SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
**F/2001/3390**

LOCATION:
**Royal Hill House Wargrave Hill, Wargrave Reading.**

APPLICANT:
**M Taylor C/O Glen Beard**

PROPOSAL:
**Proposed conversion of garage to workroom and construction of uncovered swimming pool.**

EARLIEST DATE FOR DECISION: **22/03/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**13/04/2001**

CASE OFFICER: **George Allpress**

APPROVED

(GA)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**M Taylor**
**C/O Glen Beard**
**Studio Gate**
**Pearson Road**
**Sonning**
**Berkshire**
**RG4 6UL**

**Application Number: F/2001/3390**

**Parish:** **WARGRAVE**

**Location:** **Royal Hill House, Wargrave Hill, Wargrave, Reading.**

**Proposal:** **Proposed conversion of garage to workroom**

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. The premises shall be used as a workspace, study or studio, or for any purpose incidental or ancillary to principle use of the dwellinghouse. The premises shall not be used for any other activity, commercial or otherwise, not in connection with the use of the dwellinghouse.

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

**Reason**
2. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

**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 Policy EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

**Informative**
2. You are advised that in compliance with Condition 2, the scale of activity carried on at these premises should be such that is considered appropriate in a dwellinghouse under the provisions provided for by Use Class C3 of the Town & Country (Use Classes) Order 1987. Any intensification over and above that considered acceptable under that Use Class may result in a material change of use for which planning permission is required.

**Informative**
3. Please note that sufficient parking and turning area should be maintained so that it is possible at all times to enter and leave the site by vehicle in forward gear.

John Mitchell
Development Control Manager
Date: 03/04/2001

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.**

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3390 | GA |
| BUILDING CONTROL NUMBER. | BR 2001/1750 | Nick. |
| APPLICANT/AGENT | Glen Beard | |
| ADDRESS OF SITE | Royal Hill House Wargrave Hill WARGRAVE | |
| DESCRIPTION OF PROPOSED WORK | garage conversion | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | 2871/1A rec'd 2/4/01 | 2871/1A rec'd. ? |
| FLOOR PLANS | -u- | -u- |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 3/4/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 23/4/01. | |

| 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 | |

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 30 April 2001
My ref: F/2001/3390LB/2000/1863
Your ref:

Aldon P Ferguson FRICS,
Ferguson Hollis,
18 Ridgeway,
Wargrave,
Reading, RG10 8AS

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 Mr Ferguson,

**ROYAL HILL HOUSE, BLAKES LANE, WARGRAVE – F/2001/3390**

I write following receipt of your letters dated 13th and 21st April. Please accept my apology for the delay in responding to your initial letter and any confusion we have caused.

I can confirm that your objections were included in the officer's report and fully taken into account when this planning application was determined. The report is a public document and can be inspected during normal working hours.

The application was revised during its course to omit the swimming pool, the subject of your objections. Regrettably an initial decision letter was issued incorrectly, hence the first consultation letter that was sent to you incorrectly informed you that permission had been given for the use of the garage and the construction of an uncovered swimming pool. The error was remedied. The second consultation letter with the amended description was then sent without any fuller explanation.

The procedure is automatic with the correspondence computer generated and intended to let respondents know of the outcome of applications to which they have made representations. It was not intended to be a response to your full and detailed letter. It is normal procedure to respond to such letters within 10 days. The first letter you sent is no exception and should have been treated in that way. However, because of the demands of this department's workload it is not always possible to meet our targets. In this instance we have fallen short and for this I once again apologise.

I hope you find this response satisfactory. However, should you need to discuss this matter any further then please do not hesitate to contact my colleague on the above telephone number.
Yours sincerely,

John Mitchell
Development Control Manager.

FERGUSON
HOLLIS
*Chartered Surveyors*

18 Ridgeway
Wargrave
Reading
RG10 8AS

**Tel: 0118 940 1943**
Fax: 0118 940 3032
E-mail: aldonferguson@compuserve.com

Kelly log 42504

| PLANNING SERVICES | HPT |
|---|---|
| PCL | TLS |
| DC CA | ENF |
| APP | |
| CS | |
| 24 APR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham, RG40 1WR

21 April 2001

Dear Sir

**APPLICATION No F/2001/3390** ← this application is only for conversion of garage & NOT a swimming pool ?
**ROYAL HILL HOUSE, BLAKES LANE, WARGRAVE**
**PROPOSED SWIMMING POOL AND CONVERSION OF GARAGE**

I refer to my letter of 13 April and your reply by standard letter of 18th April which is totally unacceptable. ?

Can find record of either of these letters ?

You have not attempted to answer my question in any way.

I enclose herewith another copy and request the courtesy of your full reply by return.

I made it clear that it is impossible for me to visit your Council Offices during working hours, hence my letter.

I look forward to hearing from you.

