APPLICATION NO:
F/2002/6421

LOCATION:
Kiln House Crazies Hill, Wargrave Reading.

APPLICANT:
Mr/Mrs J Lord C/O Michael Reed Architects

PROPOSAL:
Proposed erection of replacement dwelling with swimming pool, terraces, *retaining walls*, balancing pool and landscaping . Demolition c existing dwelling and outbuildings.

EARLIEST DATE FOR DECISION: **24/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/06/2002

APPROVED

CASE OFFICER: **Heidi Lynch**

367

D22

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Lord
C/O Michael Reed Architects
The Workshop
36 School Road
Penn
Bucks
HP10 8EF

Application Number: F/2002/6421

Parish: **WARGRAVE**

Location: **Kiln House, Crazies Hill, Wargrave, Reading.**

Proposal: **Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping. Demolition of existing dwelling and outbuildings.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. 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 basement walls of the proposed house hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The existing dwelling shall be demolished prior to the occupation of the proposed house.

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

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

Condition
7. The proposed building shall be built to the ground levels and height as shown on the approved drawings or lower.

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

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

Condition
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
12. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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.

Reason
4. In the interests of visual amenity.

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

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

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

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

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

Reason
12. To prevent the increased risk of flooding and to improve water quality.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative
2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level to prevent the pollution of groundwater.

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

Berkshire Structure Plan Policies LD3, C4 and C8.

Deposit Draft Wokingham District Local Plan Policies WOS3, WLL2, WLL7, WBE1, WGB1 and WGB2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/01/2003

Notice checked by: _____

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

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 9 September, 2003
My ref. BC/DC/F/2002/6421
Your ref.

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

Mr & Mrs J Lord
C/o Michael Reed Architects
The Workshop
36 School Road
PENN
Bucks HP10 8EF

Dear Sirs

PLANNING PERMISSION F/2002/6421
SITE: KILN HOUSE, CRAZIES HILL, WARGRAVE

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

I would like to take this opportunity to remind you that Planning Permission Number F/2002/6421 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

HEIDI LYNCH
Senior Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 February 2003
My ref: NB/F/2002/6421

Michael Reed
The Workshop
36 School Road
Penn
Buckinghamshire
HP10 8EF

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

Dear Mr Reed,

APPLICATION: F/2002/6421, REPLACEMENT DWELLING
SITE: KILN HOUSE, CRAZIES HILL, WARGRAVE

I refer to your letter and drawings (01/03/13c, 01/03/14c, 01/03/15b, 01/03/16b, 01/03/17b, 01/03/18b, 01/03/19b and 01/03/20b) received on the 17 February 2003 with reference to the above.

I consider the changes proposed which involve:

- changes to the kitchen/pantry area,
- incorporation of light wells to the basement,
- changes to window positions in the first floor west elevation
- additional window in the first floor east elevation

are materially different to the application submitted, and cannot be treated as a minor amendment. A new planning application is therefore required for these changes.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Minor amendment?
NAB. 6-6-69

PLANS
BLP
17 FEB 2003
COPIES TO | ACK: | FILE:

Michael Reed Architect:

B.A.(Hons) Arch; B Arch; RIBA

The Workshop
36 School Road
Penn
Buckinghamshire
HP10 8EF

phone / fax 01494 817955
email reedarchitects@btopenworld.com

01/03
14 February 2003

Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

For the attention of Basia Polnik

Dear Sirs,

Re: Kiln House, Crazies Hill
Planning approval ref F/2002/6421 – original case officer HL.

Further to the granting of approval for a replacement house on this site, the detail design has been developed as the construction drawing programme progresses. The scheme has been rationalised and I enclose a set of revised drawings showing the proposed changes to the approved scheme.

The amendments are of a minor nature and the floor area (excluding "Basement" areas) has remained the same at 273 m2. The footprint (excluding "Basement "areas has reduced by 6m2.

- The internal layout has changed, principally on the first floor. This has led to an additional window being inserted at first floor in the East elevation. Window positions and sizes have changed slightly, 4 windows have been reduced in height.
- The plans show the east/ west block 400 mm longer but the same width and the north/ south block 200 mm wider but the same length. The additional area has been compensated for by removing the curved area of kitchen and reducing the size of the living room bay. For construction purposes the larder has been moved. This area was and remains "basement" and has never been part of the area calculation.
- Two light wells have been introduced to provide minimal natural light, ventilation and emergency fire escape to the basement. There is no evidence of the lightwells above ground level.
- The ridge level remains the same, however the ground floor level has been lowered by 330 mm.

Please could I have your confirmation that the changes to the scheme can be approved as a minor amendment or otherwise any comment you may have. Thank you for your help in this matter.

Yours faithfully

Michael Reed

cc client
encs: drawing nos 01/03/13C, /14C, /15B, 16B, /17B, /18B, /19B, /20B

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Emy Circuit, Development Control
Susan Griffin, Planning Department

YOUR REF:

DATE: 27 January 2003

SECTION 106 AGREEMENT - KILN HOUSE, CRAZIES HILL, WARGRAVE PLANNING APPLICATION NO. F/2002/6421

Attached for your information is a copy of the completed Section106 Agreement for this site.

Emy, I would be grateful if you could arrange to issue the planning permission at your earliest convenience

Please do not hesitate to contact me if you have any questions.

Mary

Mary Severin

Enc

PLANNING SE
POL
DC exc
APP
OS
28 JAN 2003
COPIES TO
ACK
FILE

DATED 26th January 2003

WOKINGHAM DISTRICT COUNCIL

and

JUSTIN HERENT CALADINE LORD

and

LAURA DANIELLE LORD

and

NATIONAL WESTMINSTER BANK PLC

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2002/6421

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/WAR/7
ecmf/mm/S106 Kiln House

THIS AGREEMENT is made the 24th day of January Two thousand and ~~two~~ Three BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") of the first part and JUSTIN HERENT CALADINE LORD and LAURA DANIELLE LORD of Kiln House Crazies Hill Wargrave Berkshire RG10 8LU ("the Applicant") of the second part and NATIONAL WESTMINSTER BANK PLC of Sheffield Credit Documentation Centre PO Box 502 2nd and 3rd Floors 42 High Street Sheffield S1 2YW ("the Mortgagee") of the third part

WHEREAS:

A. The Applicant is the estate owner in fee simple subject to a Legal Charge made 22nd October 2001 in favour of the Mortgagee of the land shown edged red on the plan annexed hereto ("the Plan") and known as Kiln House Crazies Hill Wargrave Berkshire ("the Site")

B. On 12th June 2002 an application for planning permission number F/2002/6421 ("the Application") was made for the demolition of the existing dwelling house and outbuildings currently situate on the Site together with the construction of a dwelling house and swimming pool and landscaping ("the Dwelling")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application

E. The Mortgagee has agreed to join in this Agreement for the purpose of consenting to the Site being bound by all the provisions contained in this Agreement

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into this Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

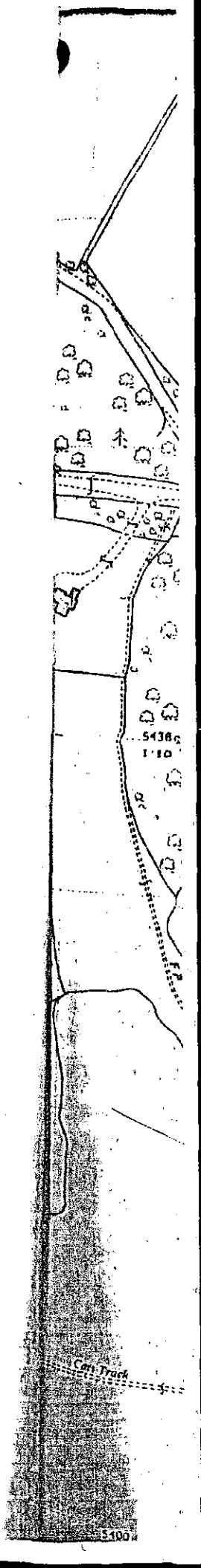
3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

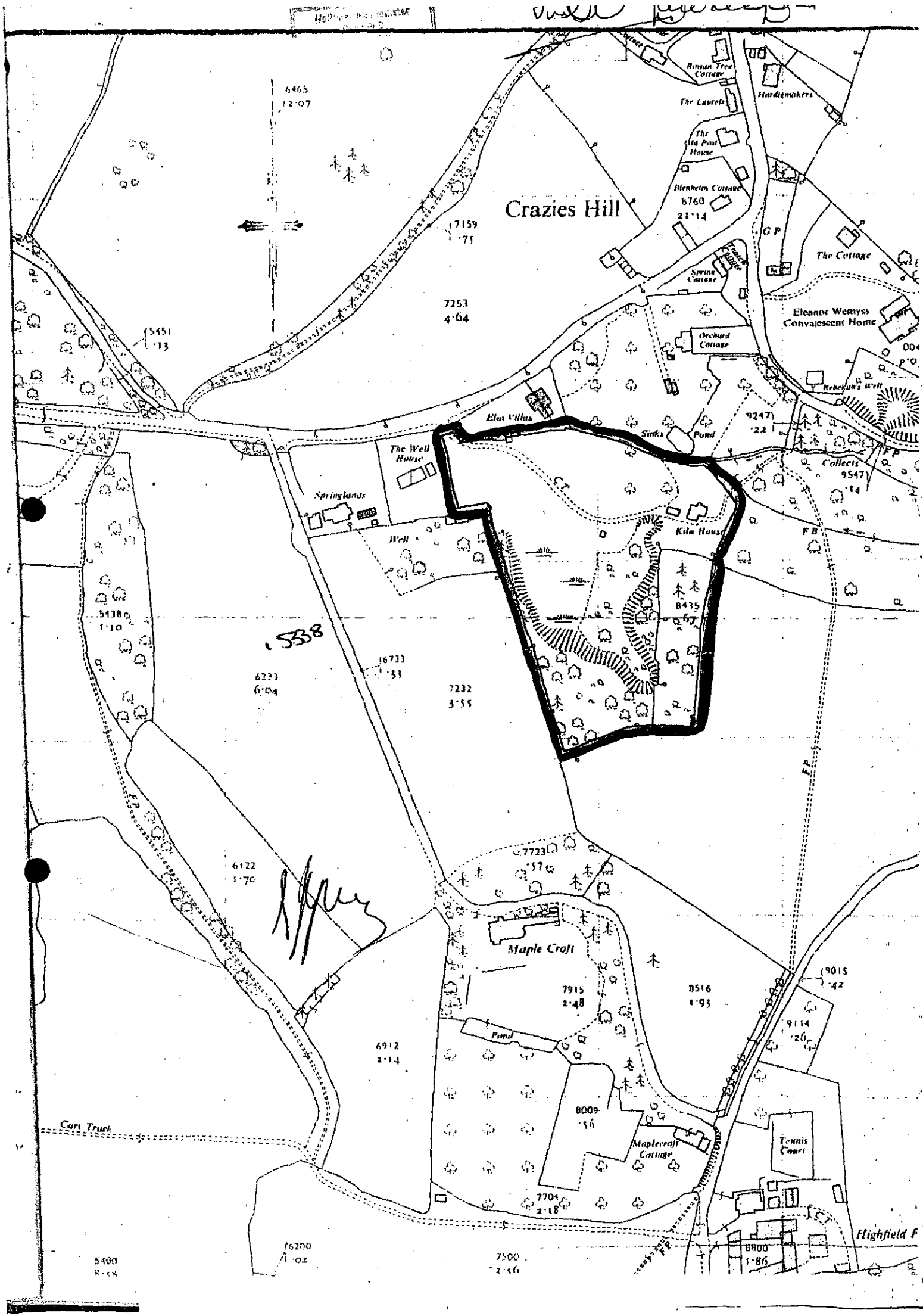
4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council within one month of the completion of construction of the Dwelling:

