APPLICATION NO:
F/2002/5616

LOCATION:
Hennerton Rise Hennerton, Wargrave Reading.

APPLICANT:
Mr.Mrs M Simons C/O D Tingle Building Design

PROPOSAL:
Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

EARLIEST DATE FOR DECISION: **04/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: **Helen Pollock**

729

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Simons
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Reading
Berks
RG30 4RT

Application Number: F/2002/5616

Parish: **WARGRAVE**

Location: **Hennerton Rise, Hennerton, Wargrave, Reading.**

Proposal: **Proposed first floor front extension to dwelling . Conversion of existing garage to dining room.**

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.

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.

Informative
1. This permission relates to the application as amended by letter id no. 53977, received on 8th March 2002, withdrawing the proposed detached garage from the application and does not approve the proposals as originally submitted.

Informative

2. 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 abnd C8.
Loddon Area Local Plan Policies LC3, LBE1 and LBE2.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WLL2, WGB1, WGB3, WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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	5616	NP
BUILDING CONTROL NUMBER.	BP 2002/2981 North	
~~APPLICANT~~/AGENT	D Triple Building Design	
ADDRESS OF SITE	Hennerton Rise Hennerton. WARGRAVE	
DESCRIPTION OF PROPOSED WORK	garage conversion + first floor front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RG10.01	RG10.01 (garage shown)
ELEVATIONS	RG10.03A	RG10.03A
FLOOR PLANS	—	

detached double garage withdrawn from Planning Application

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/4/02	

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	

08707770293

David Tingle
Associate of The Chartered Institute of Building
Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

34734
28 MAR 2002
COPIES TO
ACK
FILE

Att Miss Polock
Wokingham District Council
Planning Control
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

27th March2002

TWO STOREY FRONT EXTENSION at
Hennerton Rise,Hennerton onbehalf
Mr & Mrs M.Simons

Application F/2002/5615

Following recent discussions with yourself and the possibility of increasing the area of proposed extension as a amendment to the above application, in light of the councils comments, we feel that the existing application should be determined as indicated as an approval with a further application being submitted to cover the proposed area in question.
I trust this will help speed the final decision process on the outstanding application.

yours faithfully.

D. Tingle

David Tingle

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 23 January 2002

Location:	Hennerton Rise, Hennerton, Wargrave
Proposal:	Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.
Application Number:	F/2002/5616

In response to your consultation dated 11 January 2002 for the above application, the landscape comments are as follows:

The site is located within an ASLI designation in a prominent position on top of a hill with all the trees protected by a TPO. The area in which the garage is to be built is very steeply sloping with a number of trees growing in this area. Many of these trees are relatively small and could be removed without having a visually detrimental impact on the character of the area, however there is a large yew adjacent to the drive and other yews and beech trees further up the slope on the adjacent land. The applicant will need to submit revised drawings showing the location of the proposed garage in relation to the drive and existing trees. The position of these must be shown accurately indicating those to be retained and those to be removed.

Details should also be provided regarding the methods of construction on this difficult site as the excavation may affect the ground stability on the upper slopes of the proposed garage and may also have a detrimental impact on the large trees on the adjacent site. Existing and proposed levels will need to be provided on a drawing and elevations of the proposed garage as the existing drawings provide minimal information on which to base an informed response.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 4 February 2002

Location:	Hennerton Rise, Hennerton, Wargrave
Proposal:	Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.
Application Number:	F/2002/5616

In response to your consultation dated 30 January 2002 for the above application, the landscape comments are as follows:

I do not have any objection to the extension to the house or conversion to existing garage to a dining room. My concern relates to the construction of the garage within the site.

The revised plan does not show the existing driveway up to the property, which is confusing. It is assumed that the trees shown on the drawing near to the proposed garage are shown to be retained. The locations of trees on the adjoining site to the south are not shown and therefore I cannot comment on whether they may be affected by the construction of the garage.

The applicant will still need to provide details of the methods of construction on this difficult site as the excavation may affect the ground stability on the upper slopes behind the proposed garage, and may also have a detrimental impact on the large trees on the adjacent site. Existing and proposed levels of the proposed garage will need to be provided on a drawing and elevations, as the existing drawings provide minimal information on which to base an informed response.