Yours faithfully

**ALDON P FERGUSON FRICS**
cc Councillor Frank Browne

FERGUSON
HOLLIS
*Chartered Surveyors*

18 Ridgeway
Wargrave
Reading
RG10 8AS

**Tel: 0118 940 1943**
Fax: 0118 940 3032
E-mail: aldonferguson@compuserve.com

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham, RG40 1WR

13 April 2001

Dear Sir

**APPLICATION No F/2001/3390**
**ROYAL HILL HOUSE, BLAKES LANE, WARGRAVE**
**PROPOSED SWIMMING POOL AND CONVERSION OF GARAGE**

I acknowledge receipt of your letter confirming approval of the above with dismay and note our objections have not been considered.

It is impossible for me to visit your offices to view plans or other information and write to ask what restrictions were placed on the consent. I assume that you have the normal ones about material matching existing and that the work must be started within five years. What about the nuisance conditions? Have you stated work must be done during normal business hours and not at weekend? Have you asked for minimum noise disruption; have you required all materials to be stored on site and not on public land; have you considered use of mechanical equipment to be restricted to specific times; have you considered the positioning of the pool and my boundaries, and have you considered demanding screening to reduce potential noise?

After the fiasco with Application No F/2000/1446 (Retrospective amendment to Approval 99/70187/F) we sincerely hope that the points learned have been applied to this permission. The whole close suffered constant disruption with vehicles and materials in the public road, builders working up till 8.00 pm and weekends and a development that was undertaken with scant regard to the plans provided to you. Through Councillor Frank Browne we received assurances that such applications would be considered far more seriously in future in this area and that neighbours privacy and disturbance would be considered. There is absolutely no evidence that this has happened in this case and I seek you assurance that it has.

Please let me have a full schedule of conditions and if none have been applied please let me have the full reason why so I may take the matter up with DETR.

I look forward to hearing from you at your earliest convenience.

Yours faithfully

**ALDON P FERGUSON FRICS**

cc Councillor Frank Browne

FERGUSON
HOLLIS
*Chartered Surveyors*

FERGUSON
HOLLIS
*Chartered Surveyors*

18 Ridgeway
Wargrave
Reading
RG10 8AS

**Tel: 0118 940 1943**
Fax: 0118 940 3032
E-mail: aldonferguson@compuserve.com

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
PO Box 157
Shute End
Wokingham, RG40 1WR

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC GA | ENF |
| APP | |
| CS OBS | |
| 19 APR 2001 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

13 April 2001

Dear Sir

**APPLICATION No F/2001/3390**
**ROYAL HILL HOUSE, BLAKES LANE, WARGRAVE**
**PROPOSED SWIMMING POOL AND CONVERSION OF GARAGE**

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I look forward to hearing from you at your earliest convenience.

Yours faithfully

**ALDON P FERGUSON FRICS**

cc Councillor Frank Browne

FERGUSON
HOLLIS
*Chartered Surveyors*

27 FEB 2001

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

**From:** George Allpress

**Date:** 26 February 2001

**Application Number:** F/2001/3390

**Proposal:** Proposed conversion of garage to workroom and construction of uncovered swimming pool..

2

**Site Address:**
Royal Hill House, Wargrave Hill, Wargrave, Reading.

**Applicant:**
M Taylor C/O Glen Beard.

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

---

Garage no impact
but pool
affect lg mall
& chaos

CBS
Recall after
17/04/2001
Application already
delegated

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

George Allpress DATE: 10th April 2001

| | |
|---|---|
| Location: | Royal Hill House, Wargrave Hill, Wargrave, Reading |
| Proposal: | Proposed conversion of garage to workroom and construction of uncovered swimming pool |
| Application Number: | F/2001/3390 |

In response to your consultation dated 26th February 2001 for the above application, the tree and landscape comments are as follows:

The proposed conversion of the garage has no landscape implications.

Although shown on the applicants drawing (Drwg No. 287/2) the proposed swimming pool would require the removal of the tree immediately adjacent to its eastern end since this tree ( a Leyland conifer) could not be successfully retained in such close proximity to the pool and necessary construction works. I am also concerned that the large Chestnut Tree (next tree along) would also be affected by construction works. It should also be noted that this tree produces large leaf and fruiting nuts which when fallen would cause a nuisance the maintenance and use of the pool. This tree which is a large specimen and locally important would therefore be under future pressure for removal.

I therefore recommend that the application for the pool is **refused**.

