X SYSTEMS LTD

APPLICATION NO:
F/2000/1621

LOCATION:
Plot 6 Mumbery Field School Hill, Wargrave Reading.

APPLICANT:
Mr & Mrs Jackson C/O The TPA Design Company Ltd

PROPOSAL:
Proposed erection of triple garage (Amendmen to consent 99/70367/F).

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jackson
C/O The TPA Design Company Ltd
33a St Lukes Road
MAIDENHEAD
SL6 7DH

Application Number: F/2000/1621

Parish: **WARGRAVE**

Location: **Plot 6, Mumbery Field, School Hill, Wargrave, Reading**

Proposal: **Proposed erection of triple garage (Amendment to consent 99/70367/F)**

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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To enhance the appearance of the development.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. In the interests of the character and amenities of the locality.

John Mitchell
Development Control Manager
Date: 17/07/2000

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 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 11 August, 2000
My ref. HPM/F/2000/1621
Your ref.

Mr. T. Platt,
Terry Platt Architects,
33A St Lukes Road,
Maidenhead,
Berks. SL6 7DN.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Platt,

MINOR AMENDMENT TO APPROVAL FOR PROPOSED ERECTION OF A TRIPLE GARAGE
PLOT 6, MUMBERY FIELD, MUMBERY HILL, WARGRAVE

I refer to your letter dated 9 August 2000, with enclosed plans, regarding the above. I have assessed the information provided on Dwg No 918/109 Rev A against the previous approval.

I can confirm that the changes can be dealt with as a minor amendment to planning permission F/2000/1621 to the basis of the following:

- The garage is in precisely the same location as previously approved.
- The garage is used incidental to the enjoyment of the dwellinghouse.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

tpa

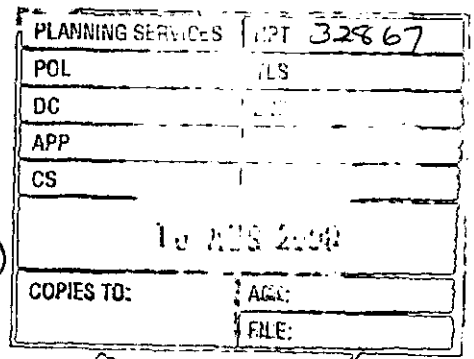
Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

918la12
9th August 2000



FOR THE ATTENTION OF HEATHER MORGAN

Dear Madam

REF:
ERECTION OF A TRIPLE GARAGE AT PLOT 6 MUMBERY FIELD, SCHOOL HILL, WARGRAVE. YOUR REF: Consent ref F/2000/1621.

Planning consent was recently granted for the erection of a triple garage at the above property.

As stated in the application letter my client will use the garage to park two cars and a sailing boat. To provide storage space for sailing equipment and an area to dry sails it is proposed to utilise the volume of the garage roof for attic storage. You will also appreciate that the low ridgeline of the dwelling, with rooms in the roof, provides very little attic space for incidental storage.

I enclose two copies of drawing no 918 / 109 'A' which indicates some amendments to the approved application drawing. The amendments are:

1. An internal stair has been introduced to give safe access to the attic. Sufficient space remains in the last bay of the garage to store the boat under the slope of the staircase.

2. The access door in the side of the garage has been moved to give direct access to the stair, (and a direct exit from the stair in the event of an emergency). The side window has been moved.

3. A second window has been introduced in the rear of the garage.

4. Windows have been introduced into the attic to provide light and cross ventilation in the attic. On the front elevation the window is a design feature, to enhance the elevational appearance of the building.

The garage is well protected from public view and the changes will have no impact on neighbouring properties. I enclose two copies of drawing number 918 / 109 'A' recording these amendments and would be grateful if the enclosures could be accepted as a minor amendment to the Planning Consent.

Please call me if you have any queries.

Yours faithfully,

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd

cc N Jackson

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 7 November, 2000
My ref. HPM/F/2000/1621
Your ref.

Ms. T. Baird,
Langridge Cottage,
20 Hamilton Road,
Wargrave,
Berks.
RG10 8BB.

