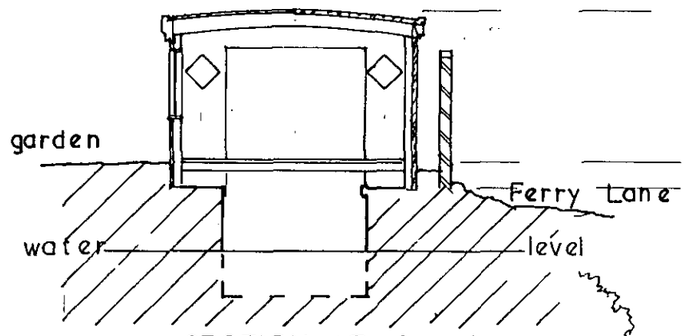
01.JUL.2002 6996



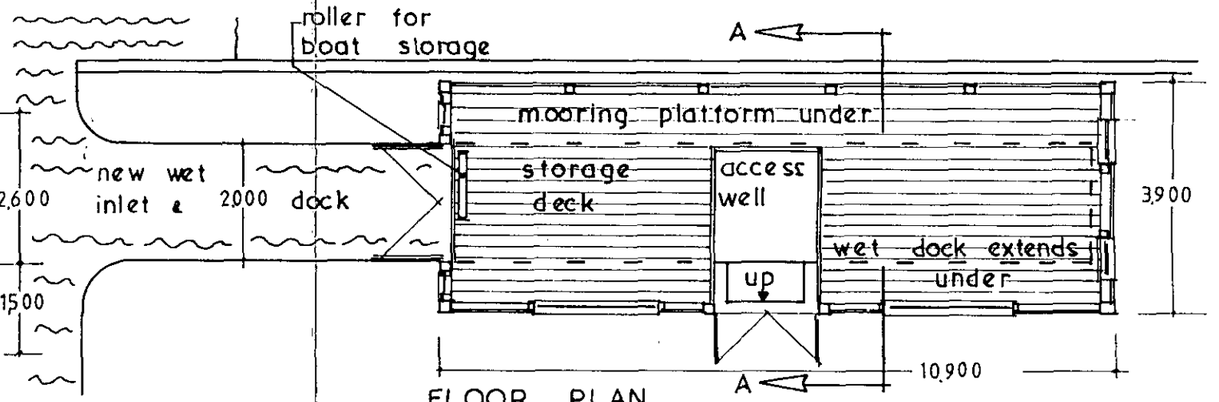
RIVER ELEVATION (NORTH WEST)



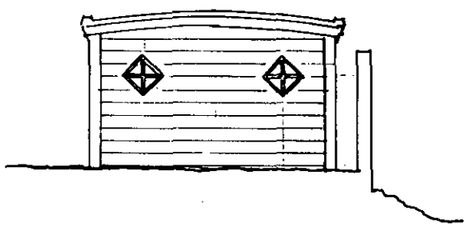
FRONT ELEVATION (SOUTH WEST)



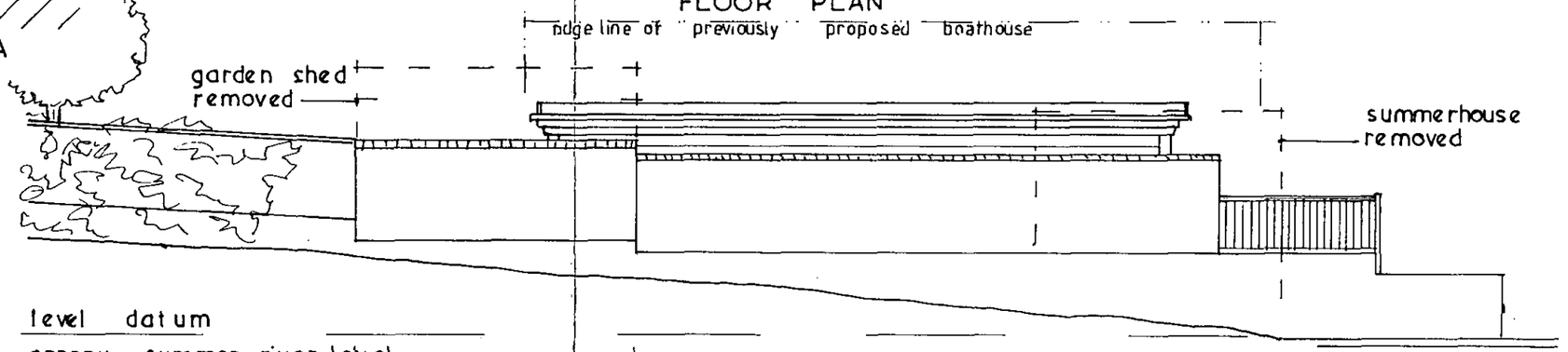
SECTION AT A – A



FLOOR PLAN



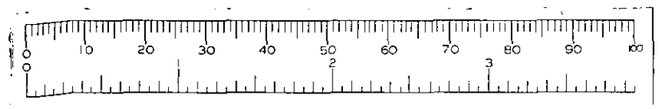
END ELEVATION from garden



FERRY LANE ELEVATION

existing fence | new brick wall to replace shed | existing brick wall retained | existing fence | existing wall