4.1 to demolish the dwelling currently situate on the Site and shown hatched on drawing number 01/03/25 ("the Drawing")

4.2 to demolish all the buildings shown cross-hatched on the Drawing

4.3 to pay the Council's reasonable legal fees for the preparation of this Agreement





Crazies Hill
Rowan Tree Cottage
The Laurels
Hardlemakers
The Old Post House
Blenheim Cottage
8760
21·14
G P
The Cottage
Spring Cottage
Eleanor Wemyss Convalescent Home
Orchard Cottage
Rebekah's Well
Elm Villas
Sinks
Pond
9247
·22
Collects
9547
·14
The Well House
Springlands
Well
Kiln House
8435
·67
6465
12·07
7159
·75
7253
4·64
5451
·13
5438
1·10
5338
6233
6·04
6733
·33
7232
3·55
6122
1·70
7723
·57
Maple Croft
7915
2·48
8516
1·93
9015
·42
9114
·26
Pond
6912
2·14
8009
·56
Maplecroft Cottage
Tennis Court
7704
2·18
Cart Track
Highfield F
8800
1·86
6200
·02
7500
2·56
5400

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

5.1 The expressions "the Applicant" and "the Council" and "the Mortgagee" shall include their respective successors in title and assigns

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after they have parted with their interest in the Site

5.3 In this Agreement where any matter fails to be agreed between the parties or a test of reasonableness fails to be applied in respect of any matter or a dispute within three months from the date when it fails to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the Council and the Mortgagee have affixed their Common Seals and the Applicant has executed this Agreement as a Deed the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

15338

Solicitor

SIGNED AS A DEED by
JUSTIN HERENT CALADINE LORD
in the presence of:

Independent Witness Signature: H. F. Meakin

Name: H. F. MEAKIN

Address: WHITE HOUSE COTTAGE MANOR ROAD WHITCHURCH ON THAMES READING BERKS RG8 7EW

Occupation: CHILDRENS NANNY

SIGNED AS A DEED by
LAURA DANIELLE LORD
in the presence of:

Independent Witness Signature: H. F. Meakin

Name: H. F. MEAKIN

Address: WHITE HOUSE COTTAGE MANOR ROAD WHITCHURCH ON THAMES READING BERKS RG8 7EW

Occupation: CHILDRENS NANNY.

~~THE COMMON SEAL of~~
~~NATIONAL WESTMINSTER BANK PLC~~
~~was hereunto affixed in the presence of:~~

In Witness whereof this Deed has been duly executed on behalf of the Bank by its duly authorised Attorney the day and year first before written.

Signed and delivered by IAN CLARK

as the Attorney and on behalf of the Bank _____

In the presence of

KEITH DAWES
Bank Official

K. Dawes
Signature of Witness

Heidi Lynch

From: Andy Glencross
Sent: 25 June 2002 16:40
To: Heidi Lynch
Subject: PA F/2002/6421 Kiln House Crazies Hill Wargrave

Hi Heidi

I am satisfied that this development is unlikely to adversely affect the local bat and great crested newt populations.

Cheers

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

P.S. Do you want a copy of the ecology report for your files or shall I keep it this end?

Received before decision was released.
Conditions 5 & 6 no longer required.

Emy.

DC Emy.	ENF 65578
APP	
CS	
31 JAN 2003	
COPIED	ACK:
	FILE:

KILN HOUSE CRAZIE HILL WARGRAVE WOKINGHAM

Bat & GCN Survey May 2002

4421

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4.0 CONCLUSION/MANAGEMENT OPTIONS

KILN HOUSE CRAZIES HILL WARGRAVE WOKINGHAM

Bat & Great Crested Newt Survey May 2002

1.0 INTRODUCTION

1.1 Brief

Mick Finnemore and Gareth Matthes were approached by Mr & Mrs Lloyd to carry out a protected species survey of the above site, at the request of the local planning authority, prior to submitting an application for redevelopment.

A survey was carried out on 25 May 2002 to assess the sites potential for bats and on the 25, 26 & 28 May 2002 for Great Crested Newts, both species protected under British and European law.

1.2 Site Location

Kiln House is situated approximately 1.5km north-east of the village of Wargrave Berkshire and can be accessed off the ** Lane at grid ref. SU797 804**(Fig 1)**

1.3 Site Description

A residential property located within a large mature and wooded garden. The house is a two storey brick building with a plain tile roof constructed in the early 20th century, with later extension. A small brick and timber barn is located at the entrance track near to the road.

The garden which are the workings of an old clay pit, contain two small ponds, an area of Oak/Ash woodland with and excellent understorey of Bluebells and a small species rich meadow. **(Fig 2)**

1.4 Legislation

1.4.1 Bats Legislation

All bats and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981(as amended) and are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations 1994

Under the Act it is illegal to:

- intentionally or deliberately kill, injure or capture bats (take) bats
- deliberately disturb bats (whether in a roost or not)
- damage, destroy or obstruct access to bat roosts
- possess or transport a bat or any parts of bats, unless acquired legally
- sell, barter or exchange bats, or parts of bats

In this interpretation, a bat roost is ' any structure or place which any wild animal uses for shelter or protection. Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

There are three defences in law that allows what would otherwise be a prohibited act.

1. Injured or disabled bats may be taken and possessed in order to look after them with the sole purpose of releasing them once they are no longer disabled;

2. Similarly, badly injured animals may be legally killed. Within dwelling houses; bats may be disturbed and bat roosts may be damaged, destroyed or obstructed. However; bats may not be killed, injured or taken

3. Killing, injuring, taking or disturbing bats or damaging, destroying or obstructing roosts are not offences if these were the accidental result of a lawful operation and could not reasonably have been avoided.

The above statements apply to any species on Schedule 5 of the W. C. A. 1981 but there is one special provision that applies only to bats.

This states that defences 2 and 3 cannot be relied upon (except within the living area of a dwelling house) unless the appropriate Statutory Nature Conservation Organisation (SNCO) had been notified and given a reasonable time to advise on whether the proposed action should be carried out and if so the method to be used

The above interpretation of the bat legislation is abstracted from the Bat Workers Manual; Chapter 1, Bats and the Law by AJ Mitchell – Jones and CJ Robertson, with permission of English Nature

The above legislation was amended in part under the recent Crow Bill by the inclusion of the word '**recklessly**' in the sentence 'intentionally or deliberately kill, injure or capture bats (take) bats' to make enforcement of the legislation easier and became law in January 2001

Due to a recent ruling in the European courts a licence is now require for all 'non- domestic' developments which contain a known bat roosts. This is obtainable from the Department of Environment Food and Regional Affairs

(DEFRA) on the submission of a method statement detailing the works required and a mitigation package designed to 'maintain a favourable conservation status'.

There are three conditions that have to be met before a licence can be granted to allow development to proceed:-

1. There is no satisfactory alternative.

2. The development will not be detrimental to the maintenance of the populations concerned at a favourable conservation status in their natural range.

3. The development must be for 'imperative reasons of overriding public interest including those of a social or economic nature.

1.4.2 Great Crested Newt Legislation

Great Crested newts are fully protected under the following legislation:- English Nature's publication (1994, p4) 'Great Crested Newts Guidelines for Developers' clearly states the law under the Wildlife and Countryside Act 1981and the Habitats Directive1994;

It is illegal to deliberately kill, injure, capture or disturb them or obstruct their access to areas where they live and breed. These areas are also protected against damage or destruction. The law applies to eggs, tadpoles and juveniles as well as adults.

PART 1- BAT SURVEY

1.0 METHODOLOGY

1.1 Building Survey

All buildings as shown on Fig 2 ie (main house and barn) were surveyed using the following methodology: -

(a) Signs of residency by bat species. This consisted of a slow methodical search both internally and externally for actual roosting bats and their signs. Droppings on walls, windowsills and in roof spaces can be used to identify species and scratch marks and staining at roosts and exit holes, can be used to identify the presence of bats. Similarly the presence of spider webs at a potential roost can often indicate their absence.

(b) An emergence check, starting at sunset and commencing for approximately 1.0 hours using a Batbox III bat detector.

(c) An assessment of the potential of a building to provide a roost either in the summer (nursery) or winter (hibernation) based on 20 years previous experience of bat occupancy at other sites in Great Britain.

This survey was achieved using a strong torch in dark internal areas and ladders and binoculars to examine the buildings externally.

1.2 Limitations of Survey

The nursery roosts of species such as the Pipistrelle, which often utilises the cracks and crevices on the outside of buildings, can often only be discovered during summer evening between late May – August with the aid of a bat detector.

1.3 Weather

The survey was conducted in the late afternoon between heavy showers of rain and a max temperature of 12oc and a minimum evening temperature of 4°c.

2.0 RESULTS

2.1 Buildings - Main House

A two storey brick building with a plain tile roof constructed in the early 20th century. An extension, which has been added later, shares the common brickwork design of Flemish bond and is therefore without a wall cavity. All windows were of casement design and without gaps and lose mortar and the ridge tiles were in good condition.

The older part of the house contains two connecting attic spaces, both without underfelt being both draughty and thick in cobwebs along the ridge piece and with no sign of bat usage.

The extension on the otherhand contained both underfelt and loft insulation and had a scattering of old Long-eared bat droppings. The access point, which seemed to be at the western gable, was now thick with cobwebs. **Medium *probability of bat interest*.**

Barn

A small low brick and timber barn constructed at about the same time as the house. The roof covering was of old tin sheeting on underboards.

The walls consisted of single coarse brick on three sides with studwork and timber cladding on the remained, the floor was rough brickwork. It was in a dilapidated condition with a wide cobweb filled crack in the rear wall.

No signs of bat usage were recorded. **Low probability of bat interest**.

2.2 Emergence Survey

Whilst a proper emergence survey was thought unnecessary and difficult to complete due to the rain a walk over survey was carried out later in the evening with an electronic detector whereby an single 45kHz Pipistrelle was recorded flying along the edge of the woodland.

