APPLICATION NO:
F/2001/5377

LOCATION:
Loddon Reach Reading Road, Arborfield Reading.

APPLICANT:
Mrs O'Keeffe C/O Andrews Kalik Assoc

PROPOSAL:
Proposed single storey side extension to dwelling to form granny annexe.

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: ~~Helen Pollock~~ Louise Smith

8 1-

REFUSED

D1 486

[redacted]

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 17 June 2003

by David Grace BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

15 JUL 2003

Appeal Ref: APP/X0360/A/03/1113430
Loddon Reach, Arborfield Road, Arborfield, Reading, RG2 9HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs O'Keeffe against the decision of Wokingham District Council.
- The application (Ref.F/2001/5377), dated 3 December 2001, was refused by notice dated 28 October 2002.
- The development proposed is a single storey extension to provide accommodation for mother.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Planning Policy

1. The development plan includes the Berkshire Structure Plan of 1995 and the Loddon Area Local Plan of 1995 (LLP). Structure Plan Policy C2 states amongst other things that development outside of built up areas and settlement boundaries defined in local plans will be strictly controlled. LLP Policy LC19 states that appropriately designed and sited minor extensions to existing dwellings in rural areas will normally be acceptable and that the cumulative effect of all extensions to the original building will be taken into account.

2. The emerging Wokingham District Local Plan (WLP) has been drawn to my attention. It has been the subject of public inquiry, the Inspector's report has been published and the proposed modifications were placed on deposit in the spring of 2003. In my view it is a material consideration of substantial weight. WLP Policy WCC7 states that extensions to dwellings in areas outside of built up areas and settlement boundaries should be acceptable. This is subject to requirements including there being no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside and there being no significant alteration to the scale of the dwelling.

3. I have also been referred to Planning Guideline B5 "Guidance for new, replacement or extending dwellings in the countryside within the Wokingham District". It was adopted by the Council as supplementary planning guidance (SPG) in 2003 in accordance with paragraph 3.16 of Planning Policy Guidance Note 12: Development Plans, and is a material consideration of substantial weight. Amongst other things the SPG states that the key consideration is the impact of a development on the character and appearance of the countryside and that extensions should be subordinate to the existing dwelling and be designed to blend in with it. It also states that the essential elements to be assessed are siting, relative increase in size and height, design and materials. It adds that features within the curtilage such as garages, existing trees and vegetation, landscaping and boundary treatment can also affect the overall impact. In relation to the size of a development it states

that a more than 50% increase in volume when compared to the original dwelling is a useful indicator of potential impact.

Main Issue

4. I consider the main issue in this appeal to be the effect of the proposal on the character and appearance of the existing dwelling and on the surrounding countryside.

Background

5. The original dwelling was a chalet bungalow. It was extended following planning permission granted in 1984 for a 2 storey side extension and a 2 storey rear extension. I have no information on the size of that scheme but it is not disputed that it approximately doubled the volume of the original dwelling. Subsequently planning permission was granted in 1990 for a double garage that has been built. Also in 1990 planning permission was granted on appeal for a single storey conservatory extension and garage outbuildings. The conservatory was not implemented.

Reasons

6. The appeal property is situated adjacent to the River Loddon. Other than being partly flanked by a neighbouring property to the east, it is surrounded by countryside. The site is within an area of flood risk. The curtilage of the dwelling extends to some 1.14 Ha and is enclosed by mature trees and shrubs and a gated entrance. It contains a number of outbuildings and areas for car parking and the remaining area is an extensive landscaped garden. It has a residential character that is distinct and separate from the surrounding countryside. Views of the dwelling and its outbuildings from the surrounding countryside are very restricted due to the enclosed nature of the curtilage. Despite having been the subject of extension in the past the existing dwelling appears as a large, unified and mature residence.

7. The proposal would project some 4m beyond the end of the existing dwelling, which is some 22m long, into the approximately 15m wide gap between the dwelling and a group of substantial outbuildings. It would also extend some 4m beyond the existing rear elevation reflecting the existing rear projection at the other end of the property. The extension would be set back approximately 1m behind the existing front elevation. It would have a hipped roof with an eaves level and apex slightly lower than those of the existing roof.

8. By virtue of its size, massing, set back from the front elevation and a roof height lower than that of the existing building, the proposal would appear subordinate to the existing dwelling. In my view the proposed matching materials, hipped roof form, and subordinate character would effectively blend the proposal into the existing dwelling. The undercroft construction would not detract from this. Therefore I consider the proposal would not adversely affect the character and appearance of the existing dwelling. Consequently its appearance would not detract from the character and appearance of the countryside.

9. Whilst the proposal would reduce the gap between the dwelling and the outbuildings it would leave sufficient space for it not to appear cramped or for the buildings to appear unacceptably concentrated. It would also retain a continuity of space between the front and rear of the dwelling. Due to the position of the substantial outbuildings between the dwelling and the River Loddon the proposal would not have the effect of reducing the

distance between the river and the nearest buildings. Also, due to the dense boundary vegetation that surrounds the curtilage, visibility of the dwelling from the surrounding countryside would not be significantly changed. It would not therefore have the effect of increasing the urbanised appearance of the rural environment.

10. I have considered the guideline provided by the SPG that a 50% increase in volume when compared to the original dwelling is a useful indicator of the potential impact on the countryside. I have also taken into account the requirement to consider the cumulative effects of all extensions to the property. The proposal together with the previous extensions would in total be more than a 50% increase in the volume of the original dwelling. However, the 50% figure is an indicator not a limit and all proposal have to be considered on their individual merits. I also note that the essential objective of the policies, and the SPG, is to avoid increasing the impact of dwellings on the character and appearance of the countryside. I consider the proposal would not conflict with this objective because when its length, height and volume are related to the existing building, and its subordinate appearance is taken into account, it would appear as a relatively minor extension. Therefore it would not significantly alter the scale of the existing dwelling or increase its impact on the surrounding countryside.

11. The proposal has been designed to deal with its location in an area liable to flood. Reference has been made to a Wildlife Heritage Site in the area of the proposal, but no information has been drawn to my attention in this respect. In my view, by virtue of its location in the residential curtilage, the proposal would not adversely affect the ecology of the area.

12. I conclude that the proposal would not adversely affect the character and appearance of the surrounding countryside. The proposal would conflict with the generalised aim of Structure Plan Policy ~~C2. However, in accordance with the advice of paragraph 6.5 of Planning~~ Policy Guidance Note 12: Development Plans, I consider the specific LLP Policy LC19 to take precedence. The proposal is not in conflict with the aims of that policy or those of Policy WCC7 of the emerging WLP or the SPG.

Other Matters

13. Reference has been made to a previous planning permission for a conservatory extension not being implemented, and that this would offset the volume of the proposal. I have no details of the scheme, but a conservatory would be different in character to the proposal. Also, I saw during my site visit that its location was at the opposite end of the dwelling in an enclosed location. It is not therefore directly comparable to the proposal and has not influenced my decision.

Conditions

14. In addition to the standard time limit the Council suggest a condition to ensure the development matches the existing dwelling so as to ensure a satisfactory appearance. I agree this is necessary but adjust the wording to accord with the principles of Circular 11/95. The council also suggests 2 conditions to prevent the increased risk of flooding. I agree that these are necessary also.

Conclusions

15. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should succeed.

Formal Decision

16. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a single storey extension to provide accommodation for mother at Loddon Reach, Arborfield Road, Arborfield, Reading, RG2 9HU in accordance with the terms of the application [Ref.F/2001/5377] dated 3 December 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

    3) No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

    4) No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

Information

17. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

18. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

D. Grane

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs O'Keeffe
C/O Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2001/5377

Parish: **ARBORFIELD**

Location: **Loddon Reach, Reading Road, Arborfield, Reading**

Proposal: **Proposed single storey side extension to dwelling to form granny annexe.**

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

Reason

1. The proposed extension by reason of its design, scale and massing, when considered against previous extensions would result in a disproportionate addition to the original dwelling which would be harmful to the open character and appearance of the countryside. As such it is contrary to Policy C2 of the Berkshire Structure Plan and Policy LC19 of the Loddon Area Local Plan and Policy WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C2, EN3
Loddon Area Local Plan Policies LT5, LT6, LC19, LPS2
Deposit Draft Wokingham District Local Plan Policies WT7, WT6, WCC7, WIC16

