APPLICATION NO:
F/2001/3582

LOCATION:
Barn Acre Loddon Drive, Wargrave Reading.

APPLICANT:
Mr & Mrs Hicks C/O Brian Clayden And Associates

PROPOSAL:
Proposed two storey front extension to dwelling. Demolition of existing single storey extension.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: George Allpress

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D2

1399

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hicks
C/O Brian Clayden and Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire
RG10 ORD

Application Number: F/2001/3582

Parish: **WARGRAVE**

Location: **Barn Acre, Loddon Drive, Wargrave, Reading.**

Proposal: **Proposed two storey front extension to dwelling. Demolition of existing single storey extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Berkshire Structure Plan Policies C1, C3 and EN1.
Loddon Area Local Plan Policies LC2, LC19 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WBE1.

John Mitchell
Development Control Manager
Date: 08/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3582 GA
BUILDING CONTROL NUMBER.	FP 2001/2386 North
APPLICANT/AGENT	Brian Clayden Assoc.
ADDRESS OF SITE	Barn Acre Loddon Drive WARGRAVE
DESCRIPTION OF PROPOSED WORK	2 storey front ext demolish existing s/s ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	03-2001-03	03-2001-02
ELEVATIONS	03-2001-01	03-2001-01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	31/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

3582

Our ref: SP\2001\003490\001
Your ref: F/2001/3582

Date: 11th May 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 43273
POL	TLS
DC	ENF
APP	
CS	
15 MAY 2001	
COPIES TO:	ACK:
	FILE:

FILE PLEASE

Remit after it had been delegated

For the attention of: George Allpress

Dear Sir

SINGLE STOREY GARDEN PAVILLION AND LINKS TO HOUSE AND BARN BARN ACRE, LODDON DRIVE, WARGRAVE

Thank you for your letter dated 27 March 2001 which was received on 2 April 2001. You are asked to quote the following reference in any correspondence: SU77NE/13/8. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: No building or raising of ground levels shall take place 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.

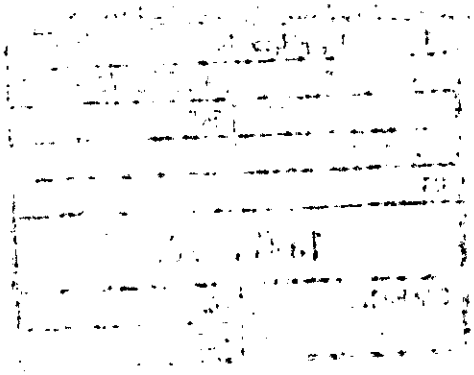
CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

PLANNING INFORMATIVES

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

Cont/d..

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



Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Ian Doyle on 01276 45 4365 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control:

This site is partially within the modelled 1 in 100 year floodplain of the River Thames/Abbey River. The 1 in 100 year flood water level at this site is estimated at 34.85 metres above Ordnance Datum (Newlyn).

From a previously submitted ground level survey of this site, it appears that the house is not within the area of land liable to flood. Therefore I have no objections to the proposal on flooding grounds.

ADVICE TO APPLICANT

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.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. 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

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

Sarah Paxman
Development Planning Officer

cc: Brian Clayden & Assocs, 4 Grange Cottages, Broadcommon Road, Hurst, Berks RG10 0RD

WORK SHEET FOR: George Allpress

Application Number: F/2001/3582

Applicant: Mr & Mrs Hicks C/O Brian Clayden and Associates

Location: Barn Acre, Loddon Drive, Wargrave, Reading.

Proposal: Proposed two storey front extension to dwelling. Demolition of existing single storey extensions.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		29/03/01

Date of Neighbour Notifications: 27/03/01

Date of Site Visit: 12/04/01

Date Registered: 14/03/2001

Earliest Date for Decision: 19/04/2001

Latest Consultation Date/Site Notice Expiry Date: 19/04/2001

This application will have expired on: 09/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways recommend approval subject to appropriate conditions.

Consultant Landscape Architect - (in summery) property lies behind informal hedge, extension would bring property closer to boundary, considers there is sufficient space not to give rise to concern. However, planting should be protected during construction works.