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) 977 8909
DX: 33506 – Wokingham

Dear Ms Baird,

ERECTION OF TRIPLE GARAGE – PLANNING PERMISSION F/2000/1621
PLOT 6, MUMBERY FIELD, WARGRAVE

I refer to your letter dated 22 October 2000 regarding the construction of a recently erected garage at the above site. This overall site has been subject to numerous applications. 98/67508/F approved in 1999 was for 5 two storey dwellings within the site and a chalet style two storey dwelling on the road frontage. This consent also approved a double garage to the front of the dwelling known as plot 6. The location of the garage forward of the building was therefore agreed in detail.

Application 99/70367/F sought amendments to the design of the dwelling and to marginally increase its height, plus the insertion of a greater number of dormer windows. This revision was approved at development control sub committee on 28/04/00. The garage on this scheme was eventually approved as a double garage, although the case officer concerned had recommended a triple garage for approval.

The triple garage as approved by planning permission F/2000/1621 should be 3m form the back of the hedge and 11m from the highway. Should you feel the garage has been incorrectly positioned, please contact our Enforcement Section on (0118) 974 6447 who can then investigate the matter further.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

PLANNING SERVICES	HPT 35751
POL	TLS
DC HH	EMF
APP	
CS	
25 OCT 2000	
COPIES TO:	ACC:
	FILE:

Longridge Cottage,
20 Hamilton Road,
Lambourn,
Berks
RG16 8BB.

22.10.00

Dear Sir,

Re: Nunbery Field Development.

I notice that there is further development on the site of the house (which by the way was going to be a bungalow) nearest to the entrance.

This added building seems to encroach on the building line as it is situated right up against the hedgeline along the road.

Please ~~for~~ could you let

me know if it is indeed beyond the building line and if so, why it is being allowed to be constructed.

Yours faithfully

Tessa Baird

(TESSA BAIRD).

Please file.

Our ref: SP\2000\001901\001
Your ref: F/2000/1621

Date: 18th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 32075
LOI	TLS
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

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

For the attention of: Heather Morgan

Dear Sir/Madam

ERECTION OF TRIPLE GARAGE - AMENDMENT TO CONSENT 99/70367/F
PLOT 6 MUMBERY FIELD, SCHOOL HILL, WARGRAVE

Thank you for your letter dated 8 June 2000 which was received on 14 June 2000. You are asked to quote the following reference in any correspondence: **SU77NE/20/3**

The Environment Agency has no further comments on this application, other than those detailed in our previous letter dated 16 November 1999.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: The TPA Design Company Ltd, 33A St Lukes Road, Maidenhead, SL6 7DN

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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

Tel: (0118) 974 6446

Date: **08 June 2000**

My ref: F/2000/1621

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/1621
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.
Proposed erection of triple garage (Amendment to consent 99/70367/F).

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1621**
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.
Proposed erection of triple garage (Amendment to consent 99/70367/F).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6446

Date: ***08 June 2000***

My ref: F/2000/1621

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/2000/1621
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.
Proposed erection of triple garage (Amendment to consent 99/70367/F).

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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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1621**
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.
Proposed erection of triple garage (Amendment to consent 99/70367/F).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/1621

Proposal:
Proposed erection of triple garage (Amendment to consent 99/70367/F).

Location:
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 June 2000

Application Number F/2000/1621
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC52	SR12	
3	SC90	SR15	
4	SC41	SR09	
5	SC92	SR09	
6	SC48	SR17	
7	SC99	SR12	

17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Plot 6 Mumbery Field School Hill Wargrave Reading.

APPLICATION NUMBER: F/2000/1621

OFFICER: Heather Morgan

DATE OF SITE VISIT: 20/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES On hoarding at entrance to Gate.

2. DESCRIPTION OF SURROUNDINGS Residential opposite to the north. Green Belt adj ~~Belt~~ adjacent.

3. DESCRIPTION OF SITE/BUILDING Residential partially under construction. Previous garden. Consent granted for house & double garage

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES Hedging to front to be retained

ACCESS/PARKING N/A (Approved)

LEVELS ~~xxx~~ flat.

BOUNDARY TREATMENT hedging & fencing (previously approved).

OTHERS

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1621

Applicant : Mr & Mrs Jackson C/O The TPA Design Company Ltd.