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/10/2002

Notice checked by: _____

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

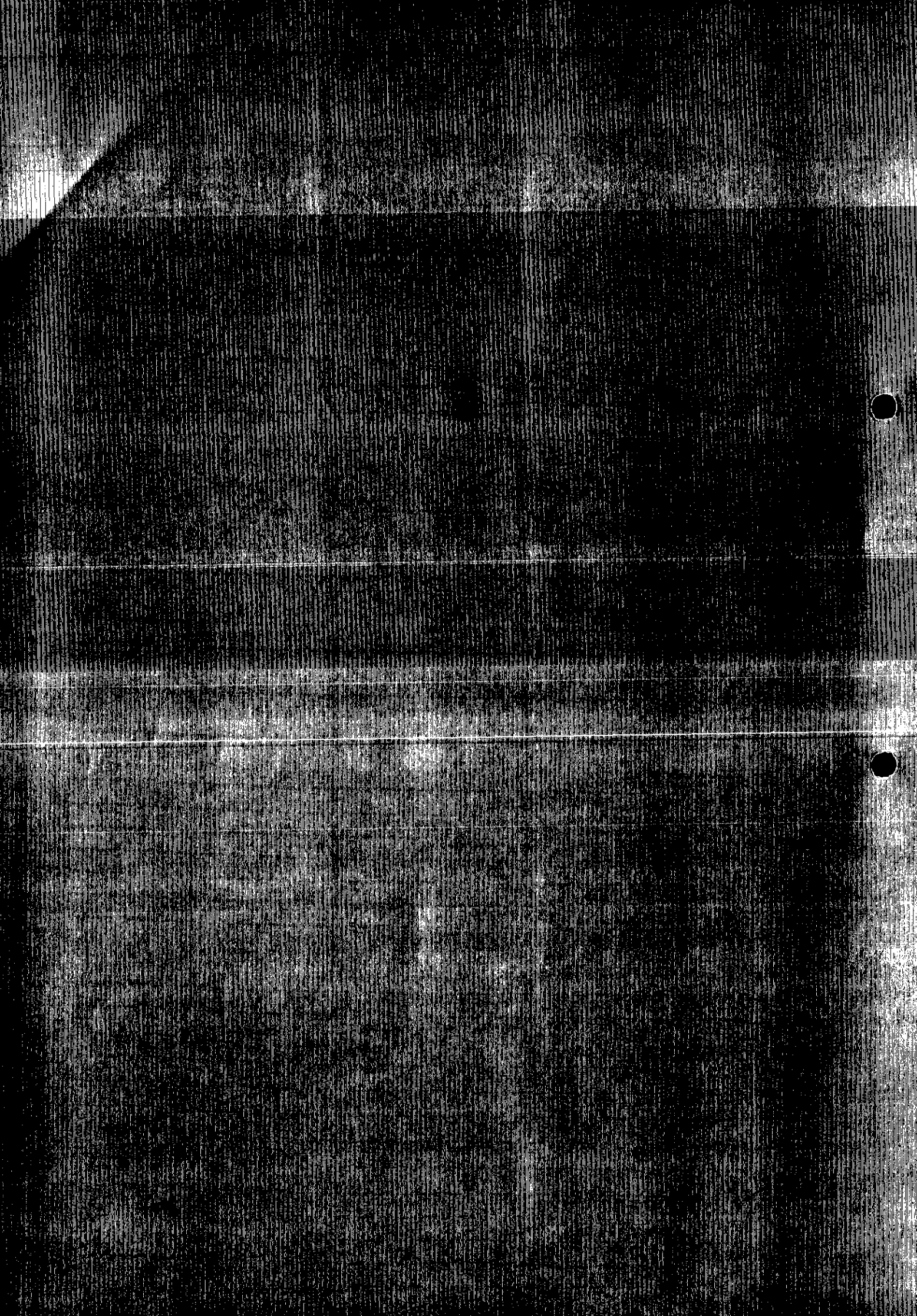
		CASE OFFICER
SITE DETAILS		
PLANNING APPLICATION NUMBER	:	[illegible] 5377 18
BUILDING CONTROL NUMBER	:	[illegible] 5396 Barry
APPLICANT/AGENT	:	Andrew Gault
ADDRESS OF SITE	:	Loddon Leach Loddon [illegible] Lood [illegible]
DESCRIPTION OF PROPOSED WORK	:	[illegible]

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1628-010	1628-018
ELEVATIONS	1628/4+5+6	1628-02
FLOOR PLANS	1628/3	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	15/7/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/6/04	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5377

Applicant : Mrs O'Keeffe C/O Andrews Kalik Assoc.

Location : Loddon Reach, Reading Road, Arborfield, Reading.

Proposal : Proposed single storey side extension to dwelling to form granny annexe.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1

Date of Neighbour Notifications : .....

Date of Site Visit : 8/1/2

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Ecology : No objection

Highways : A

Arborfield P.C : No objections

Shinfield P.C : No comment

Landscape : No objections

E.H : No objection - recommend Cond. C07O - hrs of construction.

E.A : recommend refusal due to proximity to culverted main river watercourse.

↳ 1/10/2 - recommend C/A following FRA.

Planning Issues :

Countryside

Application Number: F/2002/5377 – Loddon Reach, Reading Road

Appraisal:

Development

The site is a detached chalet bungalow situated within a large plot in the countryside and within the flood zone. The dwelling has been extended previously by two large two storey extensions which more than double the scale of the original dwelling.

The application being considered proposes a single storey side extension.

1. Impact upon the character of the rural area
   The proposed extension, albeit single storey, is both bulky in height and width and when considered against previous extensions would result in a disproportionate addition to the original dwelling, detracting from the open character and appearance of the rural setting.
   The proposal would result in further urbanisation of the site, spreading the width of development across the plot. As such it is considered contrary to policy.

2. Impact upon highway safety (parking provision)
   There would be sufficient parking and turning facilities on site to accommodate the proposed extension.

Approval: **Refusal:**

✓

3. Impact on Flood Zone:
   The Flood Risk Assessment is acceptable, and shows the proposed extension to be above the 1968 flood water level of 41.42m above Ordnance Datum.

Application Number F/2001/5377
~~Conditions~~/Reasons for Refusal

No	~~Std Con~~	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed extension by reason of its design, scale and massing, when considered against previous extensions would result in a disproportionate addition to the original dwelling which would be harmful to the open character and appearance of the countryside. As such it is contrary to policy C2 of the Berkshire Structure Plan and policies ~~GB1~~ LC19 of LALP + WCC7 of WDLP (DD).

RECORD OF SITE VISIT

SITE ADDRESS: Loddon Reach
Reading Road Arborfield Reading.

APPLICATION NUMBER: F/2001/5377

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence to front.

2. DESCRIPTION OF SURROUNDINGS

Rural along main rd.

3. DESCRIPTION OF SITE/BUILDING

large detached 2 storey hse with dormers to front elevation

4. RELATIONSHIP TO ADJOINING PROPERTIES

None - See map

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING lots >10

LEVELS set down from rd by ≈ 1 → 1.5 m

BOUNDARY TREATMENT 2m wall facing + gates to rd. + mature planting on corner

OTHERS

61824

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-4/1
Your Ref : SK/SS/1628 5377

Date : 01 October 2002

04 OCT 2002

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

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX FLOOD RISK ASSESSMENT - LODDON REACH , READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 23 August 2002, received on 27 August 2002. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The submitted Flood Risk Assessment (FRA) is acceptable, and shows the proposed extension to be above the 1968 flood water level of 41.42m above Ordnance Datum. The Agency therefore has no objection to this application provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

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

CONDITION: No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Andrews Kalik Associates

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 23rd August 2002
My ref: LS/F/2001/5377

Jo Marshall
Planning Liason Officer
The Environment Agency
Swift House
Frimley Business PArk
Camberley
Surrey GU16 7SQ

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 Ms Marshall

RE: F/2001/5377 – LODDON REACH, READING ROAD, ARBORFIELD.

Further to our email correspondence yesterday, please find enclosed FRA for your comments.

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.

Yours sincerely

Louise Smith

Planning Officer

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | NET 60084
POL | NS
DC LS | EXT
APP
CC
21 AUG 2002
COPY | ACK
REC

SK/TB/1628

20th August 2002

Louise Smith
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Smith,

LODDON REACH, LOWER ABBORFIELD

Further to your recent letter dated 7th August 2002, we have now completed the survey of the site (a copy of which is enclosed).

The ground levels are based on the Ordnance Survey benchmark in Bridge House, Aborfield Road and all the levels of the surrounding areas of the proposed extension are above the flood level of 41.42. The proposed extension will have the same floor level as the existing house, adjacent to the extension, of 42.55. This is over one meter higher than the maximum flood level.

I am enclosing a copy of the survey, on which we have indicated the extension.