3.0 INTERPRETATION OF RESULTS

3.1 Introduction - Bats

This report should be used whenever demolition is planned. The buildings requiring removal should be first checked against the list at 3.2 to ascertain its present bat interest. The buildings will fall in to one of the following three categories:-

- **Low probability of bat interest**. Buildings in this category fall in to two main types: Generally well maintained without cracks and crevices, no gaps between bargeboard or soffit and wall or without an attic space. Or those which contain some or all of the above features but are both draughty and thick in cobwebs or contain strong odours such as solvents, diesel etc.

It must be borne in mind that a building from this latter group can become suitable for bats due to refurbishment. This often happens to houses once the attic space has been cleaned and underfelted prior to timber treatment.

No licence is required for development to a building classified as Low probability of bat interest

- **Medium probability of bat interest.** The building here contain many sites suitable for roosting bats although no obvious signs were recorded during the survey. In exposed conditions on large buildings the signs of bat usage such as droppings and urine marks can be obliterated by heavy rain.

Occasionally a light scattering of droppings will be recorded in an attic or a semi derelict building, which is considered by the surveyor unsuitable for use as a bat roost or may be used occasionally as a night perch or feeding post. The medium probability of bat interest can be use based on the surveyor's experience

Whilst no licence is required for development to a building classified as Medium probability of bat interest, it is often best practice conduct sensitive roof stripping or architectural salvaging to minimise any possible disturbance

- **High probability of bat interest.** This group includes buildings with known roosts or signs of bat occupancy such as droppings and staining at a roost entrance. The description of high probability buildings will be also contain an indication as to the time of the year when it will be occupied by bats ie Summer – nursery roost. Winter – hibernation

Trees here will contain all the obvious roost features such as holes, cracks and crevices and lose bark but will also contain staining and droppings at the roost entrance or have been identified as a roost via a visual sighting of an exiting bat.

If the building or trees fall in to the high probability group then the area of bat interest should be identified on site with the contractors to ensure that work does not affect the bats roost.

If it is thought the work will have a direct effect on the bat roost and is unavoidable then advice must be sought from the Species Office for English Nature and a DEFRA licence obtained prior to any work proceeding. See appendix 6.6

3.1 Interpretation of Results

Whilst a scattering of Long-eared bat droppings were recorded within the attic space of the extension it was considered an old roost which had been used occasionally in the past by a solitary male bat and with the proper mitigation its loss would not be significant.

The present property has been constructed from poor quality bricks, which are suffering from spalling, thus making the building structurally weak. It is therefore not suitable for further alteration and this necessitates demolition.

Unfortunately the design of the replacement building has the bedrooms constructed into the attics and is therefore unsuitable as a potential Long-eared bat roost.

The woodland to the rear of the property contains numerous semi and mature Oak and Ash trees suitable for bat boxes. It is suggested that 6 off bat boxes of two differing designs be erected prior to the demolition of the property.

The most suitable boxes are those made by Schwegler and the models 2F and 1FN will offer roosting opportunities for 2/3 species of bat.

4.0 RECOMMENDATION

4.1 Demolition of Buildings classified as Medium Probability of Bat Interest

If buildings are to be demolished the likely impact on roosting bats can be significantly reduced by carefully stripping off the roof to wall plate level and removing the soffit and bargeboard etc. Architectural salvaging of materials such as bricks, tiles and roof timbers can be employed to offset any increase in cost.

Broadly speaking where necessary buildings identified as potential winter hibernation sites should be demolished in the summer. Likewise those identified as potential summer nursery sites should be demolished either in April or October after prior consultation with English Nature.

4.2 Follow-up Visits

These surveys should be phased with that of the development to ensure that there is the shortest possible time span between the survey and demolition work being carried out.

If for whatever reason there is a time delay of greater than six months between the survey and demolition works then the site should be re-surveyed.

4.3 What to do on finding a bat.

Whilst every effort has been made during the survey to locate the presence of bats they are by nature highly mobile mammals which tuck themselves into narrow cracks and crevices thus avoiding detection. If therefore during demolition a bat or bats are found, then work in that area should stop immediately and English Nature should be informed and given reasonable time to offer advice.

A licensed bat worker can either be on site to supervise the works or site personnel can be instructed and bat rescue boxes supplied for use on site, although such recommendations should be first agreed with the relevant local English Nature Office.

5.0 APPENDIX

5.1 Site Location Map Figure 1

5.2 Site Description Map Figure 2

5.3 Survey Results Figure 3

5.4 Review of Bat Ecology Review of Bat Ecology

Introduction

From the survey carried out it became apparent that at least two species of bat were using the building and the garden at Kiln House namely the Pipistrelle and Long-eared bat (presumably Brown.)

All British bats have two main types of roost (a) A summer or nursery roost and (b) A winter or hibernation roost.

Definition - Summer Nursery or Breeding Roost. During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consists of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.

The single offspring is born during late June early July and can fly within 3-5 weeks

Typical roost site are cracks and crevices in building and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

Definition - Winter or Hibernation Roost
The conditions required by bats for hibernation are the opposite of the warm dry summer roost, often being cold and wet, and where a relatively stable low temperature ($2 - 6^0$) can be maintained. Suitable sites include; old trees, caves, cellars, tunnels, and ice houses.

Whilst the summer roosts consists of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although again there is often niche separation.

The above definitions are at best simplistic, in truth bats have a complex social structure based on 'meta populations' and utilise other transitional or intermediate roost sites.

The Pipistrelle Bat
One of our smallest and commonest bat species, which has only recently been split in to two separate species Pipistrellus pipistellus and P. pygmaeyus, which have been found to have differing ecological niches.

In summer, large nursery colonies are found in the cracks and crevices of modern houses where the single offspring is born during late June and early July.

Typical roosts are under the soffit and bargeboards, cavity wall, under hanging tiles and under lose lead flashing but not normally within an attic space.

The nursery roosts consists of mainly pregnant female bats and a few immature females and can number up to hundreds but 20-30 is a more normal figure. The male bats are often found either singly or in small numbers, more often away from the breeding roost.

As with all bats their hibernation (winter) requirement is the opposite from the summer. In the summer their roosts are warm and dry in the winter they are cold and damp.

In hibernation Pipistrelle bats are often found roost singly or in small numbers, although occasionally fairly large numbers have been found, where they are associated with a variety of habitats within buildings

As their winter roosts are located deep within cavity walls, between tiles and felt or behind lose plaster or skirting board or panelling, they are difficult to locate.

Whilst in such locations their presence is only discovered by building workers during demolition and refurbishment.

5.5 Bibliography

Habitat management for Bats - JNCC Publication - 1992
Bat Trainers Manual – T Mitchell-Jones, A McLeish – JNCC - 1999
Distribution atlas of bats in Britain and Ireland – Phil Richardson – Bat Conservation Trust - 2000

5.6 Useful Contacts

Development Control Officer Wokingham District Council PO Box 157 Shute End Wokingham RG40 1WR Tel 01189746000

Rebecca Llewellyn Species Officer English Nature Thames and Chilterns Local Team Foxhold House Crookham Common Thatcham RG19 8EL Tel 01635268881

Mick Finnemore Drocheneford Mill Lane Droxford Hants SO32 3QS Tel 01489 877547 or Email micky.finn@virgin.net

PART 2 - GREAT CRESTED NEWT SURVEY

1. INTRODUCTION

Site name: Kiln Cottage Pond 1
O.S. Grid Ref:
Location: Crazies Hill
Description of site: Pond located within old quarry workings, adjacent cottage and drive

2. POND ASSESSMENT / HABITAT SUITABLILTY

INDEX 1 – location [optimal, marginal suitable]: Optimal geographical location
INDEX 2 - Size of water body [m^2]: 2m x 11m = $22m^2$

INDEX 3 - Permanence of pond [Years out of ten pond dries up]: Not permanent, drying during summer each year
INDEX 4 - Water quality [Good, moderate, poor, bad quality]: Very shallow – good to moderate quality
INDEX 5 – Shade [% perimeter shaded by trees or other]: Currently 100%, though tree removal, previously approx. 25-50%
INDEX 6 – Fowl [No. of water fowl observed / pond under $1000m^2$]: Absent
INDEX 7 – Fish [Absent, possible, minor, and major]: Absent
INDEX 8 – Pond count [No. ponds occurring within $1km^2$ of site]: Unknown
INDEX 9 – Terrestrial [Area of 'newt friendly' habitat/ha within 500m, Barrier factor – none, minor, moderate, major and total]: Good terrestrial habitat (mature woodland) with few barriers
INDEX 10 – Macrophyte % [Sum of emergent, floating, submerged, except duck weed, between May and September]: 50% dominated by *Rorippa nasturtium-aquaticum*

OTHER FEATURES

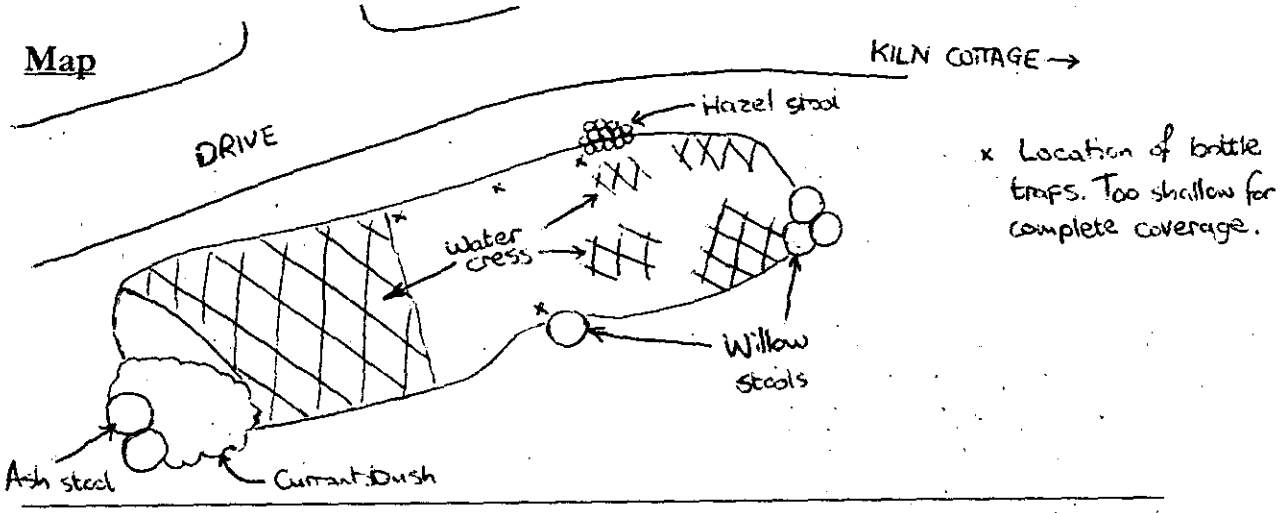
Depth of pond at margins, deepest point and gradient of banks: Water depth 30cm max. (mostly 5-10cm), 1.5m silt, shallow banks
Presence of egg-laying materials [such as *Glyceria fluitans, Mentha aquatica, Myosotis scorpioides, Veronica beccabunga,* leaf litter): *Rorippa*

Sources of pollution and turbidity: None observed, water clear

GCN records in area: Not known

Description of water body – Pond 1
Shallow pond adjacent period house within site of old brick pit, with mature deciduous trees colonised. Several issues within brick pit which provide water source for the pond. Good terrestrial habitat around pond dominated by recently cut Ash, Willow and Hazel stools. Opposite-leaved Saxifrage, Broad-leaved Dock, Comfrey, Wavy-leaved Bittercress and Currents on margins of pond with Watercress dominant aquatic plant within pond.

