APPLICATION NO:
F/2001/3792

LOCATION:
Shelleys Tag Lane, Hare Hatch Reading.

APPLICANT:
Mr & Mrs Hale C/O Sedgman Noble Architects

PROPOSAL:
Proposed replacement of three car garage new entrance gates and boundary wall.

EARLIEST DATE FOR DECISION: **21/05/2001**
28/05/2001
APPLICATION WILL HAVE EXPIRED ON:
07/06/2001

CASE OFFICER: **Nicola Lake**

APPROVED

204

010

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hale
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire RG10 8PZ

Application Number: F/2001/3792

Parish: **WARGRAVE**

Location: **Shelleys, Tag Lane, Hare Hatch, Reading.**

Proposal: **Proposed replacement of three car garage, new entrance gates and boundary wall.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing dwelling.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

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

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

Condition
7. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
8. The existing garage shall be demolished prior to the start of construction of the hereby approved garage.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

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

Reason
8. To safeguard the open character and amenity of the Green Belt.

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

Berkshire Structure Plan Policy C4.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1 and WGB3.

John Mitchell
Development Control Manager
Date: 06/06/2001

Notice checked by: _____

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

FOR THE ATTENTION OF MRS DODSWORTH

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

47292

NL

3rd July 2001

- 3 SEP 2001

COPIES TO:

FILE:

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

STHH/8/dn

For the attention of Nicola Lake, Planning Officer.

Dear Nicola

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

Planning permission no. F/2001/3792

We spoke last week regarding minor alterations to the approved permission and I now enclose two copies of drawings 173/STHH/02A and /03A for your comments and / or approval as minor amendments if these matters are subject to planning.

Drawing 173/STHH/02A shows a hard standing area for childrens' play and a general indication of the lighting layout, however our client has not yet chosen fittings. There are existing fittings which are to be reused (shown on drawings as (ex)). Lights along the drive and round the hard standing, where shown on posts will, in all cases be under 1.00m high. Movement sensitive lights will be wired in to the existing system and again existing lights will be reused where suitable.

We confirm the location of the garage to line through with the back wall of the house.

Drawing 173/STHH/03A shows the minor changes to the location of the windows and door to the garage, the addition of a roof light , services are shown and part of the childrens' play area.

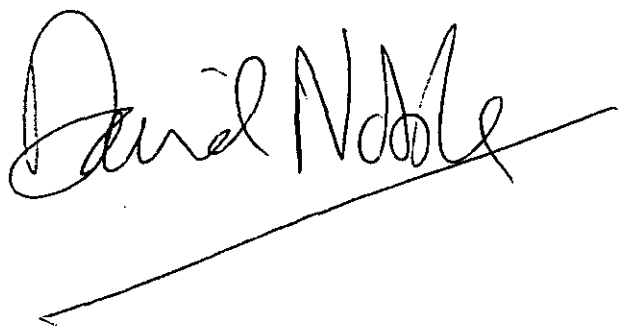
Before you left for your holiday we spoke of the requirements of CONDITIONS 5, 6 and 7. The garden plot is approx. 2.8 acres with many specialist trees, bushes and shrubs. I have no expertise to identify these. It would be a major exercise, costing hundreds of pounds to plot, identify and record them all. If your landscape expert wishes to come to site and make his own record I am sure my client will be sympathetic to such a request. As the site works will not affect the vast majority of the gardens you indicated that we should concentrate on the soft landscape within the site area.

The approved works to build the entrance gates, drive, garage and hard landscape areas are shown on the planning drawings. The effect on the existing trees, bushes and shrubs is shown on these same drawings, where trees are removed this is shown. Trees to be retained in the immediate area are also shown and where they can be identified (the previous owner left a thumbnail; sketch) we have labelled them.