Yours sincerely

S. Kalik

Enc.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

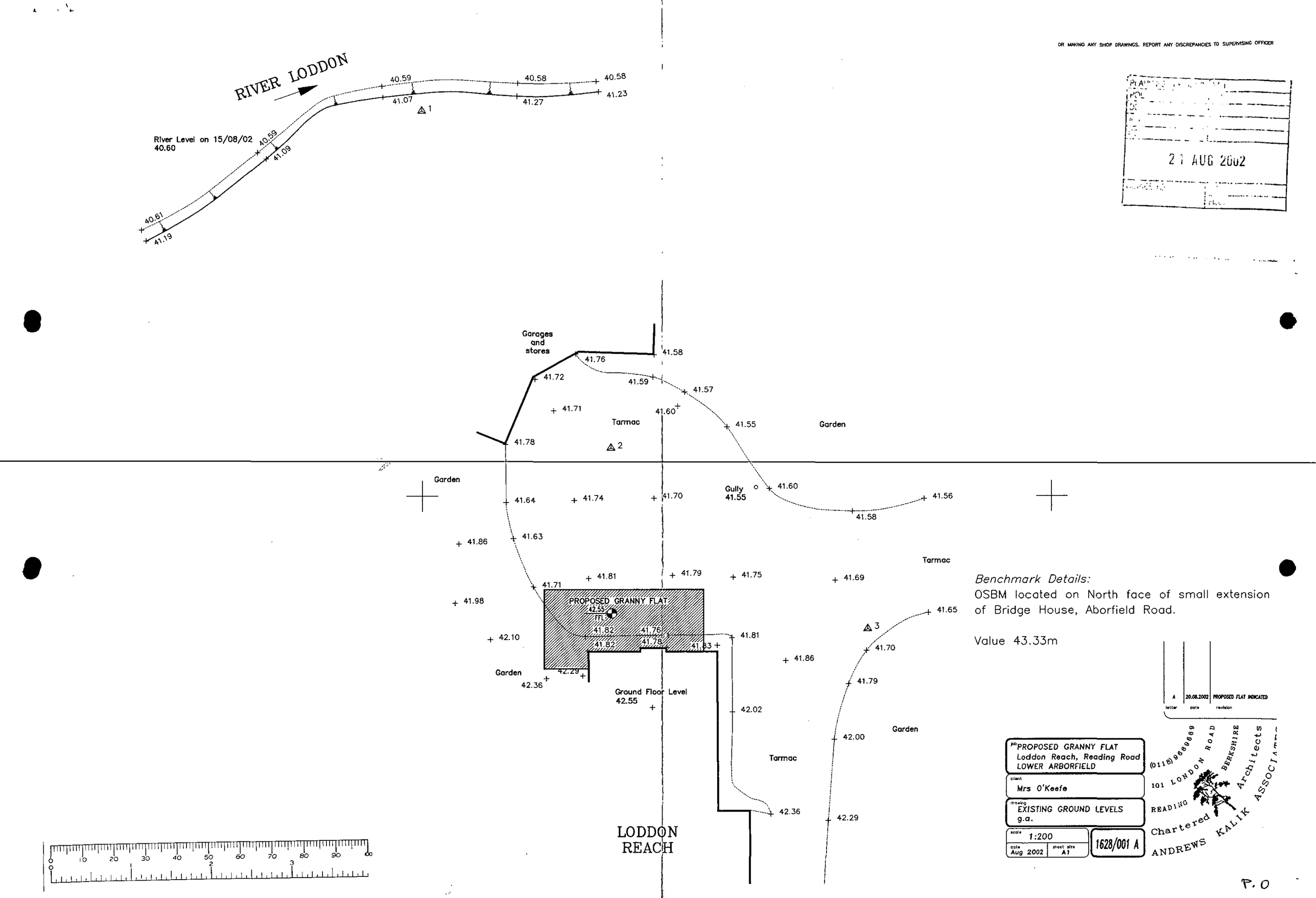
COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

OR MAKING ANY SHOP DRAWINGS, REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER

21 AUG 2002



Benchmark Details:
OSBM located on North face of small extension of Bridge House, Aborfield Road.

Value 43.33m

letter	date	revision
A	20.08.2002	PROPOSED FLAT INDICATED

job: PROPOSED GRANNY FLAT
Loddon Reach, Reading Road
LOWER ARBORFIELD

client: Mrs O'Keefe

drawing: EXISTING GROUND LEVELS
g.a.

scale: 1:200
date: Aug 2002
sheet size: A1

1628/001 A

(0118) 9669669
101 LONDON ROAD
READING
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

P.O

Louise Smith

To: Joanna Marshall
Subject: RE: Loddon Reach - F/2001/5377

Hi Jo

I will forward correspondance to you for comments on reciept.

Kind Regards

Louise Smith
Planning Officer

-----Original Message-----
From: Joanna Marshall [SMTP:joanna.marshall@environment-agency.gov.uk]
Sent: 21 August 2002 14:06
To: louise.smith@wokingham.gov.uk
Subject: Loddon Reach - F/2001/5377

Hi Louise

I have a letter from the agent saying they are preparing a FRA for this proposed development. We would like to comment on a FRA for this site.

Regards
Jo

****
This message is confidential as it contains information about the person we are sending it to. If you have received this message by mistake, please delete it and do not copy it to anyone else.

If this message contains information that you have requested from us please see our standard notice for details of how you may use that information. If the notice is not attached and you require a copy please telephone 0845 9333111 and ask for the customer contact.

For further information about the Environment Agency call the number above or look at our web site at http://www.environment-agency.gov.uk

****

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PL/ 59707
PCL
DC LB
AP
CS
12 AUG 2002
COPIES TO
FILE

SK/SS/1628

9th August 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Ms Louise Smith

Dear Madam,

LODDON REACH, READING ROAD, LOWER ARBORFIELD
APPLICATION NO: F/2001/5377

We are now arranging for a survey to be carried out with levels, to enable us to prepare the report as you require in your letter of 7th August.

Yours faithfully,

S. Kalik

cc Mrs O'Keefe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
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ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 7th August 2002
My ref: LS/F/2001/5377

Jo Marshall
Planning Liaison Officer
The Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey GU16 7SQ

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 Ms Marshall

RE: APPLICATION F/2001/5377 – LODDON REACH, READING ROAD, ARBORFIELD.

Please find enclosed copy of letter forwarded to myself from Andrews Kalik Associates with regard to the above application. Please can you confirm that you are withdrawing your reason for refusal relating to the proximity of the development to the culverted main river.

In addition to this, can you advise whether you would recommend refusal if the applicant did not submit a flood risk assessment. Please find copy of letter sent to Andrew Kalik Associates enclosed.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Louise Smith

Planning Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 7th August 2002
My ref: LS/F/2001/5377

Mr S Kalik
Andrew Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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 Kalik

RE: APPLICATION F/2001/5377 – LODDON REACH, READING ROAD, ARBORFIELD.

I refer to your letter received on the 24th July 2002 with reference to the above.

Following advice from our statutory consulties, the Environment Agency, I am requesting a flood risk assessment to be submitted for the above application. This should be prepared in line with recommendations made by the Environment Agency in their letter to yourselves dated 16th July 2002.

Please forward this to me within 4 weeks. If I hear nothing within this period the application will be determined on the current information provided.

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.

Yours sincerely

Louise Smith

Planning Officer

c.c.The Environment Agency

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1628

23rd July 2002

PLANS APP 58932
POL TLS
DC 28 ENF
APP
CS
24 JUL 2002
CORRESPD ACK

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Ms Louise Smith

Dear Madam,

~~LODDON REACH, LOWER ARBORFIELD~~

Further to my letter of 27th June, I have now received a letter from Jo Marshall of the Environment Agency. As you can see from the enclosed copy, they have withdrawn their objection to the proximity of the proposed development to the culvert main river.

In their letter they have indicated that they would like to see a flood assessment carried out, but they leave this to you to determine if it is required.

We would like to confirm, on behalf of our client, that the proposed granny annexe, is not going to be used as a separate dwelling and will be maintained as a part of the household. The structure will be as suggested in the letter from the Environment Agency of 2nd January 2002.

Yours faithfully,

S. Kalik

Encl

cc Mrs O'Keefe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
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REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-3/1
Your Ref : SK/SS/1628

Date : 16 July 2002

Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

RECEIVED
22 JUL 2002
BY:.....

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 26 June 2002, received on 28 June 2002. Please quote the following reference in any correspondence: SU76NW/15/1.

Proximity to culvert

The Agency is prepared to withdraw its objection to the proximity of the proposed development to the culverted main river. The Operations Team feel there may still be sufficient room for any proposed maintenance, provided that development, on both sides of the culverted watercourse, does not encroach any closer.

Flood Risk

As previously stated in letters dated 2/1/02 and 17/5/02 from the Agency to Wokingham District Council and yourself, the site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water level at this site at that time was 41.42m above Ordnance Datum (Newlyn).

The Agency objects in principle to putting additional people into the floodplain through new development.

Current information shows that the site is within the indicative flood risk area of the River Loddon as detailed on the Environment Agency 2001 Indicative Floodplain Maps. The proposed development site lies within flood zone 3, as described in paragraph 30 of PPG25 "Development and Flood Risk". PPG25, (specifically table 1), recommends that Flood Risk Assessments, are carried out for all development proposals in all floodplains up to the 1 in 1000 year event (0.1% annual probability). No inappropriate development should take place within the floodplain and the applicant should undertake a flood risk assessment (FRA) as recommended by PPG25. Appendix F, of this PPG provides guidance that relates to the commissioning and undertaking of FRA studies at particular sites.

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

In this case, the Agency recommends that a flood risk assessment is carried out for the proposed development and leaves the matter for the Local Planning Authority to determine under its own flood plain policy. The FRA should address the following points as a minimum:

Spot ground level measurements to determine whether or not the Granny Annex is outside the flood plain (spot measurements should be compared with flood water level provided).

assurance that the granny annex proposed is not used as a separate dwelling and is maintained as part of the household.

Mitigation measures such as voids, as discussed in our letter dated 2/1/02.

If planning permission is gained the Environment Agency would recommend mitigating measures to be included as conditions, such as contructing the extension on voids.