ROBERT PETROW
Consultant Landscape Architect

Note. The Horse Chestnut is designated T1 in Tree Preservation Order No. 140A/1977
Neil Etheridge

# Environmental Services

For office use only.
Application number: 16.FEB.2001* 3390

## 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<br>Address and postcode<br><br><br>Phone number | M.G.TAYLOR<br>ROYAL HILL HOUSE.<br>WARGRAVE HILL<br>WARGRAVE, BERKS.<br>RG10 8JJ. |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | GLEN BEARD.<br>STUDIO GATE<br>PEARSON ROAD.<br>SONNING.<br>BERKSHIRE RG4 6UL.<br>0118 9272712 |
| 3 | Site<br>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. | ROYAL HILL HOUSE. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | CONVERT GARAGE TO WORK ROOM. & SWIMMING POOL (OPEN) BEHIND. |
| 5 | Are there any trees on the site?<br>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 BRICK TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☑ No ☐ |

Crystal

1306B

| | | |
|---|---|---|
| 9 How many bedrooms does the property have? | Existing: 4 | 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. M. G. TAYLOR

Date 14.2.01

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

**Received by Wokingham District Council**

# Application No: F/2001/3390

**Proposal:**
Proposed conversion of garage to workroom and construction of uncovered swimming pool.

**Location:**
Royal Hill House, Wargrave Hill, 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 22/03/2001. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**26 February 2001**

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

Tel: 0118 974 6442

Date: **26 February 2001**

My ref: F/2001/3390

**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/2001/3390**
**Royal Hill House, Wargrave Hill, Wargrave, Reading.**
**Proposed conversion of garage to workroom and construction of uncovered swimming pool.**

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/2001/3390**
**Royal Hill House, Wargrave Hill, Wargrave, Reading.**
**Proposed conversion of garage to workroom and construction of uncovered swimming pool.**

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: **26 February 2001**

My ref: F/2001/3390

**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/2001/3390**
**Royal Hill House, Wargrave Hill, Wargrave, Reading.**
**Proposed conversion of garage to workroom and construction of uncovered swimming pool.**

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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2001/3390**
**Royal Hill House, Wargrave Hill, Wargrave, Reading.**
**Proposed conversion of garage to workroom and construction of uncovered swimming pool.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3390

Applicant: Mr Taylor C/O Glen Beard.

Location: Royal Hill House, Wargrave Hill, Wargrave, Reading.

Proposal: Proposed conversion of garage to workroom. (AMENDED DESCRIPTION).

| Site Notice Displayed? : | YES | NO | DATE |
|---|---|---|---|
| | ✓yes | | |

Date of Neighbour Notifications : 26/02/01

Date of Site Visit : 08/03/01

Date Registered : 16/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001
29/03/01 (GA)

This application will have expired on: 13/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval with conditions.

Conservation & Design - The works to the garage are contained within the existing envelope and these plus the swimming pool will have minimal impact on the adjoining conservation area. This property is within a recent C20 development and of limited historic value.
WARGRAVE PARISH COUNCIL – NO OBJECTION.
Environment Agency - The Environment Agency has no objection, in principle, to the proposed development provided appropriate that conditions are imposed.

Environmental Protection and Housing: Senior Environmental Health Officer - These proposals have been evaluated and I have no environmental health objections to the application.

The occupants of no.18 Ridgeway (the property adjacent to the south), write to: object strongly to any proposal to construct yet another swimming pool so close to our Property. We have one immediately behind our rear fence,

another two doors away at no.14, and one opposite at no.24, all of which cause considerable noise and nuisance in summer. The writers consider the houses to be built very close together and the noise generated unbearable.

The applicant has revised the application by omitting any reference to the swimming pool.

**Planning Issues :** The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

**Application Number: F/2001/3390**

**Appraisal :**

The application property is a large detached house which is set back from the road by around 9.0 metres. The garage for which planning permission is sought is attached to the house and situated between the north side of the dwelling and the road side boundary.

The application proposes using the garage as workspace in variation to a restrictive condition placed on the planning permission for construction of the dwelling.

The application proposal would represent a relatively small commercial activity, and subject to conditions ensuring an acceptable scale of commercial activity, no adverse impact to the authorised land use is considered to result.

Highways raise no objection to the change of use of the garage, and the application property is still capable of meeting Local Plan Standards off street parking requirements.

Swimming pools are a common feature in these surroundings. The pool would have no adverse impact to the street scene and Environmental Health have no objections to the application.

The application has however, been revised to omit any reference to the construction of a swimming pool as the applicant no longer wishes to proceed with that part of the proposed works. The pool may in any event be permitted development.