Wargrave Parish Council - no objection.

At the time of writing no other representations have been received.

Planning Issues: Designation within countryside - within flood plain.
The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy LC2, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, and WBE1.

Application Number: F/2001/3582

Appraisal:

Relevant History

Planning permission was refused on the 17th July 2000 for a single storey garden pavilion and links to house.

The reasons for refusal being, the extent of the development would be detrimental to the open character and appearance of the countryside.

The application property comprises principle dwelling and out buildings which are built around a courtyard setting. The building envelope of the application property is linear with Loddon Drive. The application proposes replacing a single storey extension which is built at right angles to the main dwelling and projects outward from it towards the road. This part of the building is enclosed by boundary wall, heavily screened by trees and hedgerow planting and hidden form view to the east by outbuildings.

The previous application although single storey proposed extensions to infill the gap between the principle dwelling and the outbuildings to the east of it and a new extension that would project southward, at right angles from the house, almost equalling the existing building envelope.

The application property has been extended in the past, however, the proposed extension is subservient in scale and built on a side of the dwelling that has no impact on its surroundings. The separation between the existing dwelling and outbuildings would be maintained and the extension is in a location where it would not impact on surrounding views.

The application site is discrete and would not harm the open character of the countryside.

In design terms the extension is considered visually acceptable.

No impact to neighbour amenity would result. The extension would face the road and the nearest dwelling opposite is Mash Cottage at an oblique angle to the north east at approximately 30.0 metres distant.

The dwelling has ample garage and courtyard parking. No additional condition regarding parking provision are therefore considered necessary.

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

Application Number: F/2001/3~~5~~42

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED
			- FIRST FLOOR SIDE ELEVATIONS -
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy LC2, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, and WBE1.

John Thilen
8/5/02

RECORD OF SITE VISIT

SITE ADDRESS: Barn Acre, Loddon Drive, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3582

OFFICER: George Allpress

DATE OF SITE VISIT: 12/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Detached two storey dwellings within countryside.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Marsh Cottage tot he north east, The Cottage to the east - no other dwellings within immediate vicinity of the proposed extension.

5. SITE CONSTRAINTS

TREES	No trees within the vicinity of the extension.
ACCESS/PARKING	Large double garage and large stable style mews/courtyard parking area.
LEVELS	Level.
BOUNDARY TREATMENT	Enclosure buildings wall and mature hedgerow
OTHERS	Rural Area

Received by Wokingham District Council

Application No: F/2001/3582

Proposal:
Proposed two storey front extension to dwelling. Demolition of existing single storey extension.

Location:
Barn Acre, Loddon Drive, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

27 March 2001

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3582

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2001/3582
Barn Acre, Loddon Drive, Wargrave, Reading.
Proposed two storey front extension to dwelling. Demolition of existing single storey extension.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3582**
Barn Acre, Loddon Drive, Wargrave, Reading.
Proposed two storey front extension to dwelling. Demolition of existing single storey extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **27 March 2001**

My ref: F/2001/3582

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/3582
Barn Acre, Loddon Drive, Wargrave, Reading.
Proposed two storey front extension to dwelling. Demolition of existing single storey extension.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3582**
Barn Acre, Loddon Drive, Wargrave, Reading.
Proposed two storey front extension to dwelling. Demolition of existing single storey *extension.*
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Nicola Lake

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

John

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

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

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

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

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

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

Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

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

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

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

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 10th April 2001

Location:	Barn Acre, Loddon Drive, Wargrave, Reading
Proposal:	Proposed two storey front extension to dwelling. Demolition of existing single storey extension
Application Number:	F/2001/3582

In response to your consultation dated 27th March 2001 for the above application, the tree and landscape comments are as follows:

The existing property lies behind an informal boundary hedge which comprises mixed tree and shrub planting and separates the house and Lodddon Road. Although the proposed extension would bring built form closer to the boundary planting I consider that there is sufficient space between the application proposals and adjacent planting not to give rise to concern.