Map



3. SURVEY RESULTS

Habitat Suitability Index: Not applicable
Abbreviations: PN – Palmate Newt (male), TD – Toad (male), Ft – Frog tadpoles
Eggs Search: None observed

Date	Weather Conditions	Torching	No. of traps	Time Traps Set/Check	Number of Newts per trap
25/5	Good	1PN,1TD,10Ft	4	7pm-10pm	0
26/5	Good	-	4	10pm-5am	0
28/5	Good	-	4	10pm-5am	0

4. CONCLUSIONS / MANAGEMENT CONSIDERATIONS

Great Crested Newts not breeding in pond. Pond not suitable due to very shallow depth.

1. INTRODUCTION

Site name: Kiln Cottage - Pond 2.
O.S. Grid Ref:
Location: Crazies Hill
Description of site: Pond located within old quarry workings, within area of recently cleared deciduous woodland

2. POND ASSESSMENT / HABITAT SUITABLILTY

INDEX 1 – location [optimal, marginal suitable]: Optimal geographical location
INDEX 2 - Size of water body [m^2]: 5m x 4m = $20m^2$

INDEX 3 - Permanence of pond [Years out of ten pond dries up]: Permanence unknown
INDEX 4 - Water quality [Good, moderate, poor, bad quality]: Poor quality, few invertebrates, heavily silted with leaves.
INDEX 5 – Shade [% perimeter shaded by trees or other]: Currently 0%, though tree removal, previously 100%
INDEX 6 – Fowl [No. of water fowl observed / pond under $1000m^2$]: Absent
INDEX 7 – Fish [Absent, possible, minor, and major]: Absent
INDEX 8 – Pond count [No. ponds occurring within $1km^2$ of site]: Unknown
INDEX 9 – Terrestrial [Area of 'newt friendly' habitat/ha within 500m, Barrier factor – none, minor, moderate, major and total]: Good terrestrial habitat (mature woodland) with few barriers
INDEX 10 – Macrophyte % [Sum of emergent, floating, submerged, except duck weed, between May and September]: 0%, no aquatic plants present

OTHER FEATURES

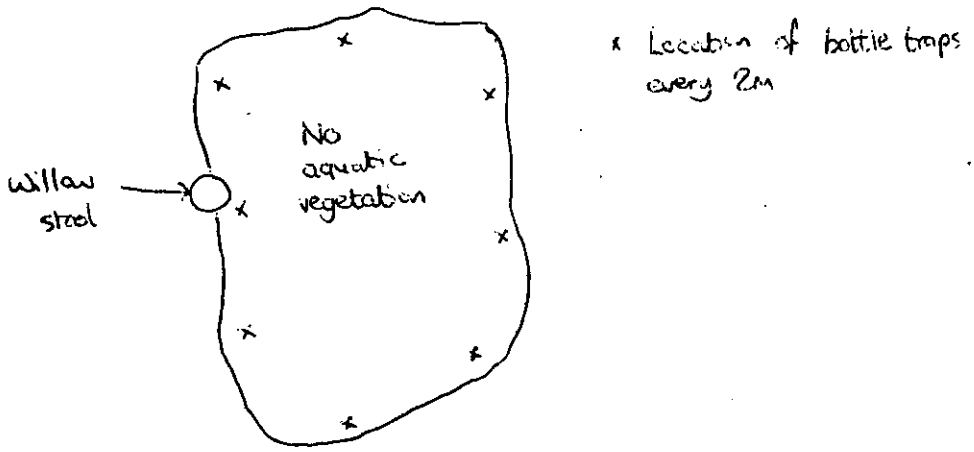
Depth of pond at margins, deepest point and gradient of banks: Water depth 0.5m deep, firm bottom, shallow banks
Presence of egg-laying materials [such as *Glyceria fluitans, Mentha aquatica, Myosotis scorpioides, Veronica beccabunga,* leaf litter): Dead leaves

Sources of pollution and turbidity: None observed, water turbid

GCN records in area: Not known

Description of water body - Pond 2
Turbid, cloudy small pond within site of old brick pit, with mature deciduous trees colonised. Low-lying area fed by ground water and spring issue within pit. Good terrestrial habitat around pond dominated by recently cut deciduous tree stools. No aquatic plants within pond or around pond.

Map



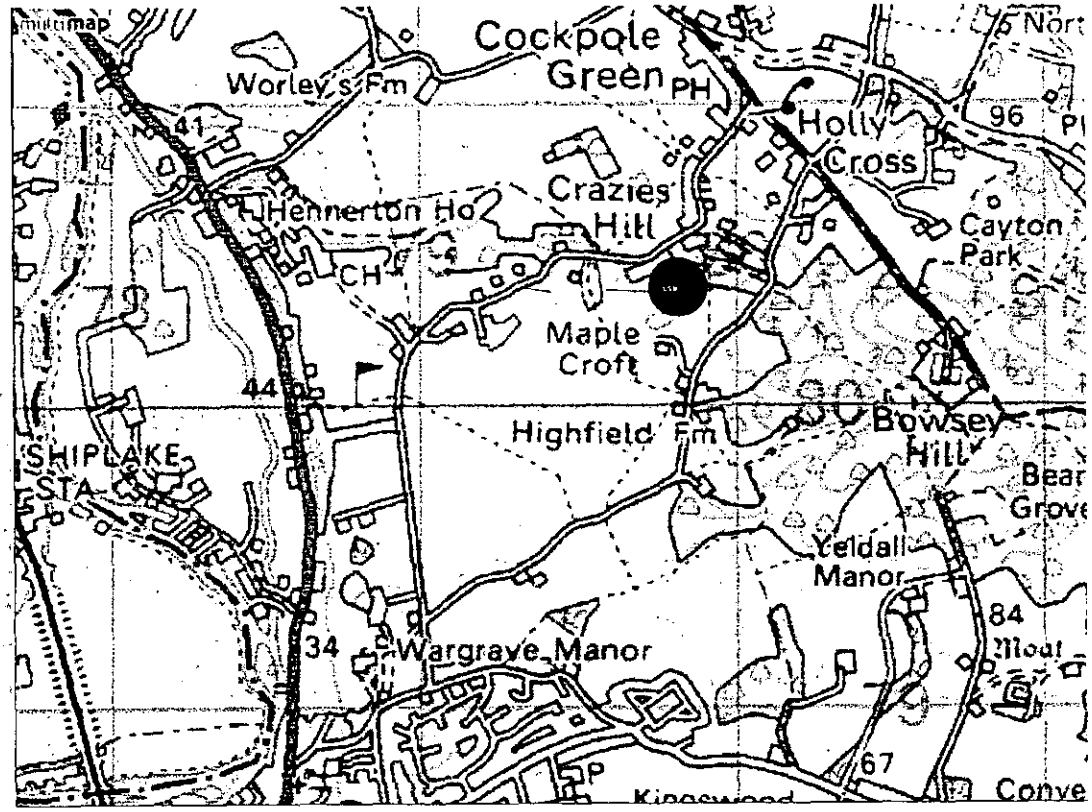
3. SURVEY RESULTS

Habitat Suitability Index: Not applicable
Abbreviations: PN – Palmate Newt (female), Ft – Frog tadpoles
Eggs Search: None observed

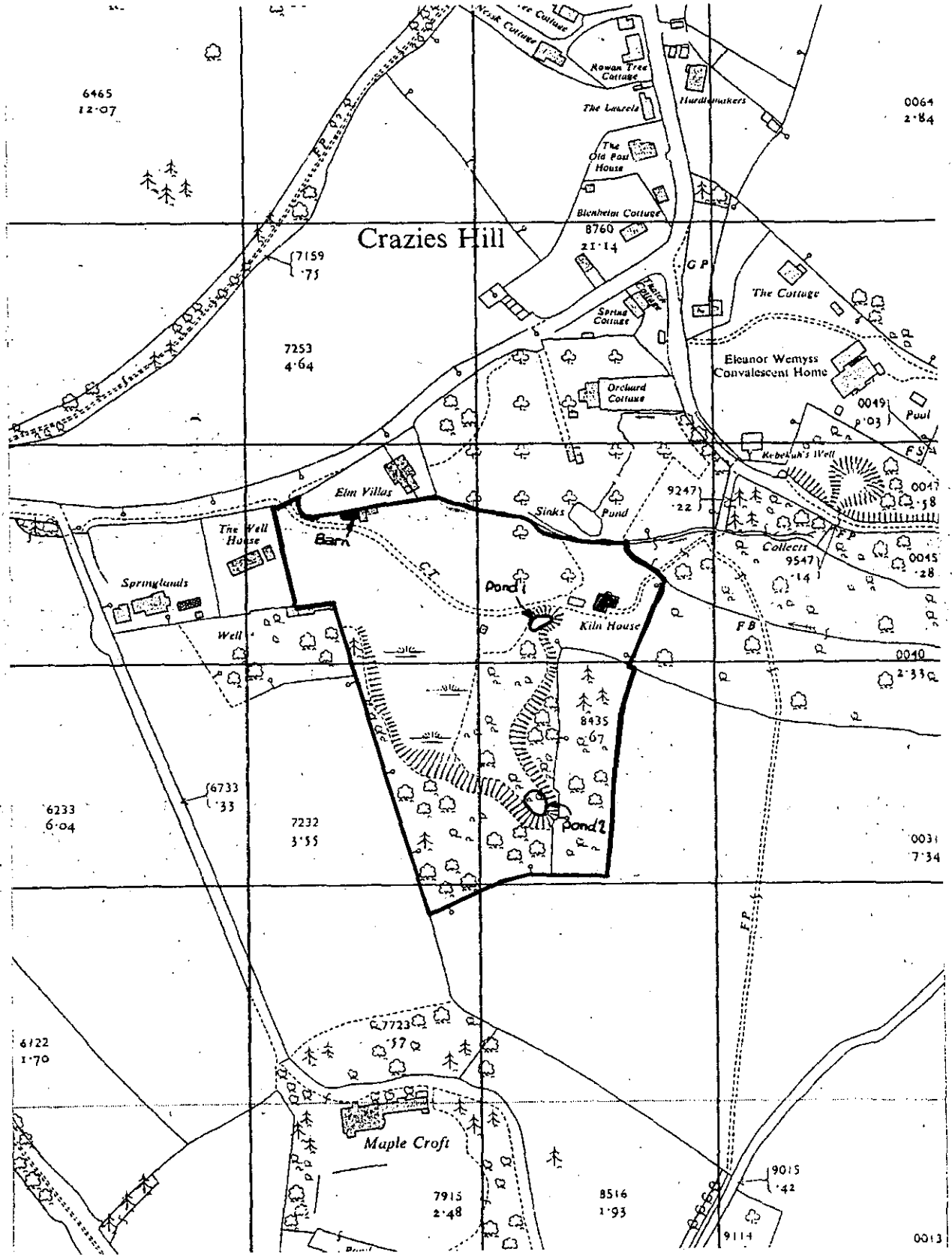
Date	Weather Conditions	Torching	No. of traps	Time Traps Set/Check	Number of Newts per trap
25/5	Good	0	8	7pm-10pm	8Ft
26/5	Good	-	8	10pm-5am	1PN, 3Ft
28/5	Good	-	8	10pm-5am	13Ft

4. CONCLUSIONS / MANAGEMENT CONSIDERATIONS

Great Crested Newts not breeding in pond.