Within the site area, as identified by the submitted plans, trees, shrubs and hedgerows to remain will be protected during the works with fencing, tape or other suitable means. The contractor will be restricted to the areas shown on the submitted drawings and will not therefore have access to the rest of the garden. This is to protect our client and their young family as well as the existing landscape features elsewhere.

When we have an agreed contractor and can identify any special access or working conditions they require, together with any additional methods they will use to further protect the existing soft landscape we shall send you these details. We do however submit a marked up copy of drawing 173STHH/02A showing the lines of protective fencing to be employed, and request your written agreement to satisfy conditions 5, 6 and 7.

Yours sincerely



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copy client.

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES APPT 50400
NL
NOV 2001
REPLY TO.

Wokingham District Council
Planning Services
P O Box 157, Shute End
Wokingham
RG40 1WR

26th November 2001

STHH/18/dn

For the attention of Nicola Lake, Senior Planning Officer

Dear Ms Lake

Garage and drive at 'Shelleys', Tag Lane, Hare Hatch.
Planning approval no. BC/DC/2001/3792

We refer to your letter dated 22nd November 2001. The building regulations approval for the above works was obtained on the 24th September 2001. Works commenced on site on 1st October 2001. The planning permission has eight (8) conditions and I will advise you of our action for each as follows:

Condition 1	Works commenced with the five years from the granting of planning permission
Condition 2	Comment noted.
Condition 3	Comment noted
Condition 4	Gates are set back as the drawings submitted, approximately 7.0m from the edge of the public road and open inwards away from the highway.
Condition 5	Refer to my letter to you dated 3rd July 2001.
Condition 6	Comment noted
Condition 7	Comment noted
Condition 8	The existing garage was demolished prior to the commencement of the works on site.

We have not had a reply from you to our letter of 3rd July, nor for our letter of 19th October 2001 regarding a change to the style of the metal entrance gates and have therefore reasonably assumed that you are in agreement with their content. The metal entrance gates are now in manufacture.

Yours sincerely

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 29 October 2001

Location:	Shelleys, Tag Lane, Hare Hatch, Wargrave
Proposal:	Proposed replacement of three car garage, new entrance gates and boundary wall.
Application Number:	F/2001/3792

In response to your informal consultation for the above application, the landscape comments are as follows:

I have no objection to the revised location of the garage or the addition of an area of hardstanding adjacent to the courtyard.

The applicant will need to provide details of some additional tree planting adjacent to the entrance gates to help integrate the entrance structure into the surrounding rural landscape and to provide replacements for those trees shown to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 November 2001
My ref: NL/F/2001/3792
Your ref:

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

Mr D Noble
Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
RG10 8PZ

Dear Mr Noble,

PROPOSED CONDITION AND ALTERATIONS TO THE THE REPLACEMENT GARAGE AND ENTRANCE AT SHELLEYS, TAG LANE, WARGRAVE. APPLICATION NUMBER F/2001/3792.

Thank you for your letters of the 17 October, 22 October, and the 28 November 2001, regarding the above stated development.

I write to confirm that the proposed landscaping plan would be acceptable in principle subject to the provision of some additional replacement trees being shown for planting adjacent to the new entrance gates. These trees would help integrate the new entrance structure into the surrounding landscape and would help replace these that were removed for the proposed development. The location of these trees should be indicated on a plan together with the details of species and the size at the time of planting.

I am also able to confirm that the proposed alteration to the replacement garage to replace the door in the north elevation with a window, the removal of both of the window in the south elevation with a door and the insertion of a velux window in the roof slope of the garage, are approved as minor amendments to the approved replacement garage. This is on the condition that in al other regards the proposed garage and entrance way are built as approved on application F/2001/3792.

The proposed alteration to the design of the entrance gate as outlined in your letter and photograph of the 22 October 2001, are acceptable as a minor amendment to the approved details. However this is on the condition that the gates are no higher than approved. I would also remind you of condition 04 of the decision notice that states that the gates must be set at least 5metres from the highway boundary and that they shall not open towards the highway.