However, it is essential that this planting is protected during construction and the applicant should be required to produce for approval protective fencing details in accordance with BS 5837 : 1991 - Trees in Relation to Construction

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

From: George Allpress

Date: 27 March 2001 30 MAR 2001

Application Number: F/2001/3582

Proposal: Proposed two storey front extension to dwelling. Demolition of existing single storey extension..

4

Site Address:
Barn Acre, Loddon Drive, Wargrave, Reading.

Applicant:
Mr & Mrs Hicks C/O Brian Clayden And Associates.

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

O.K, but protective fence

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 27 March 2001

Application Number: F/2001/3582

Proposal: Proposed two storey front extension to dwelling. Demolition of existing single storey extension.

Parish: WARGRAVE PARISH

Site Address:
Barn Acre, Loddon Drive, Wargrave, Reading.

Applicant:
Mr & Mrs Hicks C/O Brian Clayden And Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 30/03/01

* pre app No 1404

WOKINGHAM D.C. DEVELOPMENT CONTROL

*

Start date: 14 MAR 2001	Map No 24 Site 050
Officer: GA / Application No. F/2001/3582	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(f) PROPOSED TWO STOREY ~~SIDE~~ FRONT EXTENSION TO DWELLING DEMOLITION OF EXISTING SINGLE STOREY EXTENSION

Location: BARN ACRE LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave
27.3.01 D

Applicant: MR/MRS HICKS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (3) ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Inner west elevation to show hidden window?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
(Adjacent Parish) : Charvil
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
(Environment Agency) : Flood Zone

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

HERITAGE BODIES

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

OTHERS: Rural Area
..... See attached pre-app .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

Recd 11.30AM 14.3.01

Brian Clayden & Associates

Architectural Consultants and Engineers

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

14.MAR2001* 3582

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

14th. March 2001.

Dear Sir,

Proposed demolition of existing single storey utility room and lobby and erection of two storey extension at : Barn Acre , Loddon Drive, Wargrave, Berkshire.

Please find enclosed planning application and fee of £ 95.00 for the above proposed extension.

My Clients wish to extend their house to provide an additional bedroom. The most satisfactory way to achieve this, is to demolish the existing single storey element to the front of the house and erect a new two storey extension. This extension will virtually follow the same lines as the existing single storey footprint and be constructed with matching materials and in the same vernacular as the existing dwelling.

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

Yours faithfully

Brian Clayden.

ADDRESS BARN ACRE COTTAGE HODDON DRIVE

PARISH WARGRAVE - 1.4.86 CHARVIL

PLOT No.

ORD. SHEET No SU 7777 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38509	G. POWELL	2/St. Ht. / S/St. Ht Ht. TO BARN	28.11.91	C/A
38845	"	WKT-CUT FOR MOORING	16.6.92	C/A
F/92/0214	"	2/St. & S/St. Ht. TO HOUSE Ht. TO BARN & DBLE. GARAGE/STD.	15.6.92	APP
39694	"	BOATHOUSE	31.7.92	C/A
F/2000/1286	Mr. R. Hicks	S/St Garden Pavilion Links to house & barn	17.7.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

14.MAR2001 * 3582

Householder planning application form

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

1	Your name Address and postcode Phone number	MR. AND MRS. R. HICKS, BARN ACRE, LODDON DRIVE, WARGRAVE, BERKSHIRE.
	Agent's Name Address and postcode Phone number	BRIAN CLAYDEN & ASSOCIATES, 4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE. RG10 ORD 0118 9343157
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	BARN ACRE, LODDON DRIVE, WARGRAVE, BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DEMOLITION OF EXISTING UTILITY ROOM AND LOBBY AND ERECTION OF NEW TWO STOREY EXTENSION
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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED/ORANGE FACE BRICKWORK TO MATCH EXISTING CLAY PLAIN ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