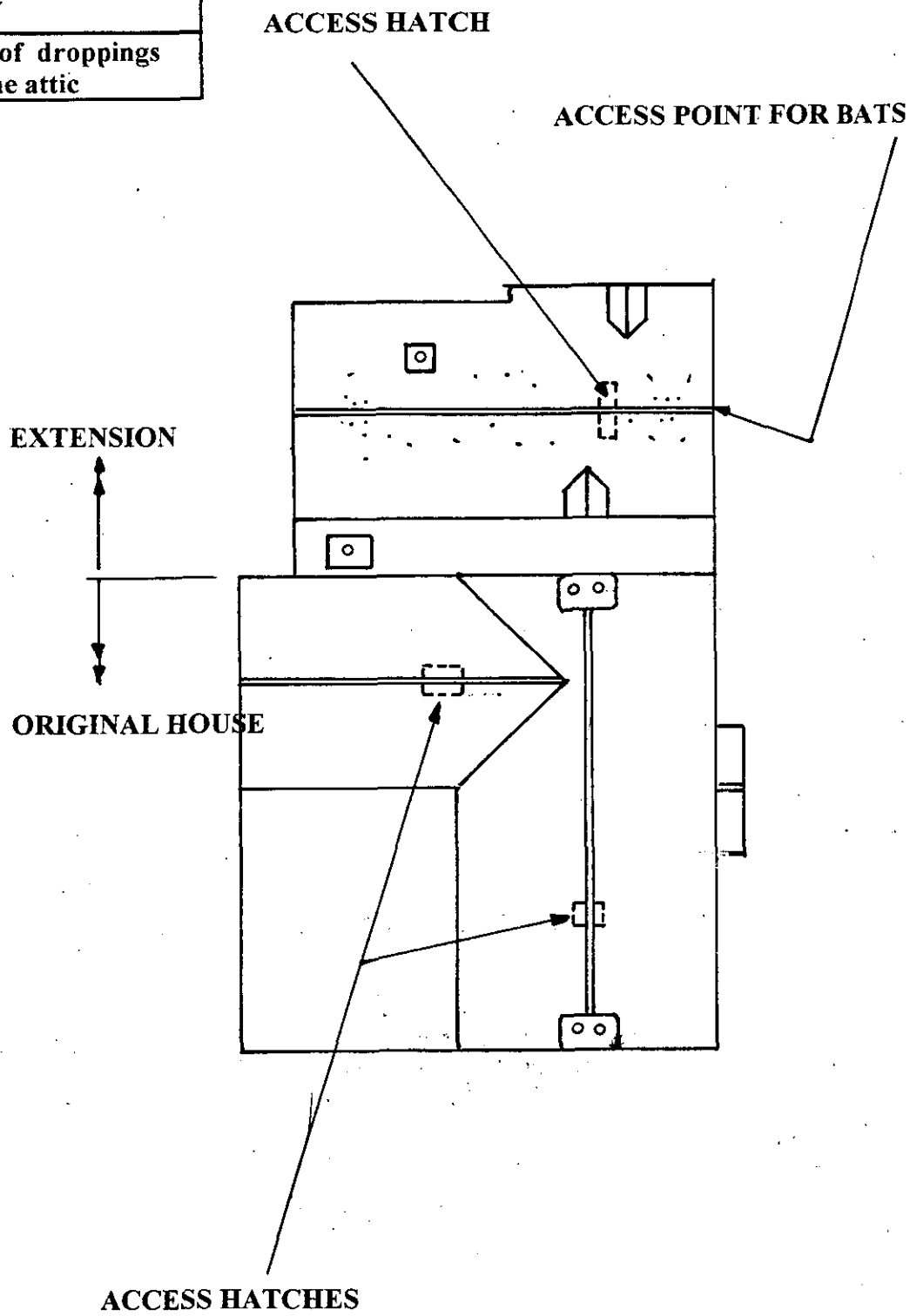


Site location Map Figure 1



Site Description Map Figure 2

KEY	
	Position of droppings within the attic



KILN HOUSE WARGRAVE BAT & GCN SURVEY	
Figure 3 Results of Bat Survey	
Drawn By MWF – May 2002	Not to scale

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Mike Thorp
Principal Development Control Officer

My Ref: F/2002/6421

Ext: 6482

To: Colin Lawley
Principal Solicitor - LEGAL

Your Ref:

Date: 12th June 2002

PROPOSED S106 AGREEMENT - Kiln House, Crazies Hill

It has been resolved under delegated powers to grant planning permission for development including a replacement dwelling at the above property, subject to a S106 agreement requiring:

a) the demolition of the existing house shown on the submitted plans as being removed, within one month of the date of the dwelling approved by the permission being occupied, and
b) the demolition of the other buildings shown on the submitted plans as being removed, within one month of the date of the dwelling approved by the permission being occupied.

I should be grateful if you would liaise with the applicant's agent and draw-up the appropriate Section 106 agreement. The applicants agent is:

Michael Reid
The Workshop
36 School Road
Penn
Buckinghamshire
HP10 8EF

Phone/fax: 01494 817955

Please find enclosed:-
1. copy of application form
2. copy of draft planning permission following shortly.

If you require any further information, please contact me.

Mike Thorp

GRANT PLANNING PERMISSION SUBJECT TO LEGAL AGREEMENT requiring removal of existing house and other building(s) same as to be removed within one month of occupation of building hereby approved.

No	Std Con	Std Reas	Conditions
1.	C001	R001	Time limit
2.	C012	R012	Materials to be submitted
3.	C044	R044	Insert – basement walls of the proposed house
4.			The existing dwelling shall be demolished prior to the occupation of the proposed house. Reason: In the interests of visual amenity
5. removed due to e'mail from Andy Glencoss			A bat survey of the existing buildings to be demolished (other than precast concrete buildings), shall be carried out by a trained and licensed bat worker prior to demolition. The survey shall contain mitigation strategies should bats be found and shall be submitted to the Local Planning Authority prior to demolition. Reason: To ensure the protection of a legally protected species (bats).
6.			Trained specialists shall carry out a survey for great crested newts around the pond area to be redeveloped. This shall be carried out prior to any works being carried out on the site and shall be submitted in writing to the Local Planning Authority. The survey shall contain mitigation strategies should newts be found. Reason: To ensure the protection of a legally protected species (great crested newts).
7.	C040	R040	Removal of PD rights
8.	C070	R070	Hours of construction
9.		R100	The proposed building shall be built to the ground levels and height as shown on the approved drawings or lower.
10.	C122	R122	Parking and turning
11.	C150	R150	Landscape scheme
12.	C151	R151	Landscape planting
13.	C153	R153	Tree protection
14.			Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. Reason: To prevent the increased risk of flooding and to improve water quality.
15.			
16.			

Informatives for Approvals:

N16

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Contact Ian Doyle on 01276 454365 for further details

No soakways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level to prevent the pollution of groundwater.

Policies

Wokingham District Plan: WOS3, WLL2, WLL7, WBE1, WGB1, WGB2

Berkshire Structure Plan: LD3, C4, C8

Signed:

Date:

Subject to legal Agreement as stated above

12.6.02

Application Number: F/2002/6421

Appraisal:

The proposal is for the proposed erection of a replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping. The property is large and is located in the Greenbelt as well as being in an Area of Special Landscape Importance. The site has a longish driveway into it and there are several steep slopes around the site edges as well as many trees within the site. The existing two-storeyed house is located on a flattish piece of land with a small hill rising to the southern side of it. It has a floor area of 226sq m. This is inclusive of a two-storey side extension completed in 1972. The existing house is proposed to be demolished.

There are a number of existing outbuildings on the site, namely:

- Barn;
- Shed;
- Chicken shed;
- Office;
- Greenhouse;
- Shed;
- Woodshed; and
- Garage complex.

Some of these buildings are also to be demolished. This includes the office (14.2sq m), the garage complex (46.0sq m), and the barn (33.5sq m). The other buildings will be left on site.

The proposed new replacement dwelling will be located further to the west than the existing house and will also be built on an upward sloping hill. It will begin at a similar ground level as the existing house and will have three levels, a basement, ground floor and first floor, which migrate up the hill slope. The basement level is to be built below ground level, with a ramp down into it for garage access, as well as half of ground floor level. The first floor contains five bedrooms and three bathrooms.

1. Impact upon neighbouring properties

The proposed replacement dwelling would be located at least 70m away from the closest residential property (Greenbank and Elm Villas). The existing house can only be seen from surrounding residential properties in the winter. This is due to the property being large and also because there are many large, mature deciduous trees on the site. The proposed house will also not be viewed (except in the winter months) from other residential properties, or from the road. For this reason it is considered there will be no significant affect on neighbouring properties in terms of daylight loss and over-bearing issues. It is therefore considered that there would be significant detrimental impacts upon the neighbouring properties arising from this development.

2. Impact upon the amenity of the Green Belt and landscape

The existing house on site is two-storeyed and is 226sq m in floor area. The proposed house has three floors, although the basement is underground and half of the ground floor is also under the existing ground level. The proposed house is also to be constructed on a small sloping bank, rising from the north to a southerly direction. The existing house is constructed at the bottom of this bank.

Looking at the site from a northerly direction, the proposed house will appear to be the same width as the existing house. The proposed house will virtually be the same height as the existing house. When viewing the proposed house position from a southerly direction, you are standing on an elevated hill. From this position the proposed house will appear single storeyed (you will

only see the first floor due to the ground floor being constructed further down the existing bank.) From this position the proposed house will have much less bulk then the existing house. From the east and west elevations, the proposed house will appear at its largest and will be larger than the existing house from these positions. Some of the proposed house is to be built below the existing ground level and as a result, the ground level will in fact be altered. Overall, the proposed house is considered to have a similar bulk to the existing house and is considered to affect the greenbelt in a similar manner.