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

**Application Number: F/2001/3390**

**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | ~~Non Std Conditions / Reasons for Refusal~~ |
|---|---|---|---|
| | | | |
| 1 | C001 | R001 | FULL PERMISSION - 5 YEARS |
| | | | |
| 2 | | | The premises shall be used as a workspace, study or studio, or for any purpose incidental or ancillary to principle use of the dwellinghouse. The premises shall not be used for any other activity, commercial or otherwise, not in connection with the use of the dwellinghouse. |
| | | R065 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | INFORMATIVE |
| 1 | N16 | | INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997. |
| | | | |
| 2 | | | You are advised that in compliance with Condition 2, the scale of activity carried on at these premises should be such that is considered appropriate in a dwellinghouse under the provisions provided for by Use Class C3, of the Town & Country (Use Classes) Order 1987. Any intensification over and above that considered acceptable under that Use Class may result in a material change of use for which planning permission is required. |
| | | | |
| 3 | | | Pleas not that sufficient parking and turning area should be maintained so that it is possible at all times to enter and leave the site by vehicle in forward gear. |
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| | | | |

John Mitchell

3/4/01

# RECORD OF SITE VISIT

**SITE ADDRESS:** Royal Hill House, Wargrave Hill, Wargrave, Reading.

**APPLICATION NUMBER:** F/2001/3390

**OFFICER:** George Allpress

**DATE OF SITE VISIT:** 08/03/01

**1. SITE/STATUTORY NOTICE DISPLAYED?** Yes

**2. DESCRIPTION OF SURROUNDINGS** Detached contemporary residential estate within defined settlement.

**3. DESCRIPTION OF SITE/BUILDING** Detached single family house, situated at edge of settlement. Land opposite is within the Metropolitan Green Belt and a designated Conservation Area.

**4. RELATIONSHIP TO ADJOINING PROPERTIES** No.18 Ridgeway to the south, no.8 Ridgeway to the south east, coppice to the east and open land to the north.

**5. SITE CONSTRAINTS**

**TREES** Tree with a Tree Preservation Order in close proximity to the most eastern point of the proposed swimming pool.

**ACCESS/PARKING** Ample parking for 4 cars and sufficient space for a turning circle would be retained as well.

**LEVELS** Level.

**BOUNDARY TREATMENT** Established hedge along road side boundary

**OTHERS** None

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dip. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire RG4 0UL Tel 0118 9272712

26 MAR 2001

GA

Mr. G. Allpress
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES
POL
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APP
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27
COPIES TO:
FILE:

26 March 2001

Dear Mr. Allpress,

Re: **Royal Hill House, Wargrave Hill. Wargrave. F/2001/3390**
**Garage Conversion to Workroom (and Pool)**

I refer to our telephone conversation this morning and confirm that the Applicant is no longer interested in constructing the pool. I have their instruction to ask for it to be removed from the Planning Application. Please accept this as an amendment to the Application which is now for the garage conversion only.

Yours sincerely,

G. Beard.

Telefax

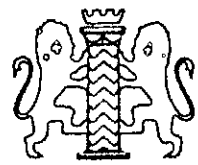
To: George Allpress. WDC
Fax: 07464[illegible]
From: G. Beard
Date: 26-03-01 Pages: 1

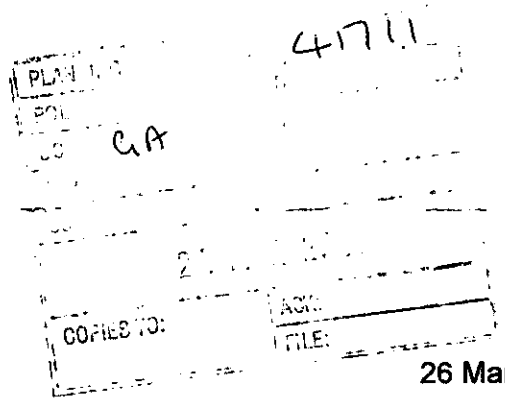
Post-it® Notes 7669

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dipl. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712






Mr. G. Allpress
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 March 2001

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Re: **Royal Hill House, Wargrave Hill. Wargrave. F/2001/3390**
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Yours sincerely,

G. Beard.

WEOIOEBA

MP

DELEGATED

FROM: George Allpress

DATE: 26 February 2001

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/3390

**Proposal:** Proposed conversion of garage to workroom and construction of uncovered swimming pool..

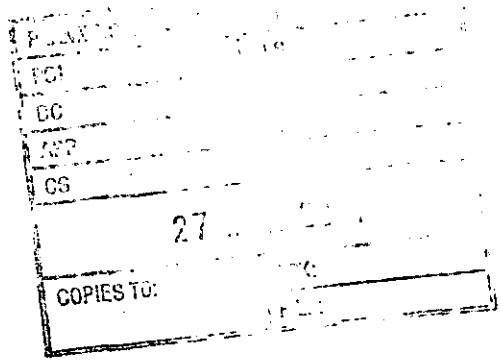
**Site Address:** Royal Hill House, Wargrave Hill, Wargrave, Reading.

**Applicant:** M Taylor C/O Glen Beard.

Your observations are required in respect of this application **by 22/03/2001** .

---

No objection.