Yours faithfully

pp **JO MARSHALL**
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

57696
K8

SK/SS/1628

19th June 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Ms Louise Smith

Dear Madam,

LODDON REACH, LOWER ARBORFIELD

Further to our telephone conversation a few days ago, I would like to confirm that I have spoken to Jo Marshall of the Environment Agency, on her return from holiday and she has agreed to reconsider their objections to the above scheme.

I will keep you informed of any further developments.

Yours faithfully,

S. Kalik

cc Mrs O'Keefe

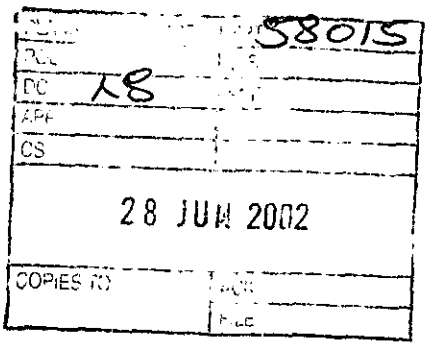
DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



SK/SS/1628

27th June 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Mrs Louise Smith

Dear Madam,

GRANNY FLAT, LODDON REACH, READING ROAD, LOWER ARBORFIELD

Further to our recent telephone conversation I have now written the letter to Ms Jo Marshall of the Environment Agency and a copy of the letter is enclosed for your information.

As soon as I receive a response I shall be in touch with you.

Yours sincerely,

S. Kalik

Encl

cc Mrs O'Keefe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

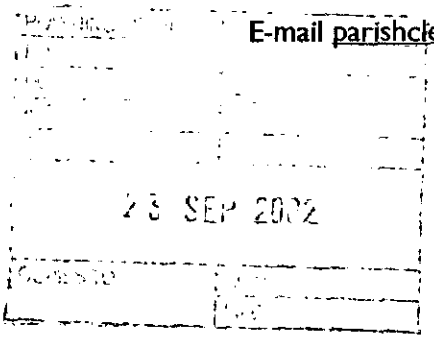
5377

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

19th September 2002



Ms Louise Smith
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Smith

Reference: F/2002/5377 Loddon Reach, additional plans to show flood assessment

The Parish Council has no objections.

Yours sincerely

Mrs Zoe Bolton
Clerk

SK/SS/1628

Your Ref: SP/2001/005010-2/1

26th June 2002

Ms Jo Marshall
Planning Liaison Officer
Environment Agency
Swift House
Frimley Business Park
CAMBERLEY
GU16 7SQ

Dear Ms Marshall,

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX
LODDON REACH, READING ROAD, ARBORFIELD

Further to our recent telephone conversation, I am enclosing 2 copies of our drawing, showing the site plan and on it, indicated in blue, the centre line of the culvert. I have spoken to Mr. R.P.Kemp, who used to work for your agency and now works as a consultant. He explained that the distance of 8 metres was required for maintenance purposes. In his view you should have no objections to our proposals, as this distance is the maximum and not the minimum distance. It is important to have enough space to be able to work with machines along the culvert.

When our client asked us to look into the possibility of extending her house to provide accommodation for her ageing mother, we investigated the most convenient place to create the additional accommodation and the only possible place was the one we have chosen. The distance between the nearest point of the extension to the culvert is 4 metres and the furthest point is 5 metres, which is more than sufficient to allow a machine to work around the culvert. On the other side there is a courtyard which is from 9 metres to 11 metres away from the centre line of the culvert.

Just away from the extension there is a group of trees adjacent to the culvert (shown on the attached plan in green with red dots showing the trunks of the trees). The distance between the trees and the culvert is 1.5 metres minimum and 3 metres maximum. Any work on the culvert in this area would have to be done from the other

side. If we compare the position of the trees to the position of the extension it is obvious that the new building will not really affect the maintenance or replacement of the existing culvert.

When we discussed this on the telephone, I understood that you would look again at the objections to our proposals.

I look forward to receiving your support of our proposals.

Yours sincerely,

S. Kalik

Encls

cc Mrs L Smith, Planning Officer, W.D.C
Mrs O'Keefe

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-1/1
Your Ref : F/2001/5377

Date : 02 January 2002

PLANNING SERV	51521
POL	
DC	HP
APP	
CS	
07 JAN 2002	
COPIES TO	ACK

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

Dear Sir/Madam

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 11 December 2001, received on 13 December 2001. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The proposed extension appears to be either on top of or in close proximity to the Arborfield Ditch, which is a designated main river watercourse. The Environment Agency therefore objects to the proposed layout of the extension for the following reason:

REASON: The proposals involve building over or in close proximity to a culverted main river watercourse, which will prejudice any future replacement/restoration and restrict necessary access to the watercourse for maintenance.

The Agency requires that an 8m buffer zone be provided between any new built development and main river. You are further advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of any main river. Such consent would be required in this case, regardless of any planning permission granted.

A plan showing the line of the culvert should be supplied in order that the proximity of the proposed extension to the culverted water course can be confirmed.

The site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water level at this site at that time was 41.42m above Ordnance Datum (Newlyn). The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres, as in this case. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

Requested from Agent 11/1 (2nd time)

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

I note that the proposed extension includes underfloor voids. The Agency would require that these be constructed such that the underside of the floor structure is set at or above the flood water level of 41.42 metres AOD(N).

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

If you have any further queries please do not hesitate to contact me on 01276 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer Jo marshal

CC: Andrews Kalik Associates

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

PB/JDF/1628

26 April 2002

Ms Sarah Paxman
Development Planning Officer
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey GU16 7SQ

Dear Ms Paxman

SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX
LODDON REACH READING ROAD ARBORFIELD READING
APP NO F/2001/5377

With reference to your letter dated 2 January. Please find a copy of our revised drawing no 1628/01B. This now shows the existing culvert, which is a minimum of 8 metres from the existing house.

With the extension, this distance will be reduced to 4 metres, and assuming the culvert is 1.5m diameter, the new extension will be over 3 metres from the culvert pipe.

We trust that this is acceptable to both yourselves and Wokingham District Council.

Yours sincerely

P Bragg

P Bragg (Mrs)

cc Mrs O'Keefe
Ms Helen Pollock – Wokingham Planning

River Loddon

garages and stores

woodstore

Centre-line of culvert

LODDON REACH

existing house

THE WITHIES

Arborfield Road

River Loddon

LODDON REACH

LOCATION PLAN

Arborfield Road

SITE PLAN

0 10 20 30 40 50 60 70 80 90 100

0 2 3

RECEIVED 10

FILE:

letter	date	revision
B	26.04.02	CULVERT ADDED
A	17.12.01	PARKING SHOWN

job: GRANNY FLAT, LODDON REACH
ARBORFIELD ROAD
LOWER ARBORFIELD, READING

client: MRS O'KEEFE

drawing: SITE AND LOCATION PLANS

scale: 1:250, 1:2500

date: NOV 2001

drawn by: PB

1628-01 B

(0118) 9307100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

Date: 21 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5377

Location: Loddon Reach, Reading Road, Arborfield, Reading.

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Applicant: Mrs O'Keeffe C/O Andrews Kalik Assoc.

Case Officer: Helen Pollock

The new plans show the following: Off road parking for six vehicles. Drawing no 1628/01A.

Comments are required by 31/12/2001.

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

(RING ONE)

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

App No. F/2007/5377 (Planaps) / (Ludhouse) Date Rec. 18/12/07

Location: Loddon Reach, Reading Rd,

Parish Arborfield.

Applicant: C/O Andrews Kalik.

Description of attached plans Additional plan showing parking off Rd parking for six vehicles.

Drawing No's: 1628/01 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

~~OTHERS:~~

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 21.12.07.

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES
HPT 51035
TLS
POL
ENF
BC
APP
15 DEC 2001
COPIES TO:
ACK:
FILE:

PB/JDF/1628

17 December 2001

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

ADDITIONAL PLAN

5377 1

fao Ms Helen Pollock

Dear Madam

LODDON REACH READING ROAD ARBORFIELD READING
APP NO F/2001/5377

As requested, please find enclosed 6 copies of our amended drawing no 1628/01A revised to show the parking layout.

Yours faithfully

P. Bragg

P Bragg (Mrs)

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

10th January 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

Reference: F/2001/5377 Loddon Reach, Reading Road

The Parish Council do not have any objections to the proposed single storey side extension to dwelling or the proposed additional off road parking.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 11 December 2001

Application Number: F/2001/5377

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Parish: ARBORFIELD PARISH

Site Address:
Loddon Reach, Reading Road, Arborfield, Reading.

Applicant:
Mrs O'Keeffe C/O Andrews Kalik Assoc.

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).

Signed: _____ **Print name:** AK 13/12/01

Date: 21 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5377

Location: Loddon Reach, Reading Road, Arborfield, Reading.

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Applicant: Mrs O'Keeffe C/O Andrews Kalik Assoc.

Case Officer: Helen Pollock

The new plans show the following: Off road parking for six vehicles. Drawing no 1628/01A.

Comments are required by 31/12/2001.

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

As previous.