Catherine Brimble

Catherine Brimble
Landscape Architect

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5616

Applicant : Mr.Mrs M Simons C/O D Tingle Building Design.

Location : Hennerton Rise, Hennerton, Wargrave, Reading.
Proposal : Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/01/2002

Earliest Date for Decision : 04/02/2002

Latest Consultation Date/Site Notice Expiry Date : 04/02/2002

This application will have expired on: 04/03/2002. 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 :

Ecology : No objection

Highways : C/A

Landscape : No objection to Conversion of existing garage
- Concern over proposed replacement garage → no removed from app.

Woodcote P.C. : No objection

Planning Issues :

Green Belt
AGV

Application Number: F/2002/5616

Appraisal :

The proposed development was for Conversion of the existing garage to a Dining room, Utility Area + Store, with a first floor front extension to form stairs to link the existing garage area to the main house. Plus the erection of a detached double garage. The detached garage has however been withdrawn from the application, as sufficient details of proposed construction on a difficult site could not be provided.

The Proposed garage conversion + first floor extension require planning permission due to restrictive conditions 4 + 5 of application 26253.

The proposed garage conversion would involve the removal of the existing up + over garage door + it replacement with two windows + a door, and internal alterations. The first floor extension would involve building out over the existing single pitched roof of the garage. The extension would be 1.1m wide + 5.8m long.

The property is in a total secluded location, with no views in or out of the site + would ∴ have no impact on the street scene. The site is located within an ASV and the Green Belt, but the alterations / extensions are of such a minor nature + the site is so secluded it is not considered they would have any impact on either of the designations (The landscape Architect had no objections).

The property has 4 bedrooms and the site has at least 4 off road parking spaces available, which exceeds the UDP parking requirements, it is ∴ considered that the proposal would have no highway safety implications. The conditions recommended by highways related to the proposed attached garage + as that has been withdrawn from this application no highway conditions are required.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/5616
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
	Informatives		This permission relates to the application as amended by letter/ plan nº 53977, received on 08/03/02, withdrawing the proposed detached garage from the application + does not approve the proposals as originally submitted.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LC3, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2, WC81, WBB3 WBE1, WD53.
GREEN BELT LOCAL PLAN POLICIES: 9
BERKSHIRE STRUCTURE PLAN POLICIES: C4, C8
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. D Watson
(Development Control Manager)

Date: 5/4/02

garage proposed to go to the right of existing turning area. There are no views of it due to existing boral hedging along the sides of the drive way.

would involve digging into the existing ground as property on a v. steep hill - no impact as far as I can see → check landscape comments for more detailed assessment.

RECORD OF SITE VISIT

SITE ADDRESS: Hennerton Rise Hennerton Wargrave Reading. APPLICATION NUMBER: F/2002/5616	OFFICER: Helen Pollock DATE OF SITE VISIT: 21/2/12

1 SITE/STATUTORY NOTICE DISPLAYED ? NO, but had been.

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

2/3 Storey detached hse in v. secluded location on top of a hill → 5 unusual levels of hse due to steepness of hill.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See Map. – non.

5. SITE CONSTRAINTS

TREES Some repose + landscape comments.

ACCESS/PARKING double garage + 3 driveway + turning area.

LEVELS V. high above rd, but not visible.

BOUNDARY TREATMENT ~~Sun Conifers~~ Various dense veg.

OTHERS

08707770293

David Tingle

Associate of The Chartered Institute of Building

Building Design & Surveying Services

17 WOODLAND DRIVE,TILEHURST,READING RG30 4RT

Tel:(0118) 9419311..Mobile 07711-902344

PLANNING SERVICES	HPT 5397
TL	TLS
DC HP	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK:
	FILE:

Att Miss Polock
Planning Officer
Wokingham District Council
Shute End
Wokingham

5646

REFERENCE: Conversion Existing Garage & Extension
Plus Detached Double Garage
At HENNERTON RISE,HENNERTON
On behalf Mr & Mrs M.Simons

Please accept this letter as confirmation of recent telephone conversation With yourself : that Mr & Mrs Simons wish to remove the double garage From the application following request for additional information from Your Landscape Architects which would prolong the decision period and Therefore render the application with a refusal to all area's.