SUPERSEDED



INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002	9903/25
	D C EDWARDS	
	SCALE 1:100	
PROPOSED WET BOATHOUSE ELEVATIONS AND PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE, WARGRAVE	

PROPOSED BOATHOUSE - GARDEN LAYOUT & ROOF PLAN

MATERIALS

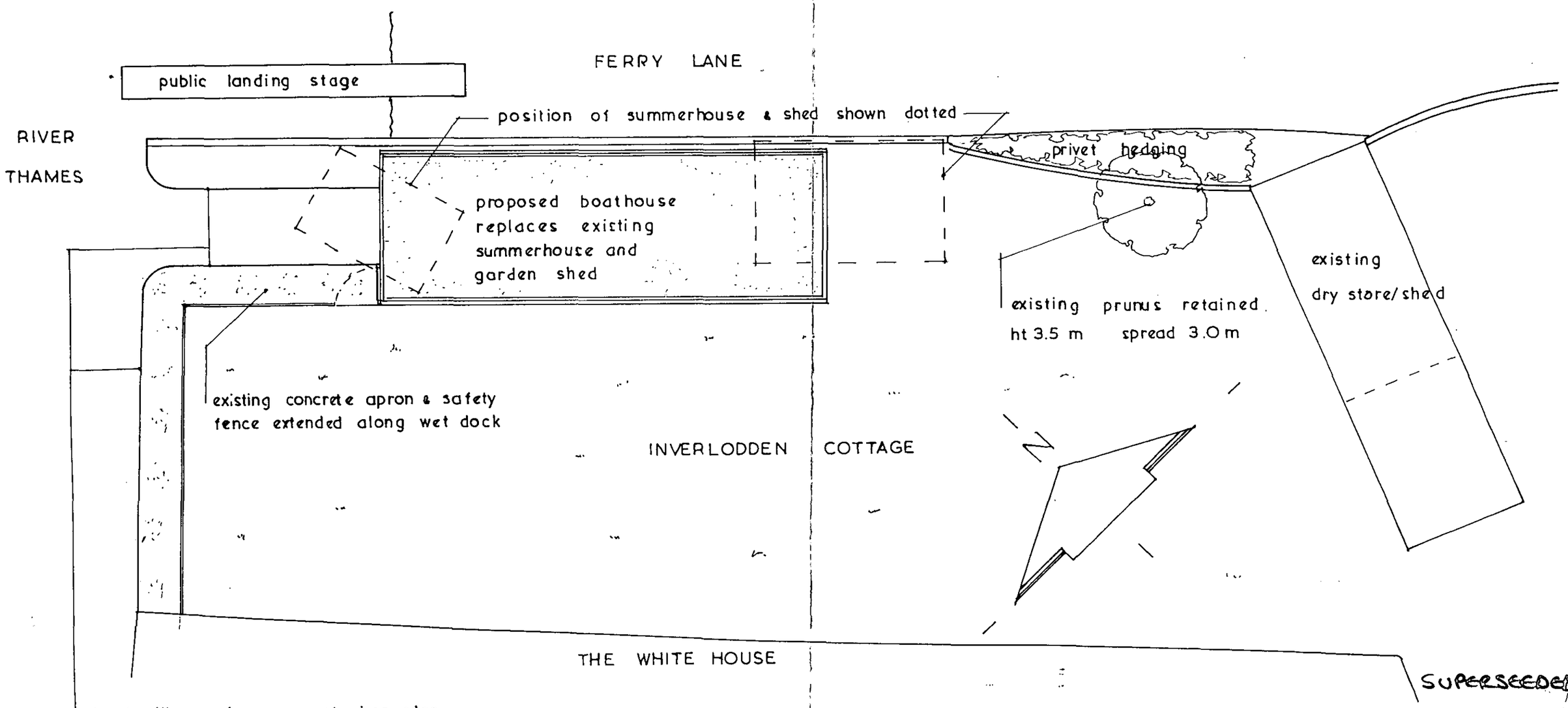
Walls Oak framing & planking left in natural colour

Roof Lead coloured high performance felt

Doors & windows Timber left in natural colour

Rainwater goods Black upvc

01.JUL.2002 6996



SUPERSEEDED

sheet piling under apron at river edge and new dock edges to be provided with fish refuges and enhanced habitat in conjunction with advice from the Environment Agency

INVERLODDEN COTTAGE FERRY LANE WARGRAVE	JUNE 2002	9903/24
	D C EDWARDS MA	
	SCALE 1:100	
PROPOSED WET BOATHOUSE LAYOUT PLAN	MRS VICTORIA MANN INVERLODDEN COTTAGE WARGRAVE	