I note in your letter dated the 3 July 2001, which was only received on the 3 September 2001, that it is your client's intention to erected lighting within the garden area of the dwelling. The requirement for planning permission for external lighting is usually

determined on the whether the proposal would result in a material change in the character or appearance of the area. To judge this we would need details of the proposed lighting. This includes the specifications of the lighting units, including the proposed wattage of the units.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted. Should you wish to discuss this matter further please do not hesitate to contact Nicola Lake on the above direct line.

Yours sincerely,

MLT

M L THORP.
Principal Development Control Officer.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

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22 OCT 2001
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FILE:

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

19th October 2001

STHH/15/dn

For the attention of Nicola Lake, Planning Officer.

Dear Nicola

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

Planning permission no. F/2001/3792

Following our conversation earlier today I enclose a photograph of the type of metal gates our client would like to install at their home 'Shelleys'. There are minor changes from the gates shown in the photograph however, we do not intend to have a spear head detail on the top of the gates and the cross feature at mid height will be a simpler detail.

This proposed gate differs from the elevation of the gates shown in our application in that we omit the two rows of circles details at the bottom and at mid height, add this curved bar and the gothic window head detail at the top of the gates and double up the number of bars to the lower part of the gates.

Yours sincerely

David Noble

encl: photograph.

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

NL

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Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

12th October 2001

STHH/14/dn

For the attention of Nicola Lake, Planning Officer.

Dear Nicola

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

Planning permission no. F/2001/3792

I enclose one copy each of drawings 173STHH/02B and /03B. Following our conversation earlier in the week I confirm that drawing /02B has been revised and the garage has been repositioned back to the planning approval position. On drawing /03B the note indicating the back of garage lines through with the back of the original house has been removed. The minor amendments to the location of the windows, rooflight and side entrance door are shownand we do ask for your approval of these as minor amendments to the approved details.

Yours sincerely

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

1544

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 15 Jan 2001
My ref: NL/Wargrave/Pre-app
Your ref:

Mrs Julie Hale.
Shelley's
Tag Lane
Hare Hatch
Wargrave
RG10 9ST

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 Mrs Hale,

PROPOSED ERECTION OF A TRIPLE BAY GARAGE AT SHELLEYS, TAG LANE, WARGRAVE.

Thank you for your letter of the 19 December 2000, regarding the above stated development.

I have considered the proposed development as outlined in your letter and the accompanying drawing. Unfortunately, the information which accompanied your letter does not allow for a full and comprehensive, pre-application appraisal of the proposed replacement garage.

However I am able to say that the property is located within the Metropolitan Green Belt and as such is subject to the controls of the Green Belt policies of the district's development plans. These policies seek to control the level of development within the Green Belt area. Therefore if the proposed replacement garage is a like for like replacement but in a different location, it would be unlikely for there to be a policy objection to the proposal. However your letter indicated that you wished to build a triple bay garage with accommodation above. It appears from our plans that the existing garage has double bays. As such I am concerned that the proposed structure may result in a significant increase in the scale of the outbuildings currently on the site.

It is therefore suggested that once you have decided upon the size and the location of the proposed garage, you contact us again with a sketch scheme showing this information, together with the dimensions of the existing structure.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted.

Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Planning Department
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR
Fax. No. 0118 974 6484

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reply

Shelleys'
Tag Lane
Hare Hatch
Berks. RG10 9ST
Tel: 0118 940 6834

19th December, 2000

Dear Nicola Lake,
Having visited your planning department last friday morning and spoken to your colleague Andrea O'Dell this morning by phone, please find enclosed some rough details of what we would like to try and seek planning permission for.