I trust the above clarifies all discussed and we await your approval in respect To the garage extension & conversion works

Kind regards

D Tingle

David Tingle

4/3/02

NO RE-CONSULTATION REQRD OM. ✓

JUST CHANGE DESCRIPTION

Helen Pollock

From: Andy Glencross
Sent: 23 January 2002 16:23
To: Helen Pollock
Subject: Planning Application F/2002/5616 Hennerton Rise Hennerton Wargrave

Hi Helen

It seems likely that the area on which the house is to be extended is already "garden" and not of similar ecological value to the rest of the WHS. Consequently there appear to be no ecological grounds on which to object to this planning application.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 11 January 2002

Application Number: F/2002/5616

Proposal: Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

Parish: WARGRAVE PARISH

Site Address:
Hennerton Rise, Hennerton, Wargrave, Reading.

Applicant:
Mr.Mrs M Simons C/O D Tingle Building Design.

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).

C04, R04
C138, R138.

Signed: _____ **Print name:** ADAM 17/01/02

HC

FROM: Helen Pollock

DATE: 11 January 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/5616

Proposal: Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room..

Site Address: Hennerton Rise, Hennerton, Wargrave, Reading.

Applicant: Mr.Mrs M Simons C/O D Tingle Building Design.

Your observations are required in respect of this application **by 04/02/2002** .

The Parish Council has no objection to these proposals.

SIGNED: A Hodgson

DATE: 5/02/02.

pp Clerk To Wargrave Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5616

Proposal:
Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

Location:
Hennerton Rise, Hennerton, 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 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/2002/5616 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2002. 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.

Head Planning and Transportation

11 January 2002

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

Tel: 0118 974 6480

Date: **11 January 2002**

My ref: F/2002/5616

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5616
Hennerton Rise, Hennerton, Wargrave, Reading.
Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5616**
Hennerton Rise, Hennerton, Wargrave, Reading.
Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: 0118 974 6480

Date: **11 January 2002**

My ref: F/2002/5616

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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/2002/5616
Hennerton Rise, Hennerton, Wargrave, Reading.
Proposed first floor front extension to dwelling plus replacement double garage.
Conversion of existing garage to dining room.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

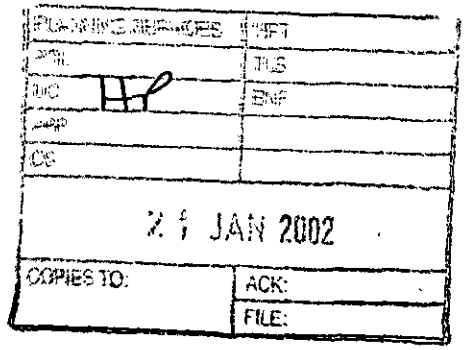
Case officer: **Helen Pollock** Application Number: **F/2002/5616**
Hennerton Rise, Hennerton, Wargrave, Reading.
Proposed first floor front extension to dwelling plus replacement double garage.
Conversion of existing garage to dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

HENNERTON RISE
HENNERTON
WARGRAVE
BERKS,
RG10 8PD

Tel/Fax 0118 940 3931



ADDITIONAL PLAN

5616

21 January 2002

Miss Helen Pollock
Development Control Officer
Wokingham District Council
Wokingham
Berks.

Your ref: F/2002/5616

Dear Miss Pollock,

With reference to your letter of 11 January (acknowledgement of Planning Application), I enclose a block plan with the positions of trees marked, as requested.

Concerning the application as a whole, we should be grateful if you would contact either ourselves or our agent, David Tingle, if there are any aspects which you feel are either unclear or controversial. In particular we should like to make clear that our priority is to obtain consent for the conversion of the existing garage, together with the associated first floor extension. If the new garage proves to be unacceptable we would prefer to drop it rather than have the whole application rejected.

We hope that we will meet you when you make your site visit but, in any event, you will see that our proposed changes are completely screened from neighbours.

Yours sincerely,

M H L Simons

M. H. L. Simons

c.c. Mr. D. Tingle

Date: 30 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5616

Location: Hennerton Rise, Hennerton, Wargrave, Reading.

Proposal: Proposed first floor front extension to dwelling plus replacement double garage. Conversion of existing garage to dining room.

Applicant: Mr.Mrs M Simons C/O D Tingle Building Design.