Location : Plot 6 Mumbery Field, School Hill, Wargrave, Reading.

Proposal : Proposed erection of triple garage (Amendment to consent 99/70367/F).

Site Notice Displayed ? :

YES	NO	DATE
✓		16/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20/6/00.....

Date Registered : 26/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 21/07/2000. 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 :

① Highways - No Objection subject to condition. SC23 (Parking, turning & garaging) SR20.

② Policy - No policy observations.

③ Env. Health - No Objections.

④ Wargrave PC - Wishes to corroborate the Objections to this application. Respectfully request enforcement of the approved plans.

~~Planning Heads~~

⑤ Trees and Landscape - No Objection provided there is sufficient additional planting within the front garden to help soften views of the garage from the north. Detailed landscape scheme to be submitted

Planning History

98/67508/F – Erection of 6 detached dwellings.
Approved 5/8/99.
S 2 storeys within the site, 1 chalet style 2 storey dwellings

98/68439/O – Outline for erection of 13 dwellings.
Refused. 15/1/99.

99/70344/F – Amendments to erect 6 detached dwellings.
Approved 30/3/00.
Amended the internal layout of 5 dwellings within the site.

99/70367/F – Amendments to Plot 6, one chalet style house.
Approved 28/4/00.
Provided a double garage and a chalet style house of greater height, plus dormer in the roof for bedroom accommodation.

Issue

Impact upon adjoining Green Belt and the visual impact on the streetscene

99/70367/S was for a house and detached garage. As originally recommended to development control Sub committee on ?, the Officer recommended approval for the house plus a triple garage 7.2m deep, 9.2m wide, with a ridge height of 6.6m. The application was deferred for a site visit. During this period the applicants submitted revised plans for a double garage 7m deep, 6.2m wide and 5.6m to the ridge. This was approved by Committee on 28/4/00.

The applicants have submitted revised plans due to the need to provide storage for cars and a sailing boat. As now proposed, the triple garage would be 6.8m deep, 8.8m wide, with a ridge height of 5.8m. Whilst it is larger in floorspace terms than previously approved under 70367, the height is marginally higher.

The increased floorspace will bring the garage closer to School Hill. This boundary is currently screened by an established hedgerow 4 to 6m high along its length.