AC 24/12/01

Helen Pollock

From: Andy Glencross
Sent: 17 December 2001 16:51
To: Helen Pollock
Subject: Planning Application F/2001/5377 Loddon Reach Reading Rd Arborfield

Hi Helen

There appear to be no ecological grounds upon which to object to this application.

I have not visited the site.

Cheers

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

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

Helen Pollock

From: John Mullaney
Sent: 18 December 2001 12:29
To: Helen Pollock
Subject: Loddon Reach, Reading Road, Arborfield F/2001/5377

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 16 January 2002

Location:	Loddon Reach, Reading Road, Arborfield
Proposal:	Proposed single storey side extension to dwelling to form granny annexe.
Application Number:	F/2001/5377

In response to your consultation dated 11 December 2001 for the above application, the landscape comments are as follows:

The site is located in the countryside and enclosed by a significant amount of vegetation on its boundaries. The extension is fairly small in relation to the site as a whole and would be in keeping with the existing house when viewed from Reading Road and not be detrimental to the character of the surrounding countryside. I therefore have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY

Our Ref : SP/2001/005010-2/1
Your Ref : PB/JDF/1628

Date : 17 May 2002

PLANNING SERVICES	HP 56570
POL	TLC
DC LS	RDF
APP	
CS	
20 MAY 2002	
	ACK
	FILE

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

FAO: Louise Smith

Dear Sir/Madam

PROPOSAL: SINGLE STOREY SIDE EXTENSION TO FORM GRANNY ANNEX
LOCATION: LODDON REACH, READING ROAD, ARBORFIELD, READING

Thank you for your letter dated 26 April 2002, received on 7 May 2002. Please quote the following reference in any correspondence: SU76NW/15/1. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reason:

REASON: The proposals involve building within 8m of a culverted watercourse, which will prejudice any future replacement/restoration and restrict necessary access to the watercourse for maintenance.

The revised drawing no. 1628/01B shows the existing culvert within 8m of the proposed development, therefore the Environment Agency maintains its objection to the proposal.

The culverting of a main watercourse does not change the definition of the watercourse to that of a sewer and consequently the requirements of the Water Resources Act 1991 and the Land Drainage Byelaws 1981 still stand.

The Agency requires that an 8m buffer zone be provided between any new built development and main river. You are further advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of any main river (in this case, the River Lodden main river). Such consent would be required in this case, regardless of any planning permission granted.
Contact Michael Chapman on 01276 454331 for further details.

The site is within the 1968 floodplain of the River Loddon. It is estimated that the flood water

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

level at this site at that timme was 41.42m above Ordnance Datum (Newlyn).

If you have any further queries please do not hesitate to contact me, quoting the reference cited at the beginning of this letter.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Andrews Kalik Associates

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES	HPT S6407
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15 MAY 2002	
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SK/JDF/1628

14 May 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
fao Ms L Smith

Dear Madam

LODDON REACH LOWER ARBORFIELD
F/20001/5377

I spoke with Helen Pollock before she left your employment, and she told me that she was going to issue the Approval for the above site by the end of last week. I telephoned Wokingham District Council Planning Department, last Thursday and tried unsuccessfully to speak to you, as I had been told that you were the Officer taking over this project.

I would appreciate it if you could deal with this as soon as you are able.

If you need any further information, please do not hesitate to contact me.

Yours faithfully

15/5 - Spoke to agent and. chased EA for response.

S Kalik

cc Mrs O'Keefe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

F

Application Number : ~~NEW~~/2001/5377

Case Officer : HP

Valid Date : 4/12/01

Map No : 80

Site Area : 0.92

Received Date: 04/12/2001

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form granny annexe.

Location : Loddon Reach, Reading Road, Arborfield, Reading.

Parish : AB Ward : ARB

Applicant : Mrs O'Keeffe C/O Andrews Kalik Assoc.

Fee Required: £95 Fee Received: £95 (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	PARKING LAYOUT	11/12	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health – GRANNY ANNEXE ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : SHINFIELD ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency – FLOOD ZONE ✓ – GROUNDWATER PROTECTION ZONE ✓ – LANDFILL SITE 250m CONSULTATION ✓

Railtrack

~~Police Arch Officer~~

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

OTHERS

(RURAL AREA / COUNTRYSIDE)

DINTON PASTURES – WILDLIFE HERITAGE SITE ✓

No pre-apps

04.DEC.2001* 5377

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1628

3rd December 2001

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

LODDON REACH, LOWER ARBORFIELD

We have been asked by our client, Mrs O'Keeffe to prepare a small extension to her house to accommodate her elderly mother. We know that the property is within the flood plain, so we have proposed that the extension be built on stilts to reduce the effect of new build on the flooding. Our client has also decided not to build the conservatory for which planning consent was granted on 16th October 1990 under Application No: 34110.

We are enclosing the following documents for your approval:-

- 6 copies of location and site plan, drawing no. 1628/1
- 6 copies of plans and elevations, drawing no. 1628/2
- 6 copies of completed application forms
- Certificate A
- Cheque in the sum of £95.00

If you need any further information please do not hesitate to contact this office for our assistance.

Yours faithfully,

S.Kalik
Encls

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

WOKINGHAM DISTRICT COUNCIL

04. DEC. 2001 03577

For office use only
Application No.

1.		YOUR NAME	MRS. O'KEEFFE
		ADDRESS	LODDON REACH.
			ARBORFIELD RD. ARBORFIELD. READING,
		POST CODE	RG2 9HU. Tel No.
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
		ADDRESS	THE STUDIO. 101. LONDON ROAD
			READING. BERKS
		POST CODE	RG1 5BY Tel No. 0118 950 7700
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LODDON REACH. ARBORFIELD ROAD
			ARBORFIELD. READING.
			BERKS. RG2 9HU.
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.75 ha.
5.	Give brief details of the proposal	ABOUT THE APPLICATION	SINGLE STOREY EXTENSION TO
			PROVIDE ACCOMMODATION
			FOR MOTHER.
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓	1:100 Floor Plan ✓	
			1:500 Block Plan ✓	Other	
			1:100 Elevations ✓		
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, *please explain on this form.*	CHANGE OF USE		ALTERATION or EXTENSION	✓
		CONSTRUCTION OF NEW BUILDING		DEMOLITION	
		OTHER			
9.	What type of Planning application are you applying for ?	*RESERVED MATTERS*		*Go to Question 10.*	
		OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
		FULL PERMISSION	✓	Go to Question 11.	
		TEMPORARY PERMISSION		State period required. Go to Question 11.	
		RENEWAL OF TEMPORARY PERMISSION		State previous permission No. *Go to Question 11.*	
		VARIATION/RELAXATION OF CONDITIONS		State relevant application No.	
				Details of conditions to be relaxed. Go to Question 11.	
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE		SITING	
		MEANS OF ACCESS		DESIGN	
				LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ALL TO MATCH EXISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES (NO)

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	—
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	0

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

23. THE FEE ENCLOSED IS £95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P. Blagg. ANDREWS KALK ASSOCIATES. ON BEHALF OF MRS O'KEEFFE DATE 03.12.01

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 04.DEC.2001* 5677

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

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

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . P. Fong . . ANDREWS KALIK ASSOCIATES

On behalf of . . MRS O'KEEFFE . . . . . .

Date . . 03/12/01 . . . . . .

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

ADDRESS [illegible] Reading Road PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21328	Mr & Mrs D. O'Keefe	2/ST. EXTENSION	4.5.84	N/A CL
BR22792	"	"	30.5.84	REF N/A
BR23159	Mr & Mrs D. O'Keefe	"	31.7.84	APP N/
BRA 052	"	SEWAGE TREATMENT PLANT	24.9.86	APP
26812	"	NEW ACCESS	18.12.86	[illegible]
30534	"	2/ST. EXT.	10.8.88	RE
32511	"	LANDSCAPING TO IMPROVE GARDEN BY INFILLING	24.4.89	CL
34110 APPEAL	"	CONSERVATORY/GARAGES/STORE	26.10.89	REF
35308	"	DOUBLE GARAGE	22.3.90	CL
BRA8957	"	"	8.5.90	APP
BRA4738	"	2 GARAGES - STORE	18.12.90	APP

DATE OF COMPLETION

MINISTRY DECISION 34110 - APPEAL ALLOWED - 24.10.90

SPECIAL ORDERS

DRAINAGE

091074

REFUSAL OF PLANNING
PERMISSION

D
EG

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR & MRS D P O'KEEFFE
C/O ANDREWS KALIK ASSOCIATES
4 ALEXANDRA ROAD
READING, BERKSHIRE
RG1 5PD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 30534 (F)

Proposal:
2 STOREY EXTENSION TO PROVIDE GARAGING WITH STAFF FLAT OVER & CONSERVATORY
LODDON REACH READING ROAD ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

01 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

01 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

01 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or

continued/-

Application 30534 continued

forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

02 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

02 Policy H6 (Changes of use, sub-divisions, redevelopment and extensions)(RV5)

02 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

03 The proposal represents an undesirable intensification of sporadic development in the countryside and will have an adverse effect on the rural character and visual amenity of the area.(3810)

04 The District Planning Authority is not satisfied from the available facts that a need has been established for the provision of an additional dwelling unit on the land such as to justify a departure from the above planning principles.(3811)

Date.....14 JUN 1988.....