Case Officer: Helen Pollock

The new plans show the following: Block plan showing position of trees.

Comments are required by 10/02/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. Flwor/5616 (Planaps) / (Ludhouse) Date Rec. 21/01/02

Location: Hennerton, Hennerton Rise

Parish Wargrave

Applicant: Mr Simons

Description of attached plans Block plan showing position of trees.

Drawing No's:

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.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 30.01.02

Yellow - Part One Copy
Green - Officer's Copy

* 2 PRE-APPS ATTACHED *

Application Number : F/2002/5616	Map No : 14
Case Officer : HP	Site Area : 0.27
Valid Date : 7/01/02	Received Date: 07/01/2002

Level : Delegated Application ✓ ✓

Description : Proposed first floor front extnsion to dweliing plus replacement double garage. Conversion of existing garage to dining room.

Location : Hennerton Rise, Hennerton, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr.Mrs M Simons C/O D Tingle Building Design.

Fee Required: £95 Fee Received: £95 (S)

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	SHOW TREES ON SITE .	request with SN 11/1	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓ AREA OF SPECIAL LANDSCAPE IMPORTANCE -

Trees ✓ - CHECK FOR TPO's

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 ✓

DINTON PASTURES ✓ - WILDLIFE HERITAGE SITE

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

NEIGHBOURS

S/N + see map

OTHERS

6 Note to Officer : Site is in a Groundwater Protection Zone : See guidance notes from Conrad Moore re. planning informatives

- Green Belt

2 Pre-apps attached

5616

David Tingle

17 JAN 2002 5616

Associate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

Wokingham District Council ,
Planning Control
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

17.12.01

FRONT EXTENSION OVER GARAGE PLUS GARAGE CONVERSION
& REPLACEMENT PROPOSED DETACHED DOUBLE GARAGE at:-
Hennerton Rise,Hennerton,Wargrave RG10 8PD
onbehalf, Mrs M.Simons

PLANNING DEPARTMENT
Please find enclosed six (6) copies all application forms & respective drawings:-

RG10.01 BLOCK & LOCATION PLAN
RG10.02 EXISTING PLAN & ELEVATIONS
RG10.03 PROPOSED PLAN & ELEVATIONS

Application fee £95.00 made payable to :-
WOKINGHAM DISTRICT COUNCIL

yours faithfully

D. Tingle

David Tingle

Environmental Services

For office use only.
Application number: 07.JAN.2002 5616

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	MR & MRS M. SIMONS
	Address and postcode	HENNERTON RISE HENNERTON WARGRAVE RG10 8PD
	Phone number	
2	Agent's Name	D. TAGLE BUILDING DESIGN
	Address and postcode	17 WOODLAND DRIVE TILEHURST READING RG30 4RT
	Phone number	0118 · 9419311
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.	HENNERTON RISE, HENNERTON WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT EXTENSION OVER CONVERTED GARAGE INTO DINING ROOM PLUS REPLACEMENT GARAGE (DOUBLE)
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.	BROWN CONCRETE ROOF TILES BROWN FACING BRICKWORK
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: 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 f 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: D. Tingle