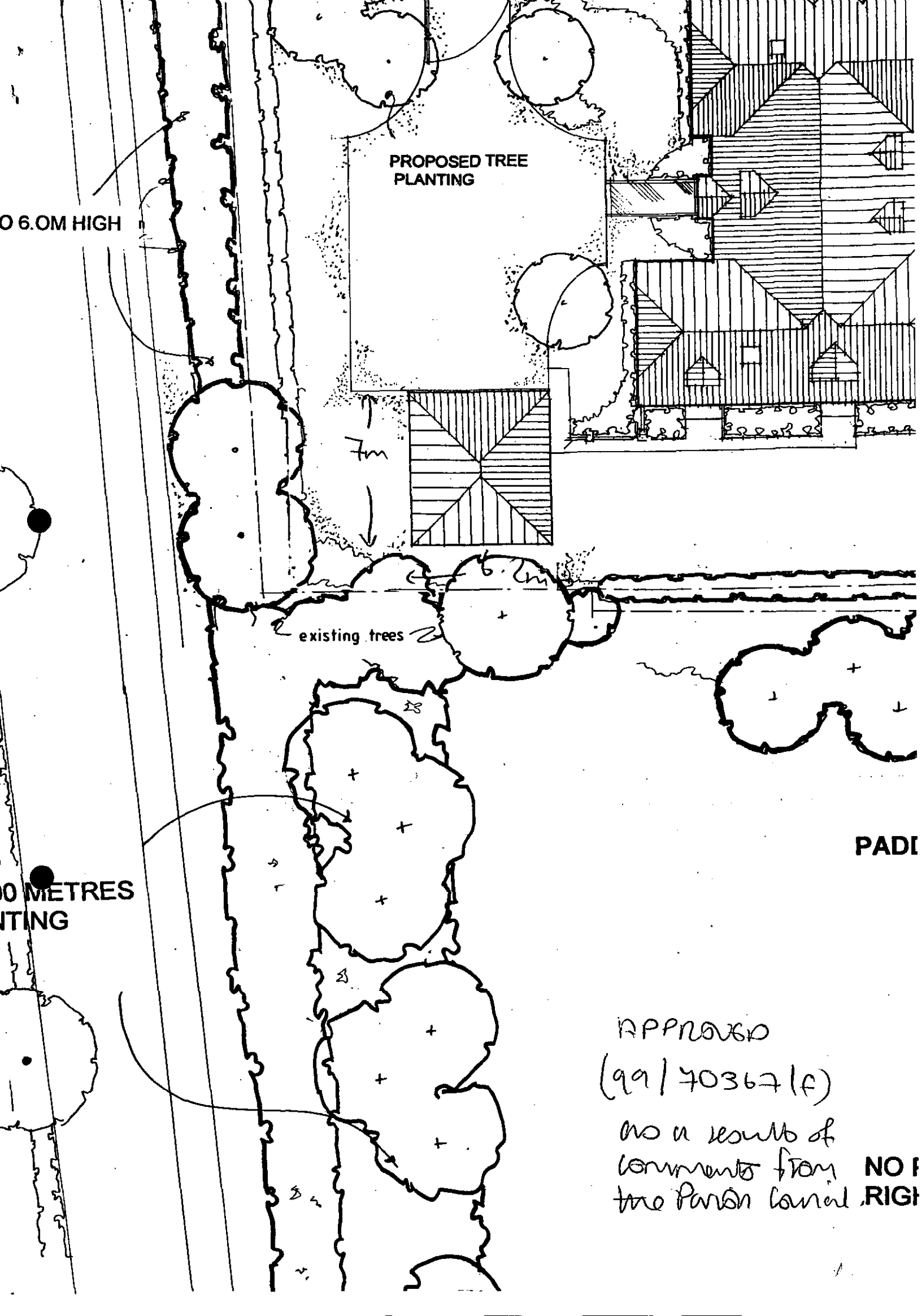
Application Number: F/2000/1621

Appraisal :

This is considered to be reclaimed under 99/70307/F. Whilst the floorspace is greater the height is deemed to be acceptable visually. The structure needs to be seen within the context of the dwelling immediately behind. This has a ridge height of 5.8 m and an eaves level of 2.3 m. Within this context the proposed garage could not be seen as unduly prominent. Additional planting is also proposed at the northern end of the site to provide extra screening when travelling south along Scrog Hill. The main change is the impact upon the adjoining Green Belt to the south. The width fronting this boundary has been increased from 6.7m to 6.8m. The roof will also take the form of barn hips as opposed to full hips. However, the proposal is 0.4m narrower and 0.5m lower than the garage previously deemed acceptable by the officer dealing with 99/70307/F. The southern boundary is effectively screened by existing hedging. This is to be supplemented by additional planting. In addition, a 10m deep landscape strip is to be provided by the applicant in connection with 99/70307/F in the form of a S106 agreement. This will provide an effective landscape barrier. This alone will effectively screen two thirds of the garage from view. This planting plus existing hedging is deemed sufficient to ensure the proposal does not appear unduly prominent and detrimental to the openness of the adjoining Green Belt.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)


PROPOSED TREE PLANTING
O 6.0M HIGH
7m
6.0m
existing trees
PADI
00 METRES
NTING
APPROVED
(99/70367/F)
NO R
RIGH

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 4 July 2000

Location:	Plot 6, Mumbery Field, School Hill, Wargrave
Proposal:	Proposed erection of triple garage (Amendment to consent 99/70367/F)
Application Number:	F2000/1621

In response to your consultation dated 8 June 2000 for the above application, the landscape comments are as follows:

I have no objection to the erection of a triple garage provided that there is sufficient additional planting within the front garden to help soften views of the garage from the north. The applicant needs to submit a detailed landscape scheme for approval.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

25 MAY 2006 1621

1.	APPLICANT'S NAME	MR & MRS JACKSON
	ADDRESS	LITTLE FOXES, HLINGERFORD LANE
		SHURLOCK ROW, READING
	POST CODE	RG10 0PD PHONE 0118 934 4028
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TPA DESIGN COMPANY LTD
	ADDRESS	38A ST LUKES ROAD
		MAIDENHEAD
	POST CODE	SL6 7DN PHONE 01628 412300
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	PLOT 6 MUMBERT FIELD
		SCHOOL HILL, WARGRAVE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A 3 BAY GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.62ha
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	918/06

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 ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Reclaim red facing bricks, Plain clay tile roof

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

New soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the *Town & Country Planning Acts* does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr & Mrs Jackson DATE 25.05.00

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".