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COPIES TO:

SIGNED: [signature]

DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

FILE PLEASE
DETERMINED

Enora

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

DATE: 13/03/01

Location:
Royal Hill House Wargrave Hill Wargrave
Proposal:
Conversion of garage to workroom and construction of uncovered swimming pool
Application Number:F/2001/ 3390

The works to the garage are contained within the existing envelope and these plus the swimming pool will have a minimal impact on the adjoining conservation area.

This property is within a recent C20 development and of limited historic value.

Harold Sanders

Harold Sanders

CONSERVATION+DESIGN

27 FEB 2001

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** George Allpress

**Date:** 26 February 2001

**Application Number:** F/2001/3390

**Proposal:** Proposed conversion of garage to workroom and construction of uncovered swimming pool..

**Site Address:**
Royal Hill House, Wargrave Hill, Wargrave, Reading.

**Applicant:**
M Taylor C/O Glen Beard.

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

---

See enclosed comment. HS. 13-03-01.

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

DATE: 13/03/01

Location:
Royal Hill House Wargrave Hill Wargrave
Proposal:
Conversion of garage to workroom and construction of uncovered swimming pool
Application Number:F/2001/ 3390

The works to the garage are contained within the existing envelope and these plus the swimming pool will have a minimal impact on the adjoining conservation area.

This property is within a recent C20 development and of limited historic value.

Harold Sanders

CONSERVATION+DESIGN

**HIGHWAYS CONSULTATION SHEET**

**From:** George Allpress **Date:** 26 February 2001

**Application Number:** F/2001/3390

**Proposal:** Proposed conversion of garage to workroom and construction of uncovered swimming pool.

**Parish:** WARGRAVE PARISH

**Site Address:**
Royal Hill House, Wargrave Hill, Wargrave, Reading.

**Applicant:**
M Taylor C/O Glen Beard.

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).

C22, R22 (INSERT: 'development, vehicles may turn so that they may enter and leave the site in a forward gear...')

**Signed:** _____ **Print name:** Adam Coggins 2/3/01

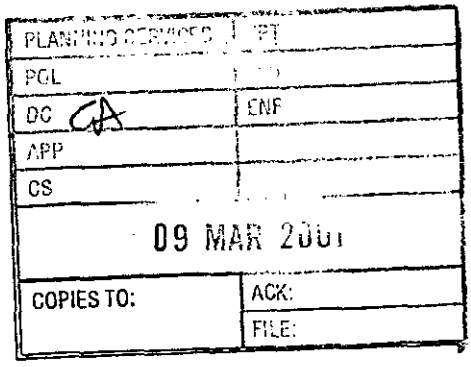
**Our ref:** SP\2001\003260\001
**Your ref:** F/2001/3390

**Date:** 6th March 2001

ENVIRONMENT AGENCY

FAO; George Allpress

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




Dear Sir/Madam

**CONVERSION OF GARAGE TO WORKROOM & CONSTRUCTION OF UNCOVERED SWIMMING POOL**
**ROYAL HILL HOUSE, WARGRAVE HILL, WARGRAVE, READING**

Thank you for your letter dated 26 February 2001 which was received on 28 February 2001. You are asked to quote the following reference in any correspondence: SU77NE/22/24.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: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

**Advice To Applicant**

**Environmental Protection: Contact Nick Weddle On 01276 254405**

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

Surface water from hard surfaces 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

Cont/d..

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

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.

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

CC: Glen Beard, Studio Gate Pearson Road, Sonning, Berkshire RG4 6UL.

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

## MEMORANDUM

| | | | |
|---|---|---|---|
| From: | Joanne Ellis<br>Environmental Health | My Ref: | JPE/LMW/20005136 |
| To: | George Allpress<br>Development Control | Your Ref: | F/2001/3390 |
| | | Date. | March 2, 2001 |

---

**PROPOSED: CONVERSION OF GARAGE TO WORKROOM AND CONSTRUCTION OF UNCOVERED SWIMMING POOL**

**LOCATION: ROYAL HILL HOUSE WARGRAVE HILL WARGRAVE**

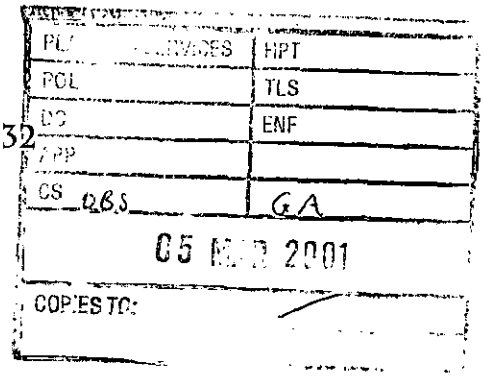
These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

| | |
|---|---|
| PLANNING SERVICES | REF 40741 |
| POL | TLS |
| DC GA | ENF |
| APP | |
| CS | |
| 06 MAR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

ALDON P FERGUSON
18 RIDGEWAY
WARGRAVE
BERKSHIRE RG10 8AS
ENGLAND

DAY 020 7338 6428
HOME TEL/FAX 0118 940 3032




Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

3 March 2001
Your Ref: F/2001/3390

Dear Sirs

**APPLICATION No F/2001/3390**
**ROYAL HIL HOUSE, BLAKES LANE, WARGRAVE**

Further to your letter of 26 February we write to advise that we would object strongly to any proposal to construct yet another swimming pool so close to our property. We have one immediately behind our rear fence, another two doors away at No 14, and one opposite at No 24, all of which cause considerable noise and nuisance in summer.