on behalf of Mr & Mrs M. Simons

Date 17-12-01

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

1933

ADDRESS HENNERTON RISE WARGRAVE RD. **PARISH** WARGRAVE

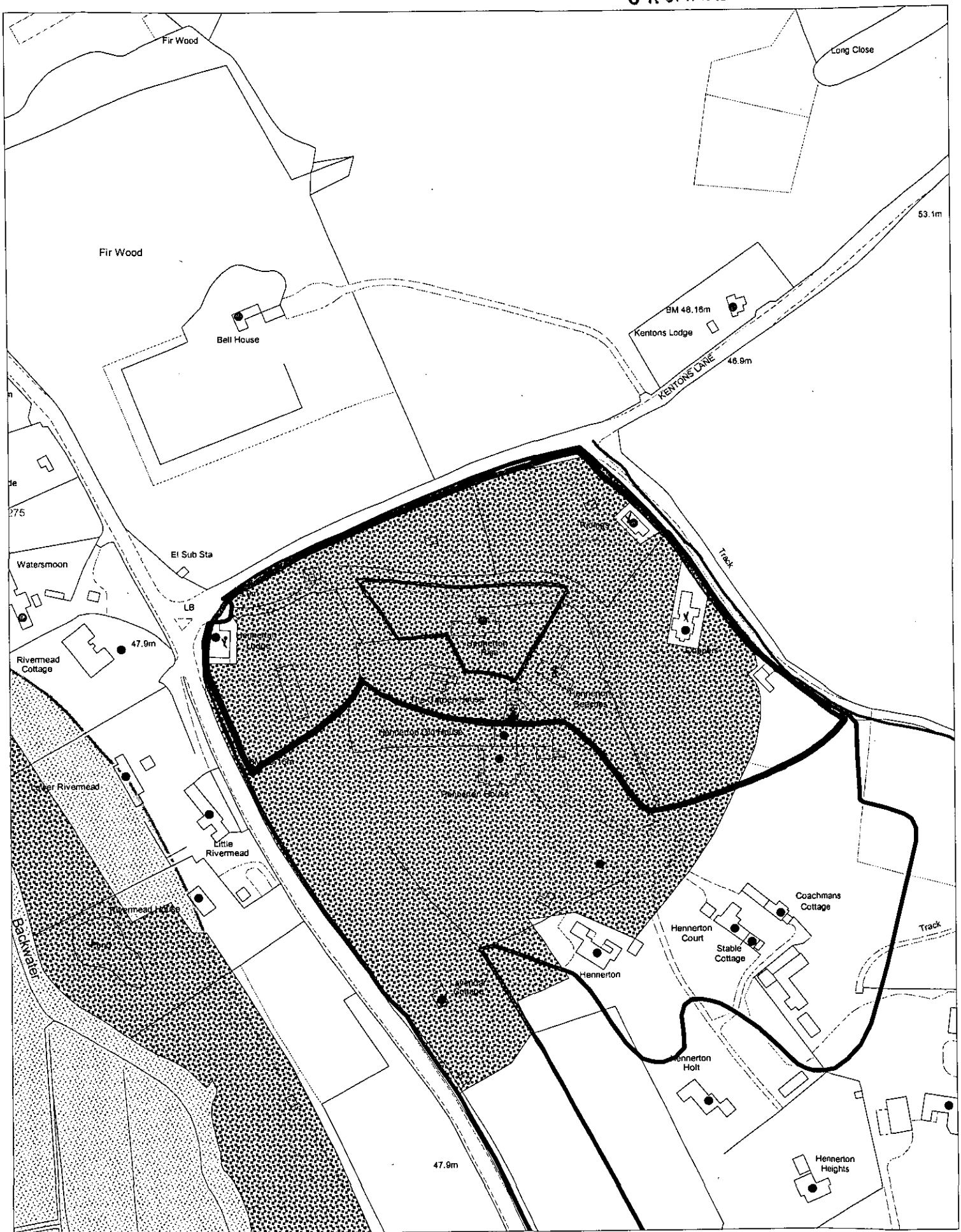
PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
F/2002/5616		Mr & Mrs. Simons	1st f/f/f + replace. double garage - existing garage to dining room			

MINISTRY DECISION:

SPECIAL ORDERS:

07 JAN 2002 5016



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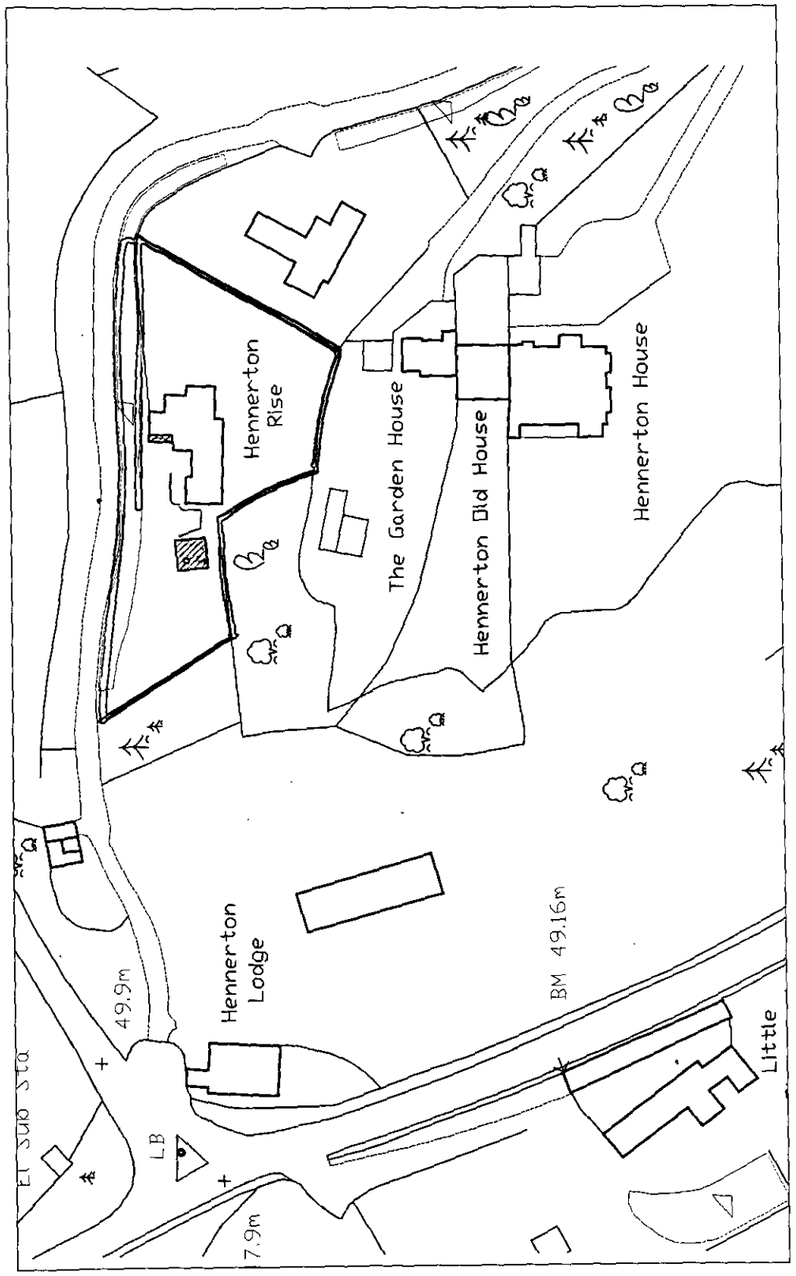
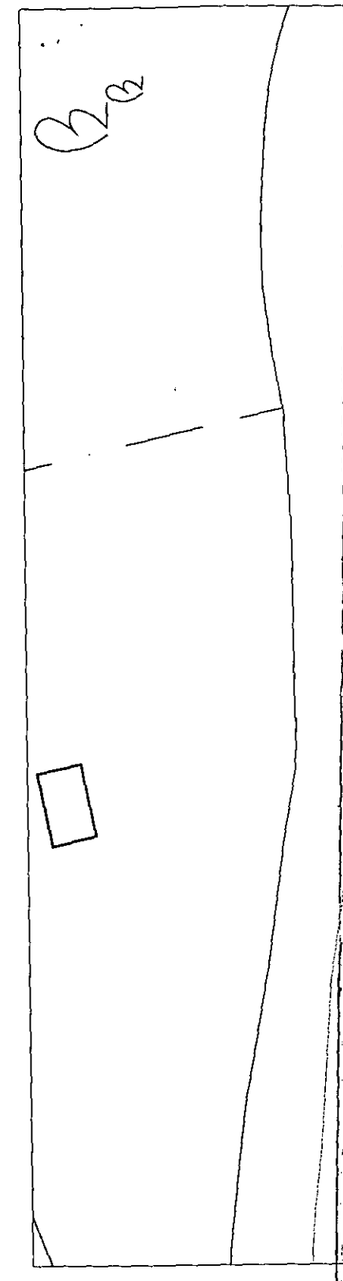
Development Control Section, Environmental Services, Wokingham District Council.
10 January 2002