As some of the proposed house is underground, not all floor space of the proposed house needs to be taken into account with respect to percentage increases (i.e., the basement floor area is not counted but the garage is as there is access to it from above ground level via a ramp). As such, the floor area of the proposed house is 356.75sq m.

Many of the existing outbuildings will be removed including the barn (33.5sq m). The majority of these buildings are considered to be residential outbuildings, and as a result no compensation can be given towards the proposed building for them. However the barn is not residential curtilage and as such 30% of its floor area can be contributed towards the percentage increase calculations for the green belt.

30% of 33.5sq m = 10.05sq m (barn)
Proposed house (356.75) – barn allowance (10.05) = 346.7sq m.

Percentage increase of proposed house over new house is:

120.7 / 226 X 100 = 53%

When assessing impact of proposed houses in the green belt, development that affects the open countryside appearance and character is not permitted. It would normally be considered that an increase of floor area of over 40% on the original buildings would be excessive and therefore affect the open nature of the surrounding greenbelt. However the proposed replacement house is considered to have a similar visual impact to the existing house. This is due to the replacement house being set into the existing hillside and the landscape drawn over it in order to reduce its apparent mass and bulk. By burying the proposed house into the hillside, impact on the 'open' greenbelt is limited and there is no increased visual presence.

The proposed house is therefore not considered to have a significant affect on the open countryside appearance and character, and due to the existing house being demolished, it is considered there will be no urbanising affect on the area.

3. Impact upon highway safety

The new house will have five bedrooms and there is also a large proposed playroom in the basement. The site is large and there would be plenty of room for the required on-site car parking spaces. Providing the parking is permanently maintained there would be no implications to the highway safety of the site.

4. Landscape and Protected Species

The property is covered in many mature trees, which are a significant feature in this area of special landscape importance. The proposed house site is mostly cleared from trees and with appropriate tree protection measures in place, there should be no adverse impact on the area of special landscape importance. Due to the landscape officers being unable to comment on this application, it is considered appropriate to request a landscaping scheme for the site showing all existing trees and those required to be removed.

The Countryside Officer has stated that a bat survey of the buildings to be demolished needs to be carried out by a trained and licensed bat worker before development is carried out. In addition, there is a pond located close to the area that is to be extensively redeveloped. This pond should be surveyed prior to development for great crested newts. This information can be requested by way of planning conditions.

Recommendation: Approval: ✓ Refusal:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6421

Applicant : Mr/Mrs J Lord C/O Michael Reed Architects.

Location : Kiln House, Crazies Hill, Wargrave, Reading.
Proposal : Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 6/6/02

Date Registered : 19/04/2002

Earliest Date for Decision : 24/05/2002

Latest Consultation Date/Site Notice Expiry Date : 24/05/2002

This application will have expired on: 14/06/2002. 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 :

Highways – approval ☐ conditions
Environ Health – no objections
Countryside – need bat survey & pond survey – no longer required as per email 25/6/02.
Parish Council – approval ☐ condition re hours of construction to weekdays only
Environ. Agency – no objection except conditions
Landscape – no comments

Planning Issues :

Green belt
Area Special Landscape Importance
Groundwater protection zone.

Berkshire : L03, L4, L8
Wokingham : WOS3, WLL2, WLL7
WGB1, WGB2
WBE1,

Berkshire & Wokingham only

RECORD OF SITE VISIT

SITE ADDRESS: Kiln House Crazies Hill Wargrave Reading.

APPLICATION NUMBER: F/2002/6421

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/6/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate

2. DESCRIPTION OF SURROUNDINGS
Long driveway into site as behind other properties.

big open area beside existing drive on way in - rear barn

3. DESCRIPTION OF SITE/BUILDING
Existing building is red brick 2 stry, quite large. Land rises up around it.

trees will screen house from drive on way in.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No other residential dwellings can see site as lots of trees etc around.

5. SITE CONSTRAINTS

TREES not really in proposed site as already removed.

ACCESS/PARKING lots.

LEVELS house on hill rising up from existing driveway. Site same level as house existing.

BOUNDARY TREATMENT

OTHERS

More bulky from west elevation as existing house is an end tee.
Less bulky from south elevation as it appears single storeyed & existing house is 2 stry looking down from hill.

North elevation is similar?

Existing house floor area (first & grand floors) = $226m^2$

New house floor area

First floor = $129.6m^2$

Grand floor = $177.65m^2$

Basement = $49.5m^2$

TOTAL FLOOR AREA = $356.75m^2$

Barn is allowed 30% allowance

Barn = $33.5m^2$, 30% of which is $10.05m^2$

Proposed House − Barn compensation = $346.7m^2$

$356.75 - 10.05m^2 = 346.7m^2$

Percentage increase of proposed over new house

$$\frac{120.7}{226} \times 100 = 53.4\%$$

To: Heidi Lynch

Date: 27 May 2002

Application number: F/2002/6421

Site address: Kiln House,, Crazies Hill,, Wargrave

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

ENVIRONMENT AGENCY

Our Ref : SP/2002/005742-1/1
Your Ref : F/2002/6421

Date : 31 May 2002

57289

DC	ENF
AMD	
CB	
10 JUN 2002	
COPIES TO	ACK
	FILE

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

Dear Sir/Madam

ERECTION OF REPLACEMENT DWELLING WITH SWIMMING POOL,TERRACES. DEMOLITION OF EXISTING DWELLING.

KILN HOUSE,CRAZIES HILL,WARGRAVE,READING

Thank you for your letter dated 7 May 2002, received on 7 May 2002. Please quote the following reference in any correspondence: SU78SE/5/7. 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: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

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

water a minute should be fitted.

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

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Swimming Pools
Large underground structures constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels, or flow in groundwater-fed streams, ditches or springs.

Wildlife Conservation

Wildlife Protection
The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting,

RB / HL.

FROM: Heidi Lynch

DATE: 30 April 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/6421

Proposal: Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings..

Site Address: Kiln House, Crazies Hill, Wargrave, Reading.

Applicant: Mr/Mrs J Lord C/O Michael Reed Architects.

Your observations are required in respect of this application **by 24/05/2002**.

PLANNING SERVICES	HPT
	TLS
	ENF
30 MAY 2002	
COPIES TO	ACK:
	FILE:

No objection.

A condition is requested restricting the working hours to weekdays only.

SIGNED: [signature]

DATE: 20/5/02

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 30 April 2002

Application Number: F/2002/6421

Proposal: Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

Parish: WARGRAVE PARISH

Site Address:
Kiln House, Crazies Hill, Wargrave, Reading.

Applicant:
Mr/Mrs J Lord C/O Michael Reed Architects.

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).

C122, R122

Signed: _____ **Print name:** SK 1/5/02

WEDIOEBA PC

FROM: Heidi Lynch

DATE: 30 April 2002

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/6421

Proposal: Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings..

Site Address: Kiln House, Crazies Hill, Wargrave, Reading.

Applicant: Mr/Mrs J Lord C/O Michael Reed Architects.

Your observations are required in respect of this application **by 24/05/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 MAY 2002

No objection.

A condition is requested restricting the working hours to weekdays only.

SIGNED: _____ DATE: 20/5/02

Clerk To Wargrave Parish/Town Council.

Heidi Lynch

From: Andy Glencross
Sent: 10 May 2002 17:47
To: Heidi Lynch
Subject: PA F/2002/6421 Kiln House Crazies Hill Wargrave

WOKINGHAM UNITARY
Aiming for Excellence

Hi Heidi

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **Due to the scale of the demolitions and that most of them are outbuildings and barns this must be submitted prior to planning permission being granted not attached as a condition.**

In addition there is a pond very near (30m) to this site which is to be extensively redeveloped (including a swimming pool and extensive new patio) area and we have not surveyed this area for great crested newts. **I would advise that we ask for a survey of the pond prior to planning permission being granted.**

Cheers

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6421
From:	Tom Payne Environmental Heath	My Ref:	001146
		Date.	15 May 2002

PROPOSED ERECTION OF REPLACEMENT DWELLING WITH SWIMMING POOL, TERRACES, RETAINING WALLS, BALANCING POOL AND LANDSCAPING. DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS.

KILN HOUSE, CRAZIES HILL, WARGRAVE, READING.

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/6421	**Map No :** 14
Case Officer : HL	**Site Area :** 1.94
Valid Date : 19/04/02	**Received Date: 19/04/2002**

Level : Delegated Application

Description : Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

Location : Kiln House, Crazies Hill, Wargrave, Reading.

Parish : WA **Ward : WAR**

Applicant : Mr/Mrs J Lord C/O Michael Reed Architects.

Fee Required: £220 **Fee Received: £220** (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER Officer? →	Details of retaining walls? + balancing pool? + swimming pool?		

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

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

J. Pasture — Demolition (+ bat re newt report when received)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Groundwater Protection Zone - Change of land levels.

Railtrack

Police Arch Officer

Thames water

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

+ Incl site inside red line

Pre-apps attached

OTHERS

Green Belt

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

Tel: (0118) 974 6482

Date: 30 April 2002

My ref: F/2002/6421

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/6421
Kiln House, Crazies Hill, Wargrave, Reading.
Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6421**
Kiln House, Crazies Hill, Wargrave, Reading.
Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6482

Date: 30 April 2002

My ref: F/2002/6421

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6421
Kiln House, Crazies Hill, Wargrave, Reading.
Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6421**
Kiln House, Crazies Hill, Wargrave, Reading.
Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge

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

Received by Wokingham District Council

Application No: F/2002/6421

Proposal:
Proposed erection of replacement dwelling with swimming pool, terraces, retaining walls, balancing pool and landscaping . Demolition of existing dwelling and outbuildings.

Location:
Kiln House, Crazies 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 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/2002/6421 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

30 April 2002

Organisation_Name	Building_Name	address1	Postcode
	SPRINGLANDS	SPRINGLANDSCRAZIES HILL ROADREADING	RG108LT
	KILN HOUSE		RG108LU
	ORCHARD COTTAGE		RG108LU
	THE WELL HOUSE		RG108LU
	MAPLECROFT	MAPLECROFTHIGHFIELD LANEREADING	RG108PU
	GREENBANK		RG108LU
	ELM VILLA		RG108LU
	REBEKAH'S WELL	REBEKAH'S WELLCRAZIES HILLWARGRAVE	

Neighbour consultation list F/2002/6421

19 APR 2002 6421

Michael Reed Architect:

B.A.(Hons) Arch; B Arch; RIBA

@ The Workshop
36 School Road
Penn
Buckinghamshire
HP10 8EF

phone / fax 01494 817955
email MRA@workshop-penn.demon.co.uk

01/03
17 April 2002

Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

For the attention of Nicola Lake

Dear Sirs,

Re: Kiln House, Crazies Hill

Further to our previous meetings on site and at your offices and our subsequent telephone conversations, we enclose a planning application for a replacement dwelling on this site. The proposed new house has been carefully positioned on the site to integrate with the land mass and to emphasize its relationship with the landscape. The house has been set into the hillside and the landscape has been drawn over it in order to reduce its apparent mass. The site sections show that the entire ground floor is below existing ground level and approximately 1/2 of the ground floor area can be considered buried. In effect we have scraped away the ground and we have assumed much less than 50% of the ground floor area as basement. SK2 shows the principle behind this as discussed with yourselves together with the area discounted as basement. We feel we have been very conservative in our approach to this. The plans also show basement accommodation and garaging. None of the basement areas protrude above the line of existing or proposed ground levels. We have therefore excluded these areas from our calculations.