We moved into our property on September 12th 2000 & have spoken to architects about the possibility of building a 3-car garage closer to our house. The existing garage is dangerously close to the lane and a fair distance from the house with no driveway leading directly upto the house. We have two children under 3 and find it a real struggle getting from the garage with buggy etc. and shopping, often in pouring rain (as I'm sure you well

know!). The house sits almost in the middle of a 2.5 acre plot (please refer to rough sketch enclosed) and we have indicated on the diagram where we would ideally like to place a new garage and to extend the driveway to enable us to be closer to our back door. We would also like to maybe put some kind of domestic room above the garage to be used as a playroom/study.

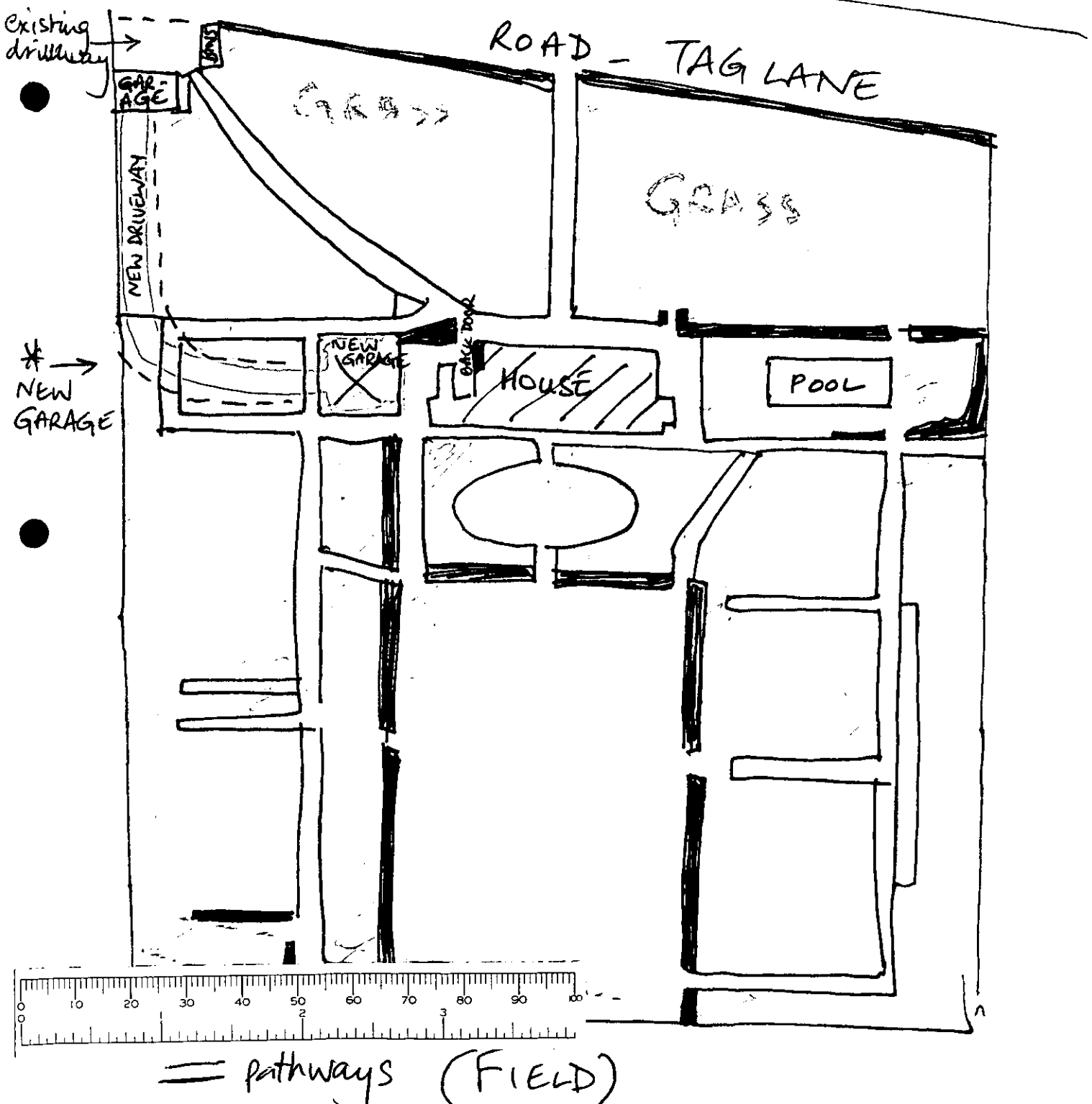
Before actually paying out fees to architects for drawings, we felt it would be better to seek advice from you as to whether in principle this might be possible. We would obviously be more than happy to walk you around the plot to discuss what may or may not work in this greenbelt area.