The houses in this area are very close together and an outdoor pool is a very serious cause of annoyance and noise by the very nature of its purpose. We already have suffered very considerably from your granting of permission for a pool at No 24 Ridgeway which continues and was unbearable last summer. There is considerable noise from the one immediately to our rear and another would be totally unreasonable and irresponsible of your Council if this proposal is permitted. Once built there is no form of control over noise and nuisance and any permission would seriously infringe on our quiet enjoyment of our own garden, and others adjoining.

If a pool was built on the opposite side of the garden, near the road, behind a screen to minimise noise it could be acceptable. It is impossible to overstate the potential noise problem and this is something you would be inflicting on us. The times that an outdoor pool is used is just when we would want to enjoy our own garden and recent developments in the immediate area have already made this impossible.

We urge you not to destroy the amenity value of Wargrave by further noise and ask you to allow us to enjoy our own home and garden.

We ask the planning officer and Planning Committee to REFUSE this application.

Yours faithfully

**ALDON FERGUSON**

cc Councillor Frank Brown

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 16 FEB 2001 |
| Officer: GA | Application No. F/2001/3390 |

Map No. 21 Site OLR
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO WORK ROOM AND CONSTRUCTION OF UNCOVERED SWIMMING POOL

Location: ROYAL HILL HOUSE WARGRAVE HILL

Parish: WARGRAVE Ward: Wargrave
26-2-01 D.

Applicant: M TAYLOR

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | Do we need any more detail for pool (exact dimensions)? Does it require a perm? | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 26.2.03 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer opposite cons. area .....
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 : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ : .....
Environment Agency re swimming pool.

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

### HERITAGE BODIES

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

**OTHERS:** (adj to Green Belt & Cons. Area.)

.....
.....
.....No. pre-apps.....

### NEIGHBOURS:

.....S/N. + See map.....

# Environmental Services

For office use only.
Application number:
16.FEB.2001* 3390

## 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<br>Address and postcode<br><br>Phone number | M.G.TAYLOR<br>ROYAL HILL HOUSE.<br>WARGRAVE HILL<br>WARGRAVE, BERKS.<br>RG10 8JJ. |
| 2 | Agent's Name<br>Address and postcode<br><br>Phone number | GLEN BEARD<br>STUDIO GATE<br>PEARSON ROAD.<br>SONNING.<br>BERKSHIRE RG4 6UL<br>. 0118 9272712 |
| 3 | Site<br>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. | ROYAL HILL HOUSE. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | CONVERT GARAGE TO WORK ROOM & SWIMMING POOL (OPEN) BEHIND. |
| 5 | Are there any trees on the site?<br>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 BRICK TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☑ No ☐ |

Crystal Mark

Please turn over

1305B

| | | Existing: | Proposed: |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | 4 | 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: B

on behalf of MR. M. G. TAYLOR

Date 14.2.01

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

(1) ROYAL HILL

E

ADDRESS WARGRAVE HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7879 (17)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision | |
|---|---|---|---|---|---|
| BR 7004 | MR & MRS R. SAVAGE | HOUSE & GARAGE ADJ. | 24.8.77 | REF | N/A |
| 06907 | " | " | 25.8.77 | N/A | REF. |
| BR. 8471. | Mr. J. Copsey | breakfast room & alt. | 26.4.78 | APP. | N/A |
| BR. 8675 | " " | erection of garage | 24.5.78 | APP | N/A |
| 08556 | " | " | 8.6.78 | N/A | C/A |
| BR 9545 | " | CONSERVATORY | 4.10.78 | APP | N/A |
| 09356 | " | " | 23.11.78 | N/A | C/A |
| 15707 | M.S. ARMSTRONG LTD | HOUSE & GARAGE ADJ | 4.6.81 | N/A | REF |
| 18125 | " | " | 23.9.82 | N/A | REF. |
| BRA 213 | MR & MRS GRIFFITHS | INT. ALTS. | 4.2.86 | APP | N/A |
| 2[illegible]9 | " | REPL. GARAGE/BOUNDARY WALL | 20.3.87 | | C/A |

DATE OF COMPLETION

MINISTRY DECISION 18125 - APPEAL DISMISSED - 11.8.83

SPECIAL ORDERS T.P.O. ~~140A~~, 141 TPO 732/95 LAND ADJ.