FROM: Heather Morgan

DATE: 08 June 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1621

Proposal: Proposed erection of triple garage (Amendment to consent 99/70367/F)..

Site Address: Plot 6 Mumbery Field, School Hill, Wargrave, Reading.

Applicant: Mr & Mrs Jackson C/O The TPA Design Company Ltd.

Your observations are required in respect of this application **by 03/07/2000** .

The Parish Council wishes to continue its objections to this application and would respectfully request enforcement of the approved application.

Note:
The Parish Council are concerned that there appears to be the perception of manipulation of the planning process with regard to this application.

SIGNED: _____ DATE: 26/6/2000

Clerk To Wargrave Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL
DC
APP
CS
COPIES TO:

From: Joanne Ellis, Environmental Health

To: Heather Morgan, Development Control

My Ref: JPE/mumbery

Your Ref: F/2000/1621

Date: 20 June 2000

PROPOSED ERECTION OF TRIPLE GARAGE (AMENDMENT TO CONSENT 99/70367/F)
PLOT 6 MUMBERY FIELD, SCHOOL HILL WARGRAVE

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

Joanne Ellis

RECD P+P 12/6 — See part one

To:
Policy And Plans Section

From: Heather Morgan

Date: 08 June 2000

Application Number: F/2000/1621

Proposal: Proposed erection of triple garage (Amendment to consent 99/70367/F)..

Site Address:
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.

Applicant:
Mr & Mrs Jackson C/O The TPA Design Company Ltd.

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

No policy observations

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 08 June 2000

Application Number: F/2000/1621

Proposal: Proposed erection of triple garage (Amendment to consent 99/70367/F).

Parish: WARGRAVE PARISH

Site Address:
Plot 6 Mumbery Field, School Hill, Wargrave, Reading.

Applicant:
Mr & Mrs Jackson C/O The TPA Design Company Ltd.

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).

SC:23 (INSERT, PARKING, TURNING & GARAGING).

SR:06

Signed: _____ **Print name:** Stephanie Knowles.

12/06/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: YM	Application No. F/2000/1621

Map No. ..... Site ..063...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF TRIPLE GARAGE
(AMENDMENT TO CONSENT 99/70367/F)

Location: PLOT 6 MUMBERY FIELD SCHOOL HILL

Parish: WARFRAVE Ward: Wargrave ✓ 8/7

Applicant: MR/MRS JACKSON
re-submission fee paid 70367

Fee Received 00-00 Required 0 Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8/7 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

no pre-apps.

NEIGHBOURS: SN + Stonecrest ? The Spindles & SCHOOL HILL

1 MUMBERY FIELD

ADDRESS SCHOOL HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7978 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~441/49~~	~~MR. J. VANEWANENBERG~~	~~GARAGE~~	~~11.10.49~~	~~APP APP~~
64/54	R.W. SEYMOUR-LEE	O/APP. 5 DWELLINGS	25.3.54	N/A REFU
0/9/59	"	O/APP. RESIDENTIAL DEV.	22.1.59	N/A REFU
0/532	H.W. HALL	O/APP. HOUSE & GARAGE	17.9.74	N/A REFU
98/67508/F	MILLGATE HOMES	6 DET. DWELLINGS	5/8/99	C/A L
98/68439/O	"	O/L 13 "	15.1.99	RE
99/69891/F	"	"	30.03.00	N/1 S/A L
C/67508/05+06	"	Details to comply CONDS 5+6 of 67508 for Appl. Archaeological Report	25.8.99	A
99/70347/F				
99/70367/F	Mr & Mrs N Jackson	6 Det. dwellings	30.3.00	C
FP99/9062	Millgate Homes	5 Det. dwellings	1.10.99	APP
C/67508/25+26	"	D. to C. - CONDS 25+26 of 67508 for Appl of Prov. for Constr Vehicles & clearing of mud & debris	13.10.99	A
C/67508/07+08	"	D. to C. - CONDS 07+08 of 67508 for Appl of Visibility Splays	13.10.99	A
C/67508/16	"	D. to C. - COND 16 of 67508 for Appl of Materials	18.10.99	A