The original house has been surveyed internally to check the area. SK1 (enclosed) shows the area of the house. The disparity between the area now shown and that referred to in Development and Land Planning Consultant LTD's letter dated 19 September 2001 relates primarily to the overhang on the west side of the house being counted at both first and ground floor levels. The height of the house has been double checked and the existing ridge is at a level of 57.30. This is as previously mentioned to the top of the ridge board plus an allowance for the ridge tile.

The existing house, garage, barn and office are to be demolished. We have previously discussed the "trade off" of areas against the outbuildings. We have taken 50% as against the approx 30% initially proposed by yourselves. We feel that they are sound and prominent structures within the green belt. We have excluded the covered only areas (14 m2) from the garage complex. In addition we feel that their demolition will open up the green belt and provide a planning gain by concentrating a reduced mass within the proposed house. We have then mitigated the mass of the house by burying the structure into the hillside. The "opening up" of the green belt is also highlighted by the reduced footprint areas.

We have contacted Andrew Glencross and a bat and newt survey has been commissioned from Dr Paula Cox. We will forward a copy of the report as soon as we receive it.

Continued.....

Continuation.....

19 APR 2002 *

Wokingham District Council
17 April 2002

The approach to the design of the house has been carefully considered in sympathy with the Green Belt. The applicants will incur exaggerated costs by burying much of the structure. The site will be generally tidied up, landscaped and the larger detached structures removed to open up the green belt. The nett effect will be one of much reduced mass and footprint, improved aesthetics with regard to both the landscaping and the house design and will enable the District Council to control future development on the site. We feel this is very much a "planning gain" and look forward to consent for the application. Should you have any queries or require further information or explanation, please do not hesitate to contact this office.

Yours faithfully

Michael Reed

cc client

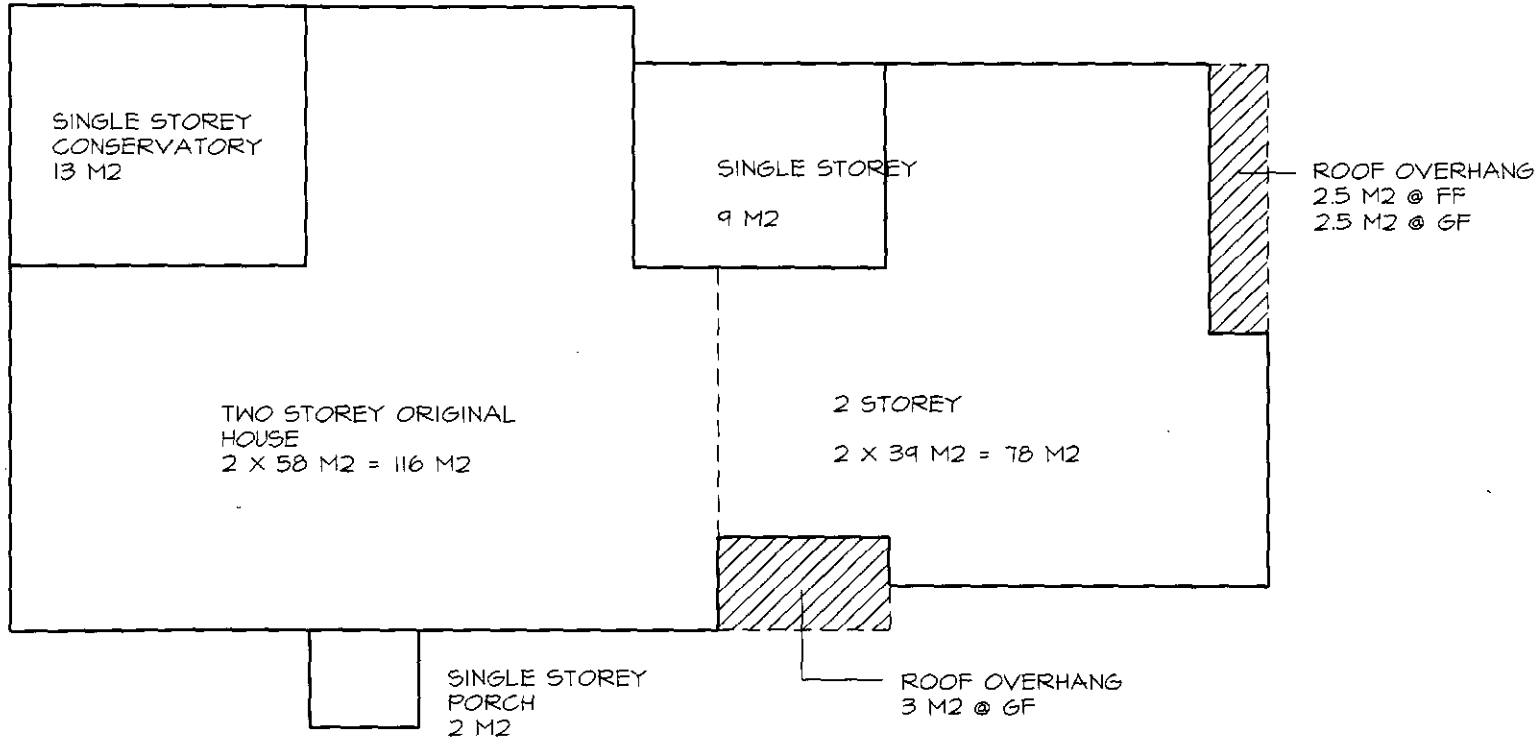
encs: 6 copies of application form TP1
6 copies of Certificate A
6 copies of drawing nos 01/03/ 13B, /14B, /15A, 16A, /17A, /18A, /19A, /20A, /21A, /22A, /23A, /24A, and Location plan
1 copy of SK1 and SK2
application fee

SK 1
1:100

19 APR 2002* 6421

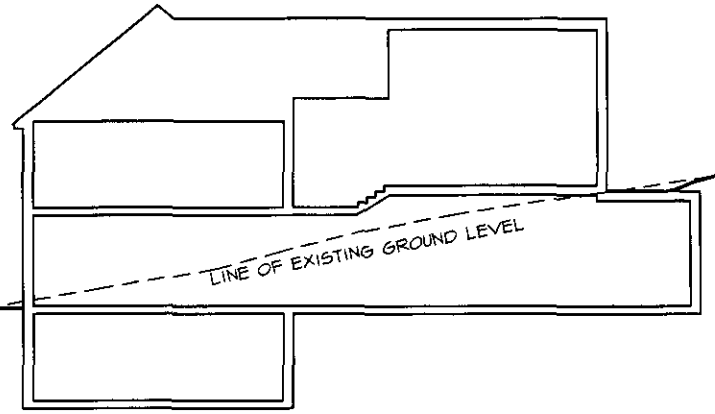
ORIGINAL HOUSE

GF 127M2
FF 99 M2

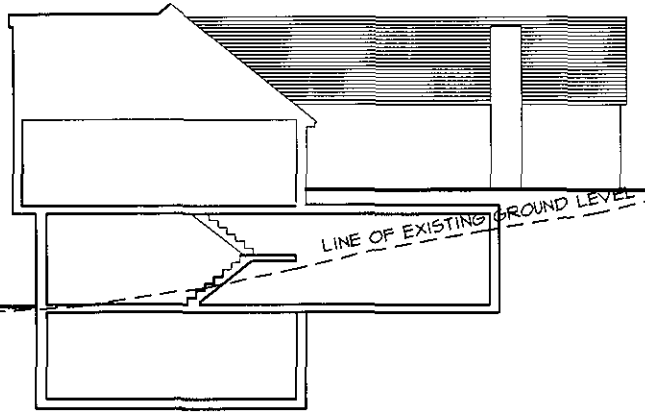


SK2
1:200

19 APR 2002 * 6421



SECTION LL



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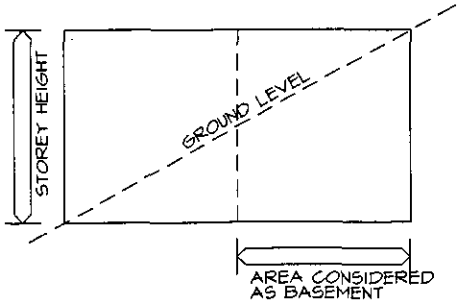
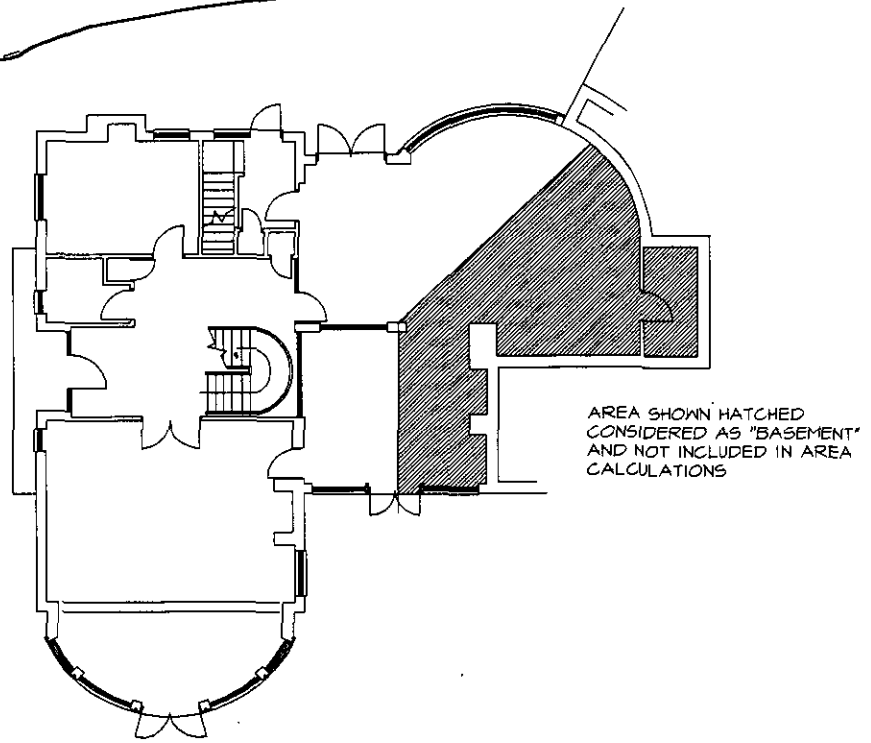