.....
Planning Officer

N.B. A statement of the applicant's rights is attached

Date: 10 September 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5377

Location: Loddon Reach, Reading Road, Arborfield, Reading.

Proposal: Proposed single storey side extension to dwelling to form granny annexe.

Applicant: Mrs O'Keeffe C/O Andrews Kalik Assoc.

Case Officer: Louise Smith

The new plans show the following: Flood Risk Assessment. Drawing no: 1628/001B.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

FOR INFORMATION ONLY

1970/0102

(RING ONE)

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

App. No. F/2001/5377 Date Rec.

Location:

Parish:

Applicant:

Description of attached plans: Flood Risk Assessment.

Drawing No's: 1628/001B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER : LS

Consultations Sent by Admin. on 10.09.PS

Yellow - Case Officer Copy
Green - Part One Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING
T 0118 9669669/9507700 F 0118 956

60468

PLANNING SERVICES

PE	HPT
DC LS	TLS
APP	ENF
CS	

02 SEP 2002

COPY

FILE:

ADDITIONAL PLAN

5377/1

SK/JAG/1628

30th August 2002

Ms L Smith
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Smith

LODDON REACH, LOWER ARBORFIELD – F/2001/5377

We have now completed the Flood Risk Assessment and 3 copies of our drawing 1628/001B and report are enclosed for your information.

We confirm we have forwarded copies of the same to the Environment Agency, see attached copy letter.

Please do not hesitate to contact us should you require further information.

Yours sincerely

S. Kalik.

Enc:

c.c. Environment Agency

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ADDITIONAL PLAN
5377

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PB/SS/1628

29th August 2002

GRANNY ANNEXE
LODDON REACH
LOWER ARBORFIELD

FLOOD RISK ASSESSMENT

Proposal: Granny Annexe

Application No: F/2001/5377

1. Introduction
This assessment is in support of a planning application to Wokingham District Council to form a Granny Annexe as an extension to the existing house of Loddon Reach.

The site is located off the A327, Reading – Arborfield Road and has a frontage to the River Loddon.

2. Predicted Flood Level
The Environment Agency has informed us that the estimated flood water level at this site is 41.42m above Ordnance Datum (Newlyn) for the 1968 flood plain. Although it has been stated that the site is within the flood plain, the existing ground levels at the side of the extension are between 300 and 400mm above the given level.

3. Proposed Levels
The part of the site in question will have no raising of levels above existing and the extension will have a floor raised above ground with an open area below. The extension will be supported on brick piers, which will have minimal impact on the footprint. The finished floor level will be as the existing house, 42.55m, but as a contingency, all wiring will be from the ceiling downwards.

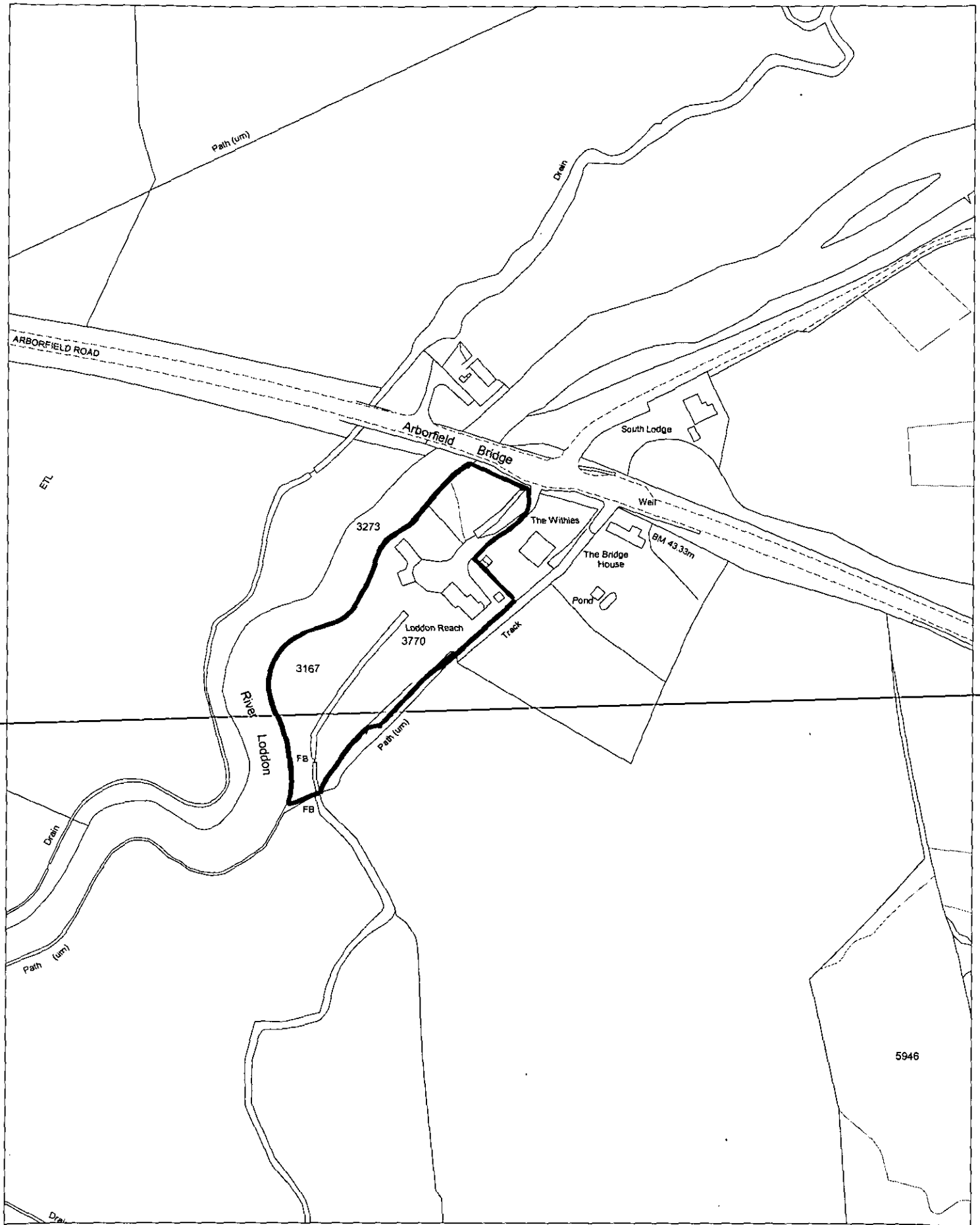
4. Access
It can be seen from drawing no. 1628/001B that the road levels are 1.2m above the 41.42m level. Access to the extension will be through the existing house, the entrance of which is at 42.36m. Thus, there is dry access from the dwelling to the road.

5. Drainage
Foul drainage from the extension will be to the existing Klargester system. Rainwater will discharge to a soakaway. Thus there will be no adverse impact on the flood plain due to drainage.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

6. Conclusion

The extension, which will be above the flood plain level, will not increase the risk of flooding or spread of the flood plain due to displacement. There is no danger to 'life or limb' by permitting this extension.



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 9 April 2003

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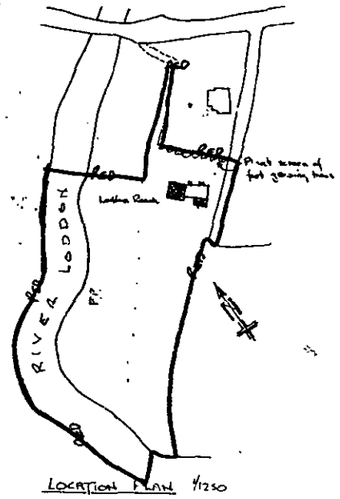
21328

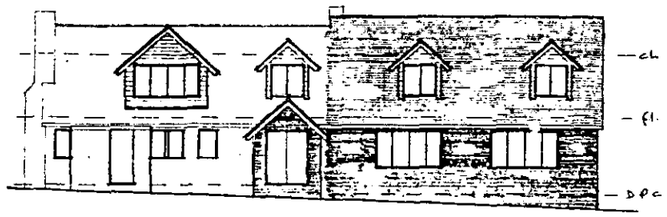
23 MAR 1984



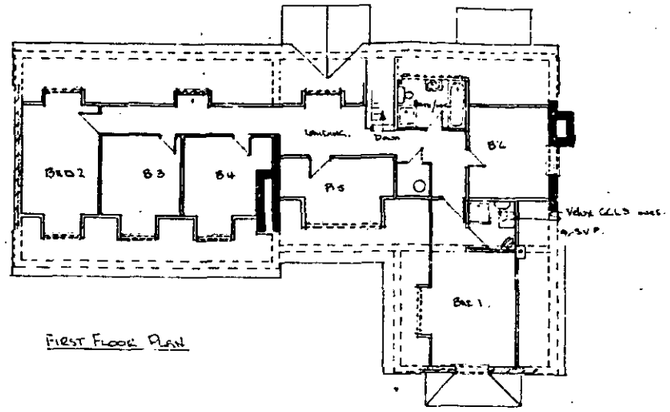
LOCATION PLAN 1/1250



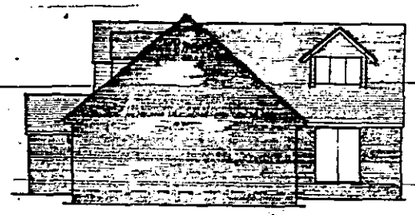
SOUTH ELEVATION.