DATE OF COMPLETION

MINISTRY DECISION

1933
2 MUMBERY FIELD

ADDRESS SCHOOL HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7978 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
C/67508/17	Millgate Homes	D. to C. - COND 17 of 67508/F for Appl of Noise Protection Details	19.10.99	R
C/67508/21	"	D. to C. - COND 21 of 67508 for Appl of Surface Water & Foul Drainage	19.10.99	A
C/67508/11, 12, 13, 14+15	"	D. to C. - CONDS 11, 12, 13, 14+15 of Cons 67508 for Appl of Hard & Soft Landscaping Tree Ret. & Ma	10.12.99	R
A/1999/0108	Millgate Homes.	Erect Non-Illu. Hoarding		
C/67508/10+18	"	D. to C for Appl of Hard Surfacing Footway & Safe Crossing	13.12.99	R
A/1999/0108	Millgate Homes	non-ill. hoarding (retro)	6.4.00	A
C/2000/1364	Mr. & Mrs Jackson	D. to C - COND 5 for Appl of Materials & COND 15 for Appl of slab levels of 70367	16.5.00	A
C/2000/1300	Millgate Homes	D. to C. - 10+18 - 67508 - Appl of footway & safe crossing	23.5.00	A

MINISTRY DECISION 70367 - Plot 6 - Erect Det Dwelling / Garage - 28/4/00 - C/A

SPECIAL ORDERS

PLANNING SERVICES | HPT
L | TLS
? | ENF
APP |
CS |
26 MAY 2000
COPIES TO: | ACK:
FILE:

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

918la10
25th May 2000

26.MAY2000* 1621

FOR THE ATTENTION OF HEATHER MORGAN

Dear Madam

REF: PROPOSED GARAGE AT PLOT 6 MUMBERY FIELD, SCHOOL HILL, WARGRAVE
YOUR REF: Previous Consent ref 99/70367/F.

I understand that Mr Jackson has recently discussed with you the construction of a triple garage on the above site, a substitution for the double garage for which Planning Consent (referenced above) has been granted.

You will recall that during the course of the above application the triple garage attracted comments from councillors, and therefore the application was amended to a double garage. However Mr Jackson still requires secure storage for two cars and a sailing boat and sailing equipment.

I enclose a revised drawing for a three bay garage, with a ridge line 700mm below the ridge line indicated on the original application. I believe that this revision will overcome the concern of councillors in respect of the visibility of the structure from outside the site.

The garage will be concealed behind a very thick established hedgerow on the School Hill frontage, and will have an established hedge to the rear. The new 10.0 metre band of screen planting in the adjacent paddock will ensure that the garage will be totally screened, maintaining the ' soft' edge to the settlement.

cont
Page 2

I enclose the following documents in support of a full Planning Application:

1. Six copies of drawing no 918/06.

2. Six copies of Planning Form 'Part 1'.

3. One copy of Certificate A.

A Planning Fee is not required for this application.

A full planting plan for the site is being prepared and will be submitted to you shortly. I trust you will give your support to this application. Please call this office if you have any queries.

Yours faithfully,

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd
cc N Jackson

1789/a

SECTION 66 CERTIFICATE

Application No.

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

26.MAY2000* 1621

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Mr & Mrs N. Jackson . . . . . .