Scale: 1 : 2500

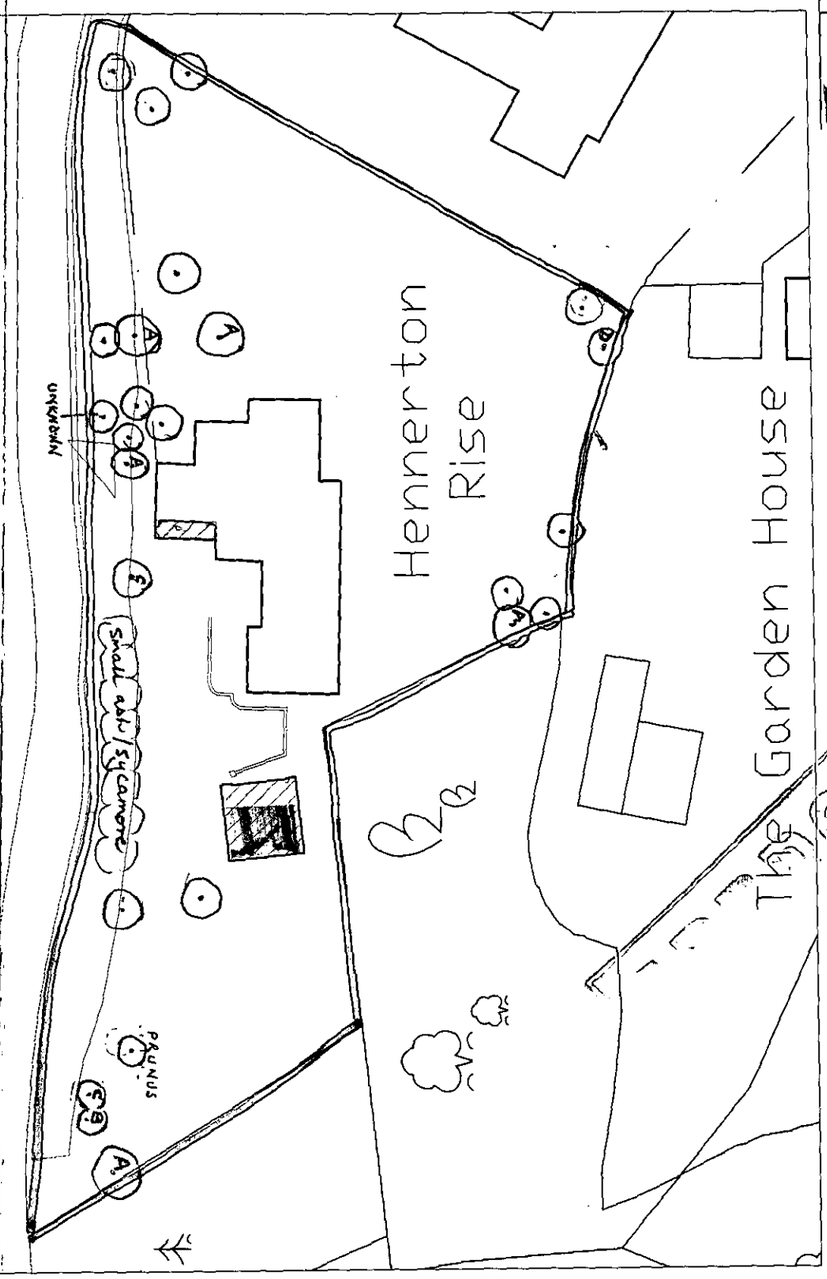
N
W E
S



Location Plan
scale 1:1250



NORTH



Key
A BEECH
B ASH
C Sycamore
D Holly
Blank Yew

Notes
1. There are also numerous elders, laurels, self seeded/coppiced ash and sycamore saplings plus ornamental conifers and shrubs.
2. The proposed site for the new garage block contains a buddleia, a laurel and saplings.

Block Plan
scale 1:500

Notes

PLANNING SERVICES	HPT
PGL	TLS
DC	ENF
APP	
GS	

21 JAN 2002

COPIES TO:	ACK:
	FILE:

ADDITIONAL PLAN
5616 sq ft

Rev.	Description	Date

David Tingle

Building Design & Surveying Services
17 Woodland Drive, Tilehurst, Reading.
Berkshire RG30 4RT
tel:0118.9419311 M.0411 902344

Client
Mr & Mrs M.Simons
Hennerton Rise
Hennerton. RG10 8PD

Project
Proposed Garage Conversion
& Detached Double Garage

Title
Location & Block Plans

Date
Dec 2001

Scale	Drg
1:1250 & 1:500	DT

Drawing No.	Rev.
RG10.01	-

9/01/02