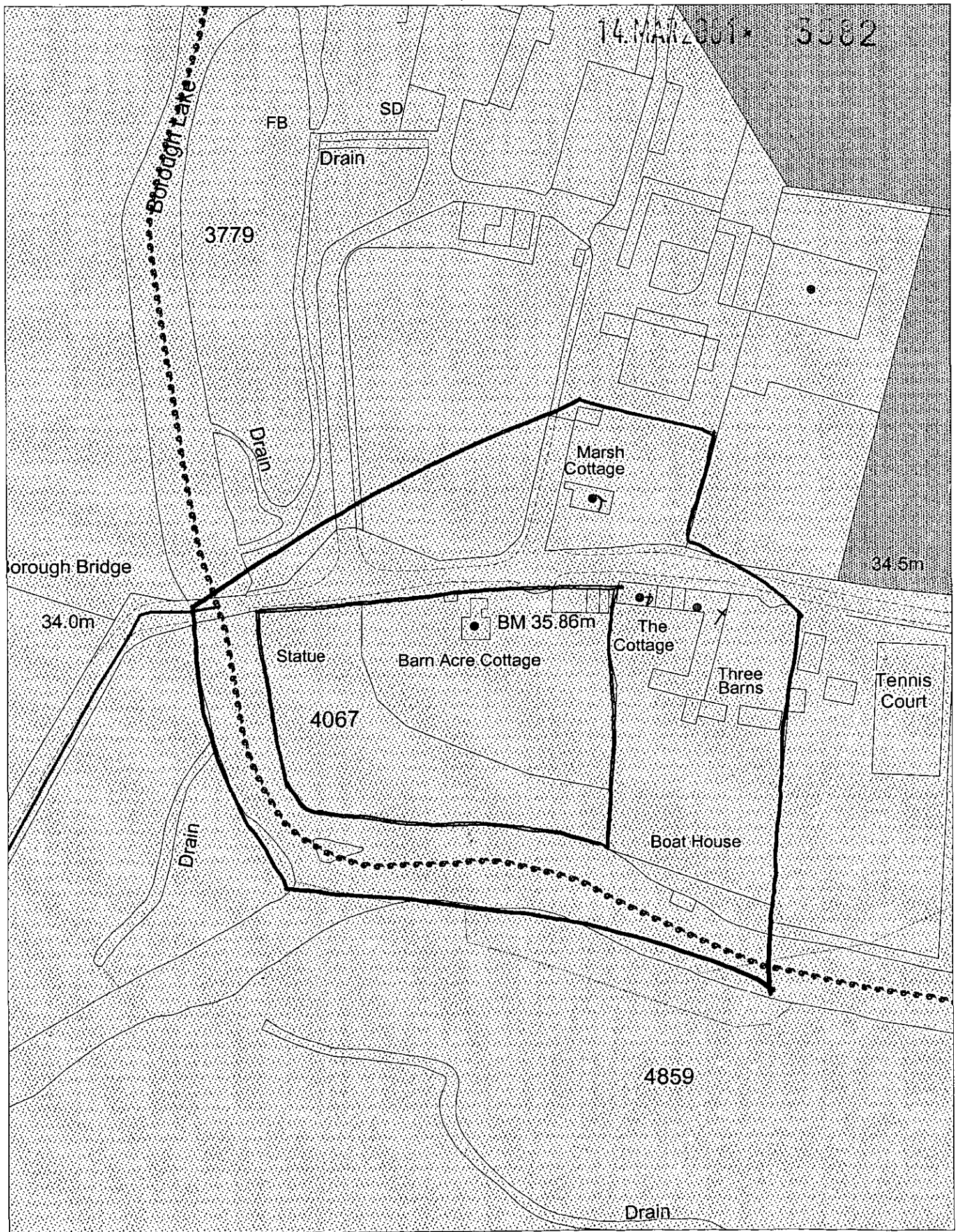
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. AND MRS. R. HICKS