Date . . 25.05.00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

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

26 MAY 2000 * 1621

1.	APPLICANT'S NAME	MR & MRS JACKSON
	ADDRESS	LITTLE FOXES, HUNGERFORD LANE
		SHURLOCK ROW, READING
	POST CODE	RG10 0PD PHONE 0118 934 4028
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TPA DESIGN COMPANY LTD
	ADDRESS	38A ST LUKES ROAD
		MAIDENHEAD
	POST CODE	SL6 7DN PHONE 01628 412300
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	PLOT 6 MUMBERT FIELD
		SCHOOL HILL, WARGRAVE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A 3 BAY GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.62ha
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	918/06

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 ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Reclaim red facing bricks, Plain clay tile roof

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

New soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

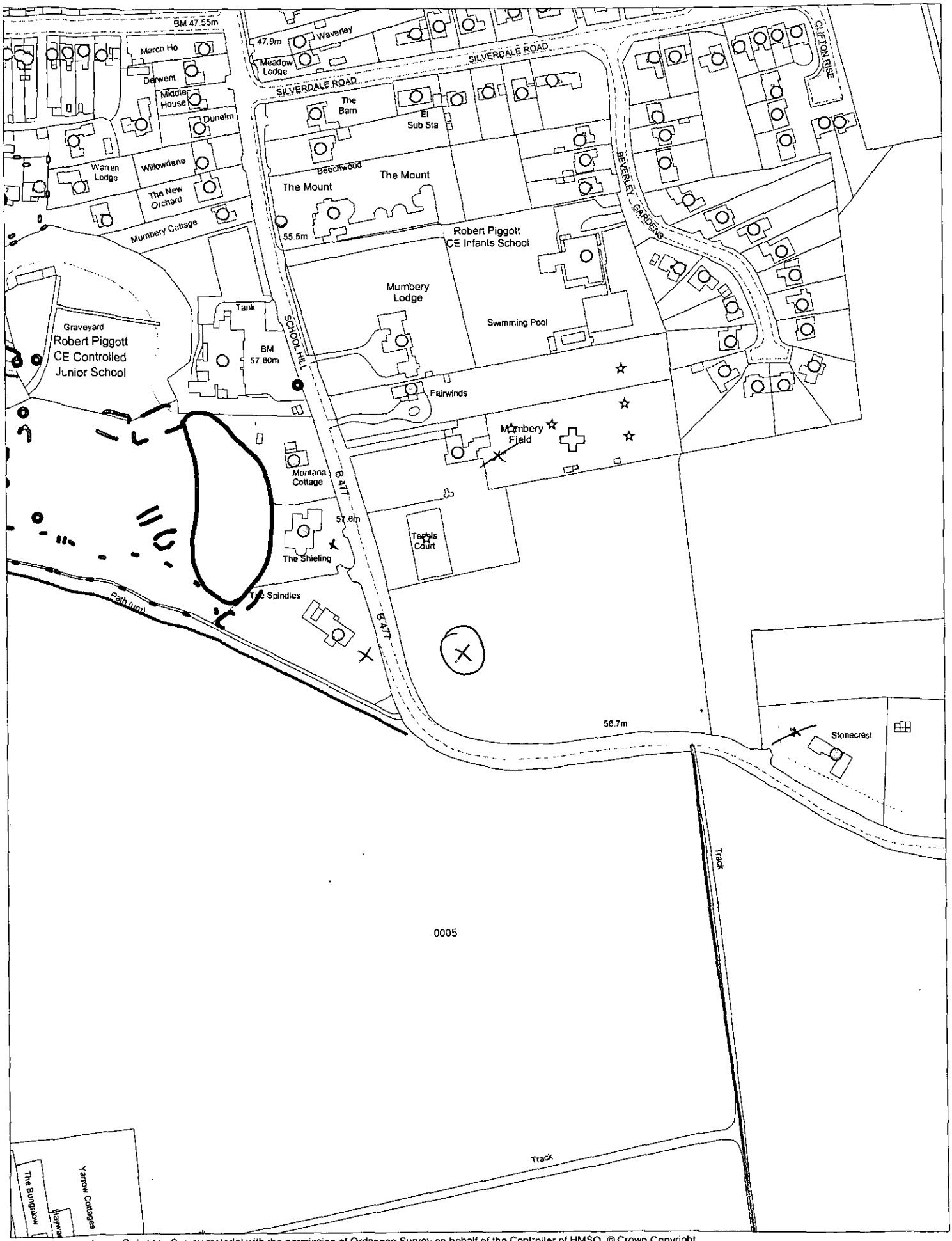
YES/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED T [illegible] ON BEHALF OF Mr & Mrs Jackson DATE 25.05.00

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".



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Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 2500

N
W E
S