PRINCIPLE



OUND FLOOR PLAN

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 13.AUG.2002 6421

1.	APPLICANT'S NAME	MR AND MRS J. LORD
	ADDRESS	HARTWOOD HOUSE, BUSGROVE LANE, STOKE ROW, OXFORDSHIRE
	POST CODE	RG9 5QB PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL REED ARCHITECTS
	ADDRESS	THE WORKSHOP, 36 SCHOOL ROAD, PENN, BUCKINGHAMSHIRE
	POST CODE	HP10 8EF PHONE 01494 817955
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	KILN HOUSE, CRAZIES HILL BERKSHIRE, RG10 8LU
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING HOUSE AND OUTBUILDINGS, CONSTRUCTION OF REPLACEMENT DWELLING WITH ASSOCIATED EXTERNAL WORKS INCLUDING SWIMMING POOL, TERRACES, RETAINING WALLS, BALANCING POOL AND LANDSCAPING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	RESIDENTIAL 2.03 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	01/03/ 13B, 14B, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, AND SK1, SK2, LOCATION PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☑
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

			SITING	☐
EXTERNAL APPEARANCE	☐		DESIGN	☐
MEANS OF ACCESS	☐		LANDSCAPING	☐

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 19.A.R.2332* 6421

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

ADDRESS KILN HOUSE CRAZIES HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7980

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
459/52	Mr. T. W. Pring	Garage	17.9.52	APP APP
380/72.	M. M. Lorenz	Double carport & store	4.4.72	APP C/A
379/72	" "	2 Storey addition	4.4.72.	APP C/A
1842/72	" "	Double garage	4.12.72	APP C/A

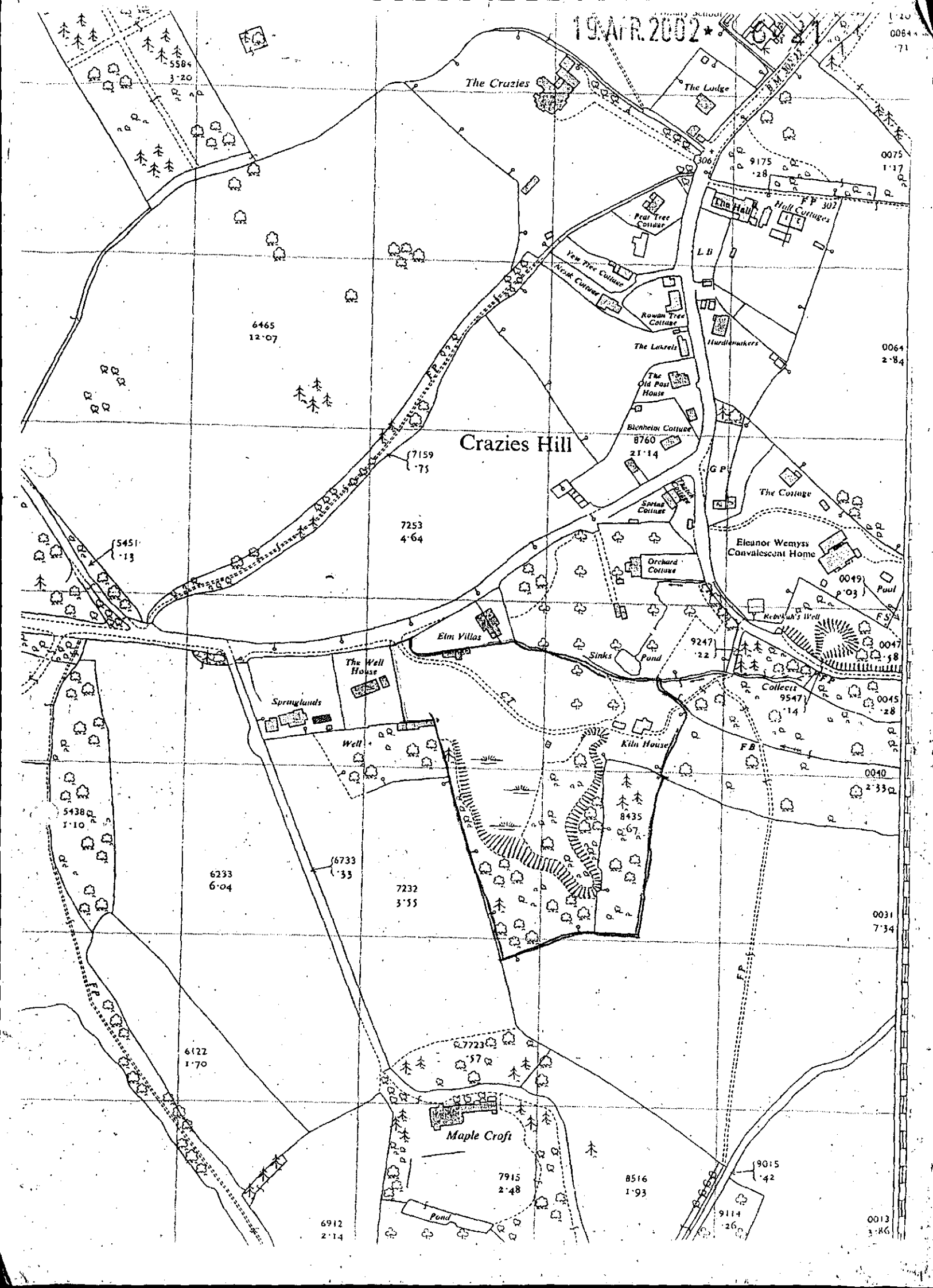
DATE OF COMPLETION

MINISTRY DECISION

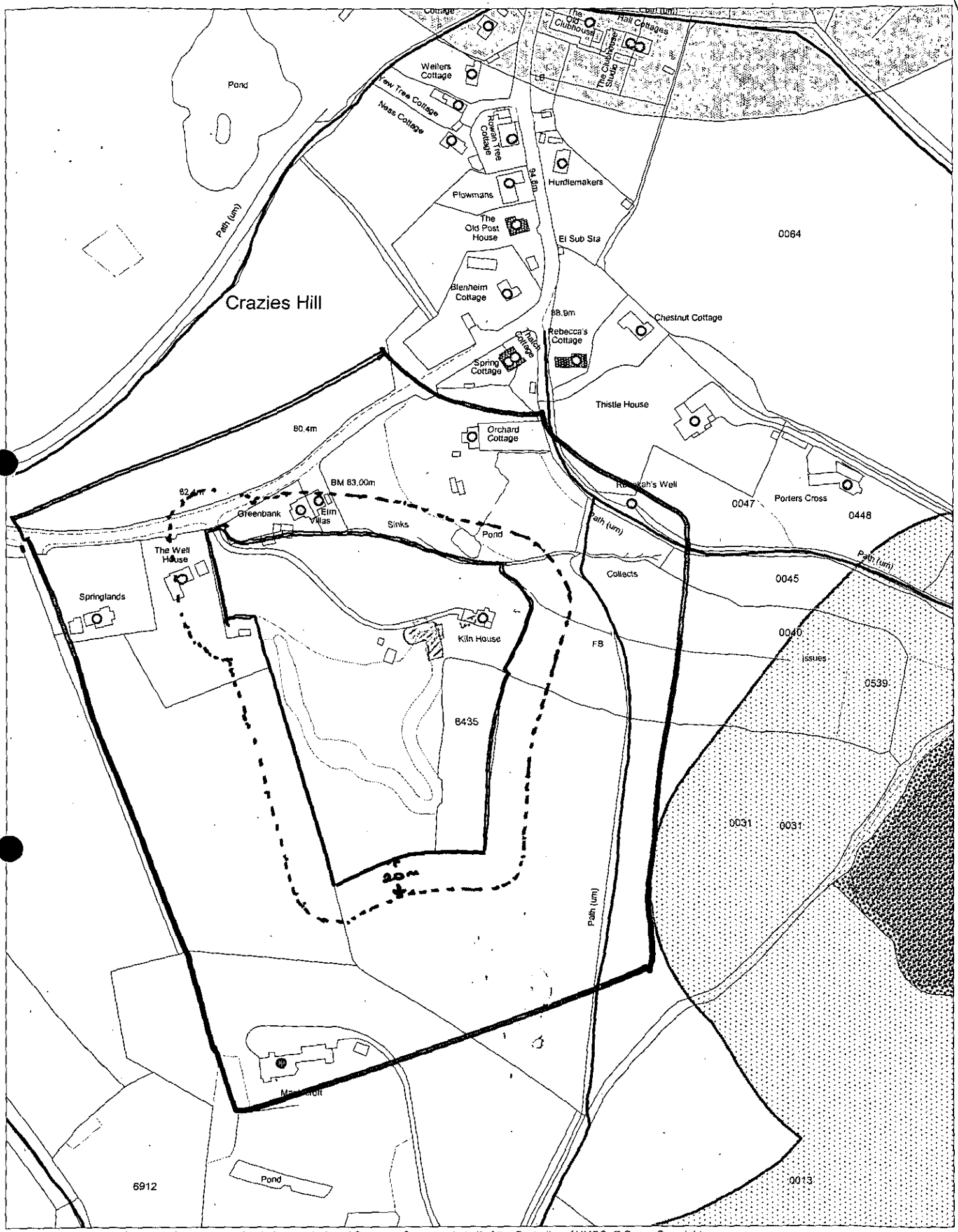
SPECIAL ORDERS

DRAINAGE

091074


19 APR 2002
The Crazies
The Lodge
The Hall
Hall Cottages
Peat Tree Cottage
Yew Tree Cottage
Nook Cottage
Rowan Tree Cottage
The Laurels
Hurdlemakers
The Old Post House
Blenheim Cottage
Crazies Hill
The Cottage
Spring Cottage
Eleanor Wemyss Convalescent Home
Orchard Cottage
Pool
Rebekah's Well
Elm Villas
Sinks
Pond
The Well House
Springlands
Well
Collects
Kiln House
Maple Croft
Pond
6465
12·07
7253
4·64
5451
·13
5584
3·20
9175
·28
0075
1·17
0064
2·84
8760
21·14
7159
·75
9247
·22
0047
·58
9547
·14
0045
·28
0040
2·33
5438
1·10
6233
6·04
6733
·33
7232
3·55
8435
·67
0031
7·34
6122
1·70
7723
·57
7915
2·48
8516
1·93
9015
·42
9114
·26
6912
2·14
0013
3·86

19.APR.2002* 6421



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Development Control Section, Environmental Services, Wokingham District Council.
25 April 2002 Scale: 1 : 2500

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