DRAINAGE

30871 BRA 6623 } MR. M. TAYLOR 21st. EXT. 17.6.88/25.1.89 APP C/A

(2) ADDRESS ROYAL HILL PARISH WARGRAVE

PLOT No. WARGRAVE HILL ORD. SHEET No. SU.7879 17

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 35277 | M.S. ARMSTRONG | HOUSE/GARAGE FR. BLAKES RD. | 9.5.90 | REF. |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3390**
CASE OFFICER: **George Allpress**
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 | | | | |

# Environmental Services

For office use only.
Application number: 16.FEB.2001 *. 3390

## 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<br>Address and postcode<br><br>Phone number | M.G.TAYLOR<br>ROYAL HILL HOUSE.<br>WARGRAVE HILL<br>WARGRAVE, BERKS.<br>RG10 8JJ.<br> |
| 2 | Agent's Name<br>Address and postcode<br><br>Phone number | GLEN BEARD.<br>STUDIO GATE<br>PEARSON ROAD<br>SONNING.<br>BERKSHIRE RG4 6UL<br>0118 9272712 |
| 3 | Site<br>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. | ROYAL HILL HOUSE. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | CONVERT GARAGE TO WORK ROOM. & SWIMMING POOL (OPEN) BEHIND. |
| 5 | Are there any trees on the site?<br>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 ☐ |
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Crystal Mark

Please turn over

1305B

| | | Existing: | Proposed: |
|---|---|---|---|
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- 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. | | |

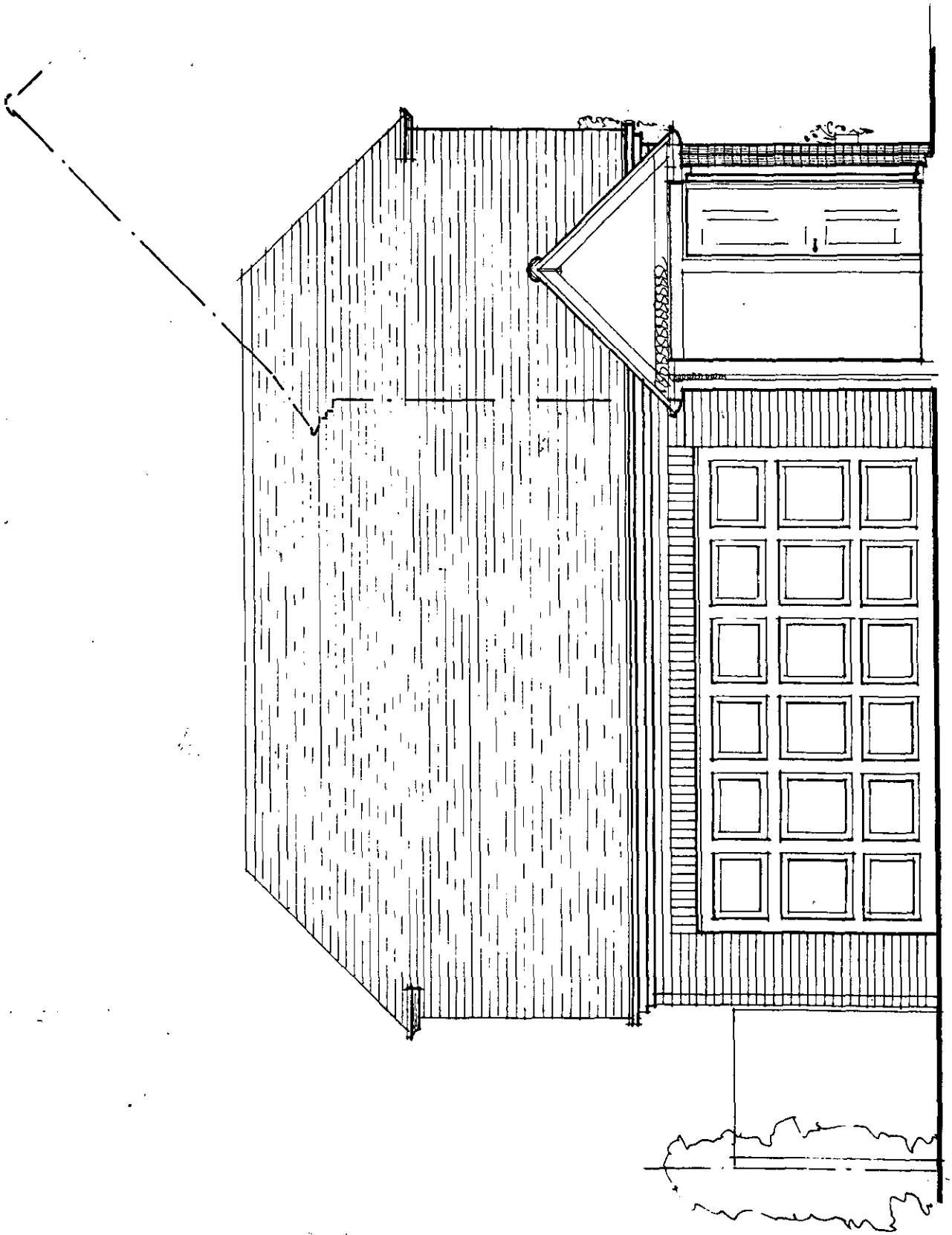
Your signature: [signature]