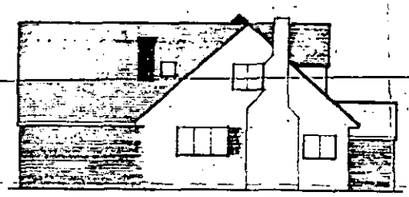
NORTH ELEVATION



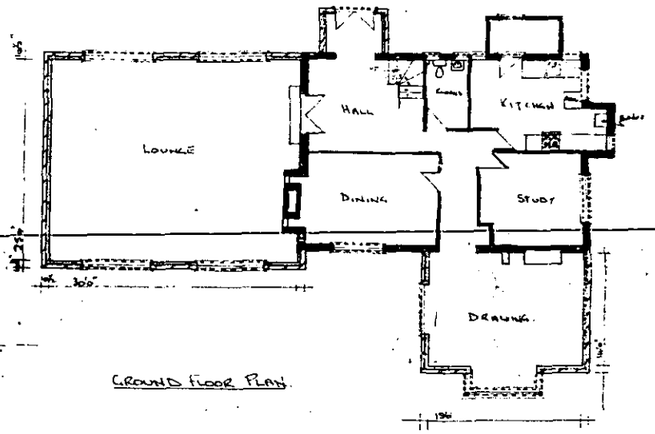
FIRST FLOOR PLAN



WEST ELEVATION

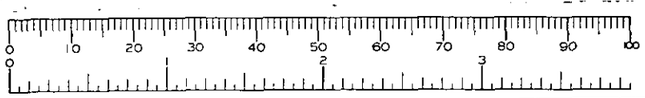


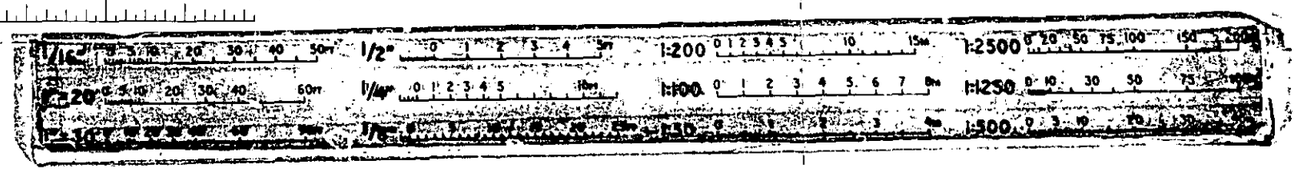
EAST ELEVATION

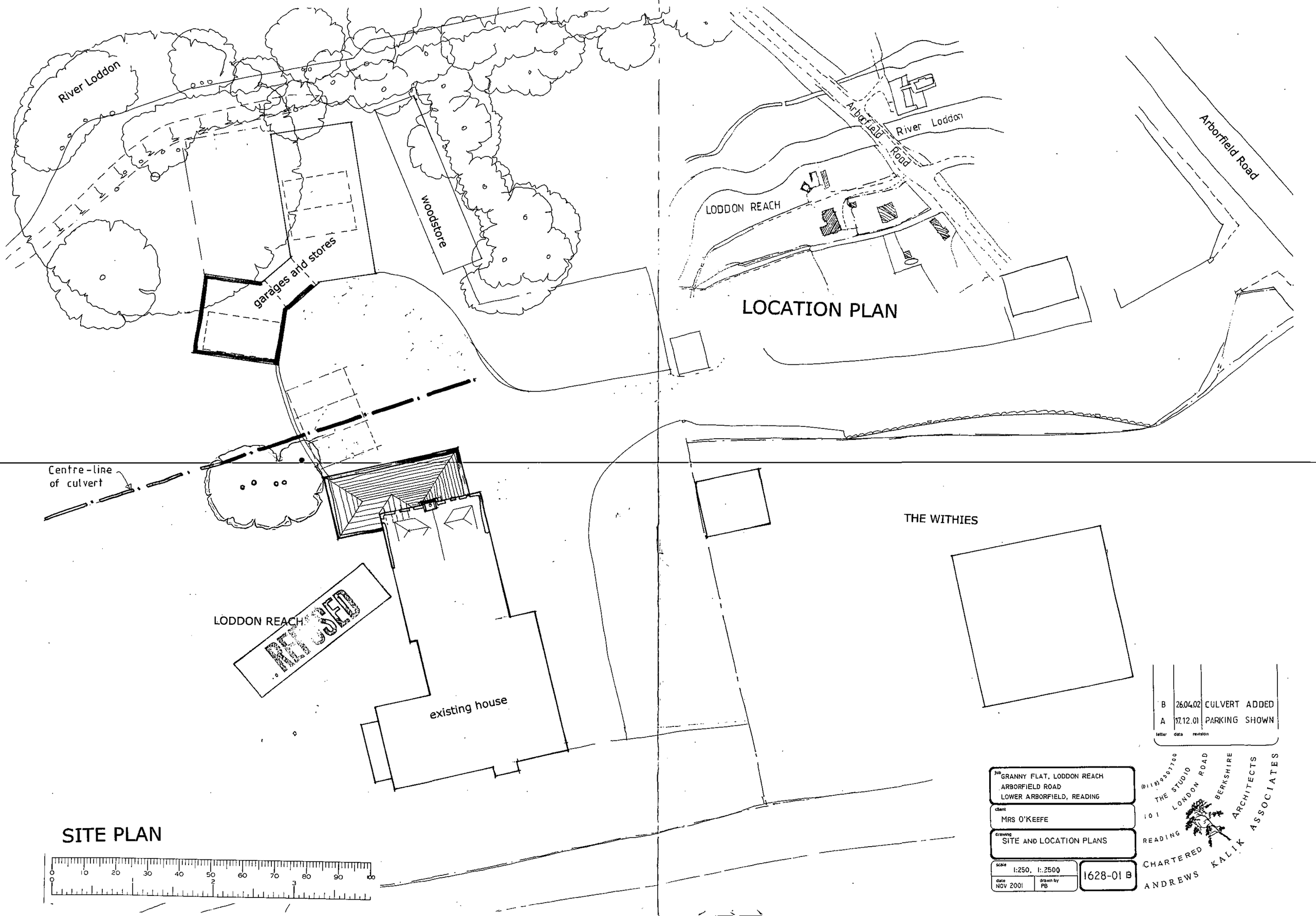


GROUND FLOOR PLAN

Client	MR. & MRS. D.P. O'KEAFFE
	BIRKSTONE LTD BROOKFIELD HOUSE FIRGROVE RD YATELEY CAMBERLEY SY. Tel YATELEY 870226.
Job	Two storey extension forming lounge, drawing room, hall, bathroom & three extra bedrooms. at LODDON REACH LOWER FARNSFIELD, READING
Drawn by	E.C.D
Date	MARCH 84
Scale	1/8" = 1'0"
Drawing No.	101.03.84.