Date 14-03-2001

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

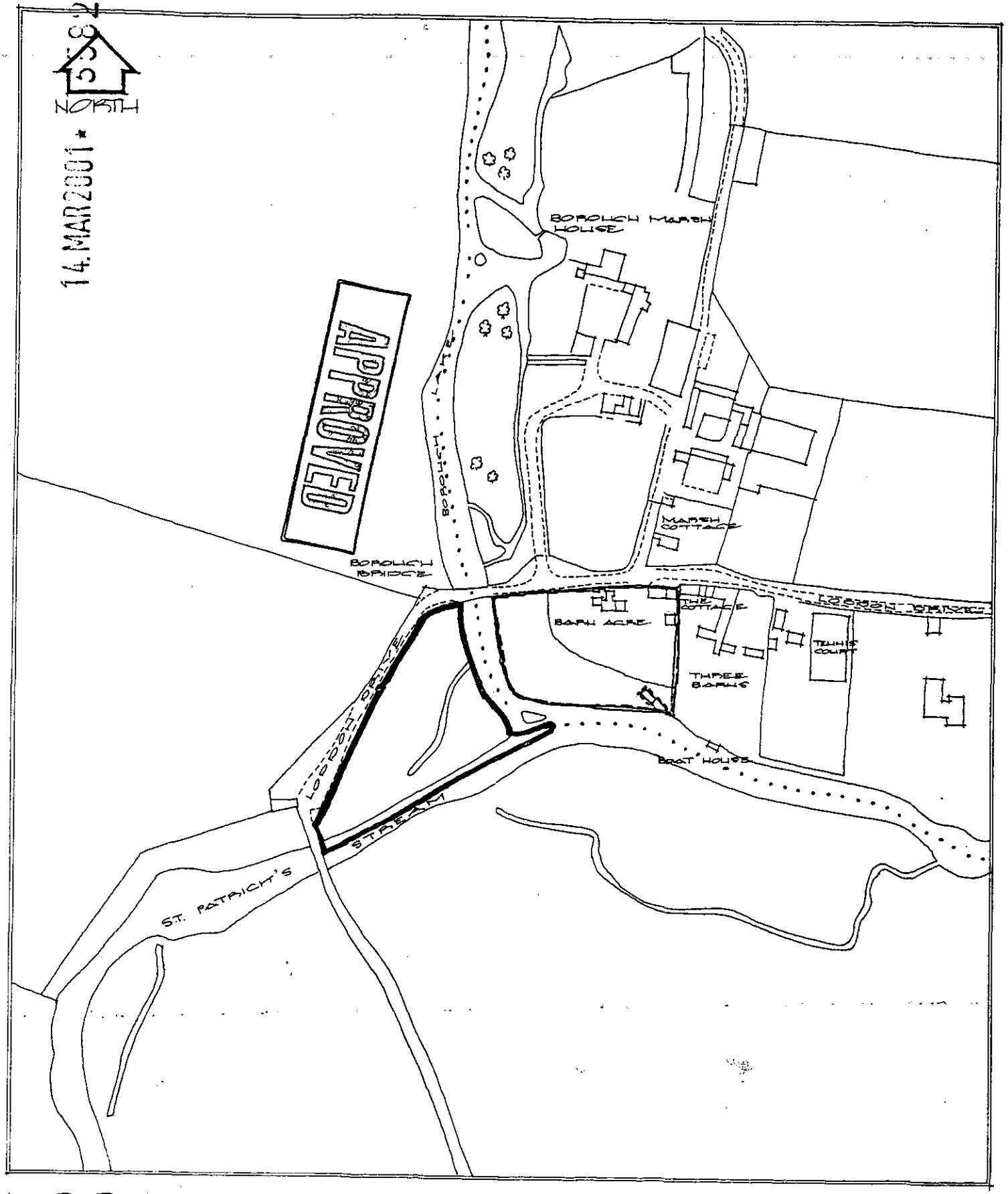


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Development Control Section, Environmental Services, Wokingham District Council.
15 March 2001

Scale: 1 : 1250

N
W E
S



LOCATION PLAN

SCALE : 1:2500

PROPOSED TWO STOREY EXTENSION AT
BARN ACRE, LODDON DRIVE, WARGRAVE, BERKS

BRIAN CLAYDEN & ASSOCIATES. 4 CRANCE COTTAGES.
BROADCOMMON ROAD. HURST. BERKSHIRE. RG10 0RD.
TELEPHONE 0118 - 9343157