on behalf of MR. M. G. TAYLOR

Date 14.2.01

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

16. FEB. 2001 * 3390



WEST EXISTING

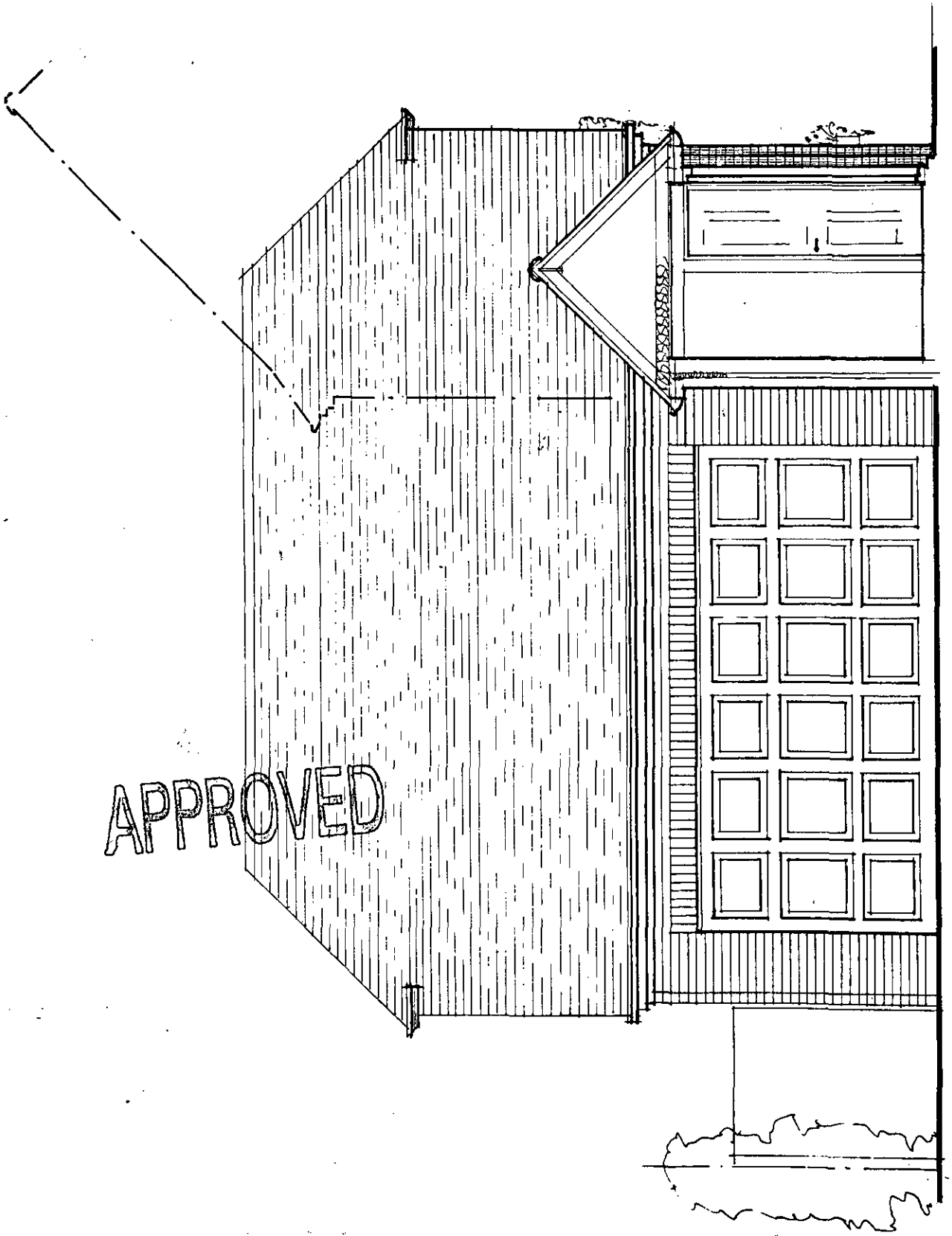


16.FEB.2001

3390

EAST EXISTING

16.FEB.2001 * 3390



APPROVED

WEST EXISTING




EAST EXISTING

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Development Control Section, Environmental Services, Wokingham District Council.
20 February 2001

Scale: 1 : 1250

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