letter	date	revision
B	26.04.02	CULVERT ADDED
A	17.12.01	PARKING SHOWN

job: GRANNY FLAT, LODDON REACH
ARBORFIELD ROAD
LOWER ARBORFIELD, READING

client: MRS O'KEEFE

drawing: SITE AND LOCATION PLANS

scale: 1:250, 1:2500

date: NOV 2001

drawn by: PB

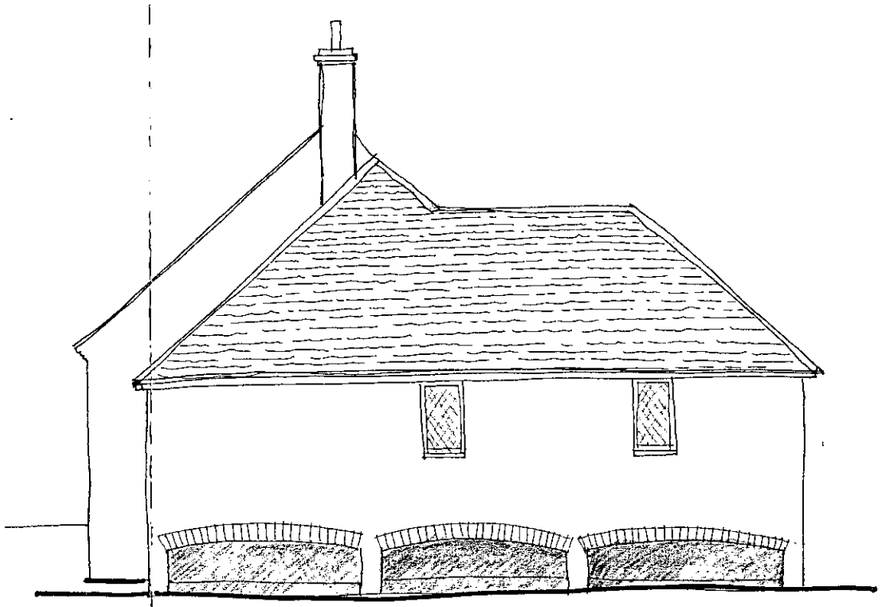
1628-01 B

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

04.DEC.2001* 5377



Front Elevation

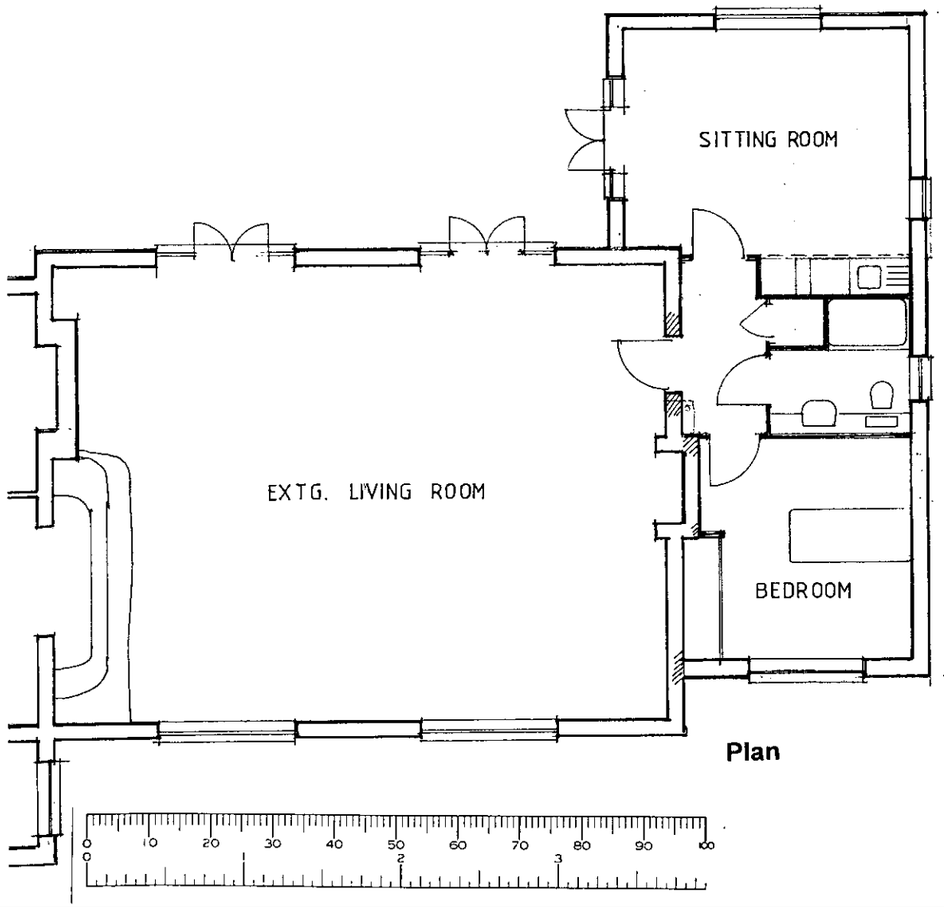


Side Elevation

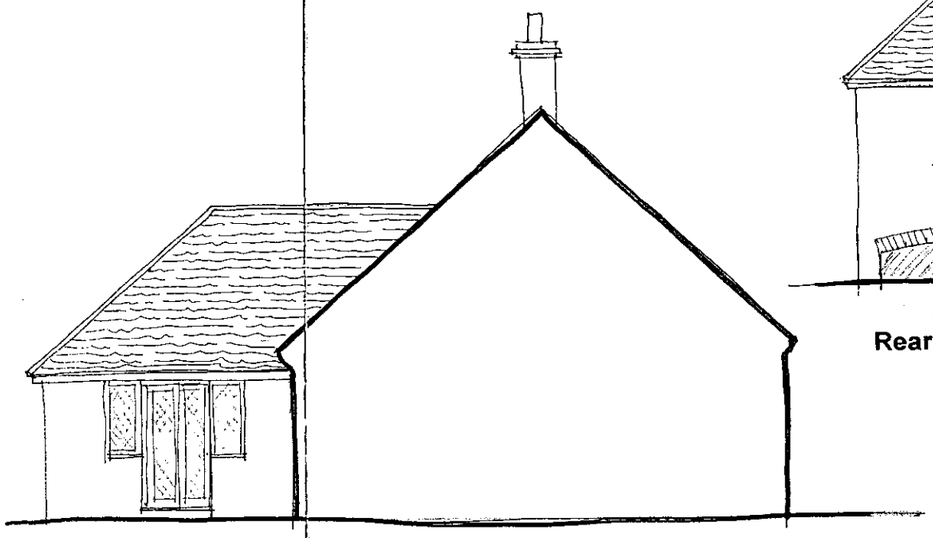
PLANS



Rear Elevation



Plan



Side Elevation

letter	date	revision

job GRANNY FLAT, LODDON REACH
ARBORFIELD ROAD
LOWER ARBORFIELD, READING

client MRS O'KEEFFE

drawing FLOOR PLAN & ELEVATIONS

scale 1:100

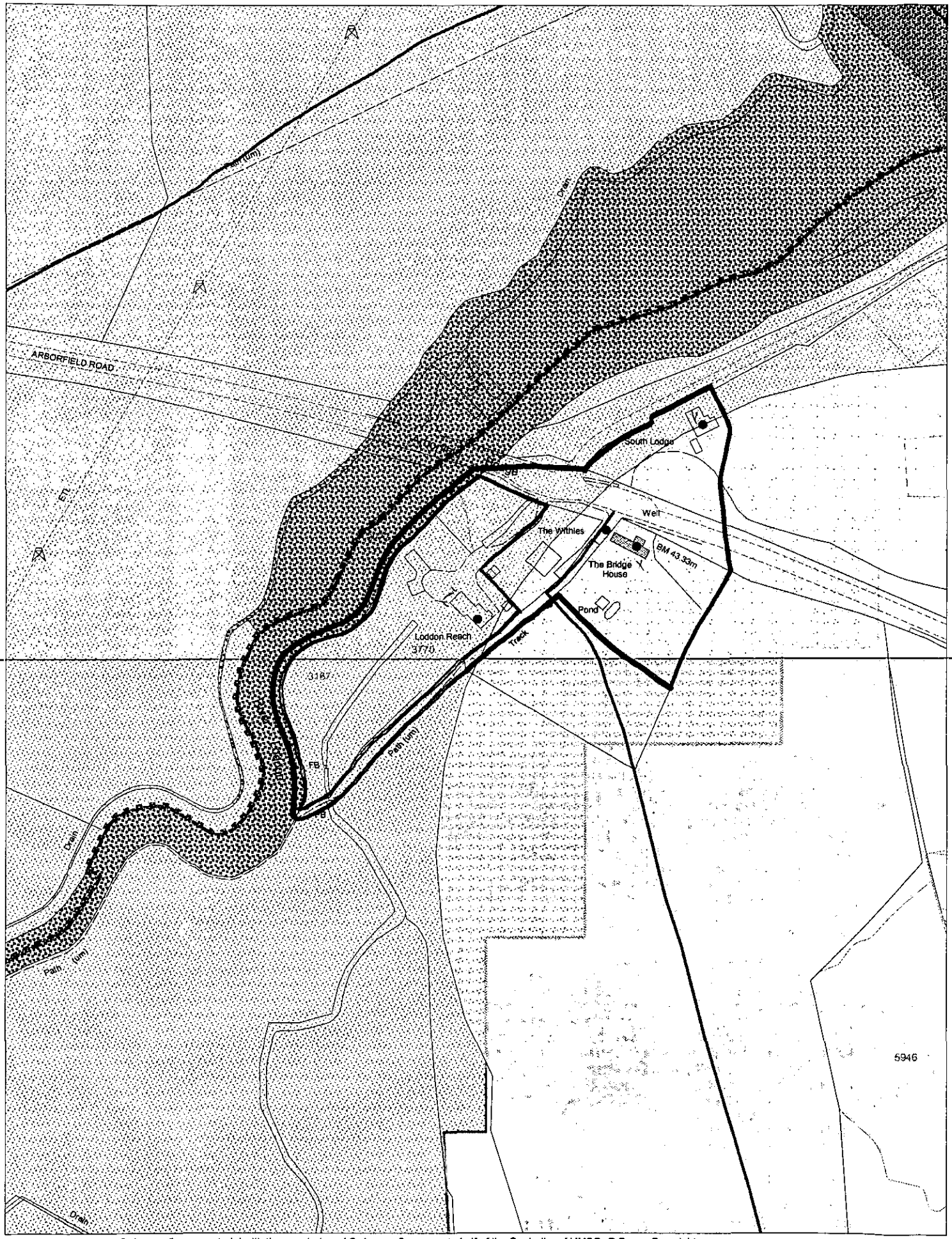
date NOV 2001

drawn by PB

1628-02

(0118) 9507100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

04.DEC.2001 5377



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2001 Scale: 1 : 2500

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