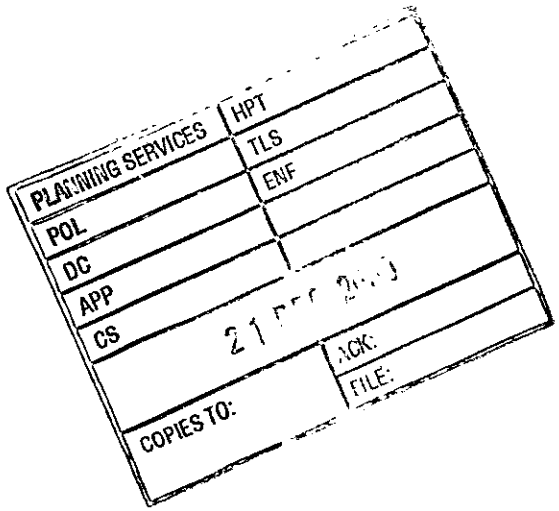
We very much look forward to hearing from you,

Yours sincerely Julie Hale

HALES

SHELLEYS (2.5 ACRES - All garden)
TAG LANE
HARE HATCH
BERKS RG10 9ST
0118 940 6834

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ADDRESS Shelleys Tag Lane PARISH Wargrave

PLOT No.

ORD. SHEET No. SU 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisior
39402	D. McClure-Fisher	INT. ALTS. TO REAR GRANNY ANNEXE WITH NEW BAY WINDOW / GLASSROOM TO PATIO	15.6.92	G
FP/92/0367 F/2000/0627	"	"	1.7.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Mr. & Mrs. McClure - Access - 24/2/00

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20 DEC 2000
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FAX TO : NICOLA LAKE
Planning Department
Senior Planning Officer

From : Julie & Adam Hale
FAX No. 0118 940 6833
(TEL. 0118 940 6834)

FAX NO : 0118 974 6484

PAGES TO FOLLOW : 3

Jan

I replied to the original letter could you attach this as well

Nicky

NC/ Longmire / Pre-app

+44 118 940 6833

2

Planning Department,
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR
Fax. No. 0118 974 6484

'Shelleys'
Tag Lane
Hare Hatch
Berks. RG10 9ST
Tel: 0118 940 6834

14th December, 2000

Dear Nicola Lake,

Having visited your planning department last Friday morning and spoken to your colleague Andrea O'Dell this morning by phone, please find enclosed some rough details of what we would like to try and seek planning permission for.

We moved into our property on September 12th 2000 & have spoken to architects about the possibility of building a 3-car garage closer to our house. The existing garage is dangerously close to the lane and a fair distance from the house with no driveway leading directly upto the house. We have two children under 3 and find it a real struggle getting from the garage with buggy etc. and shopping, often in pouring rain (as I'm sure you well

know !). The house sits almost in the middle of a 2.5 acre plot (please refer to rough sketch enclosed) and we have indicated on the diagram where we would ideally like to place a new garage and to extend the driveway to enable us to be closer to our back door. We would also like to maybe put some kind of domestic room above the garage to be used as a playroom / study.

Before actually paying out fees to architects for drawings, we felt it would be better to seek advice from you as to whether in principle this might be possible. We would obviously be more than happy to walk you around the plot to discuss what may or may not work in this greenbelt area.

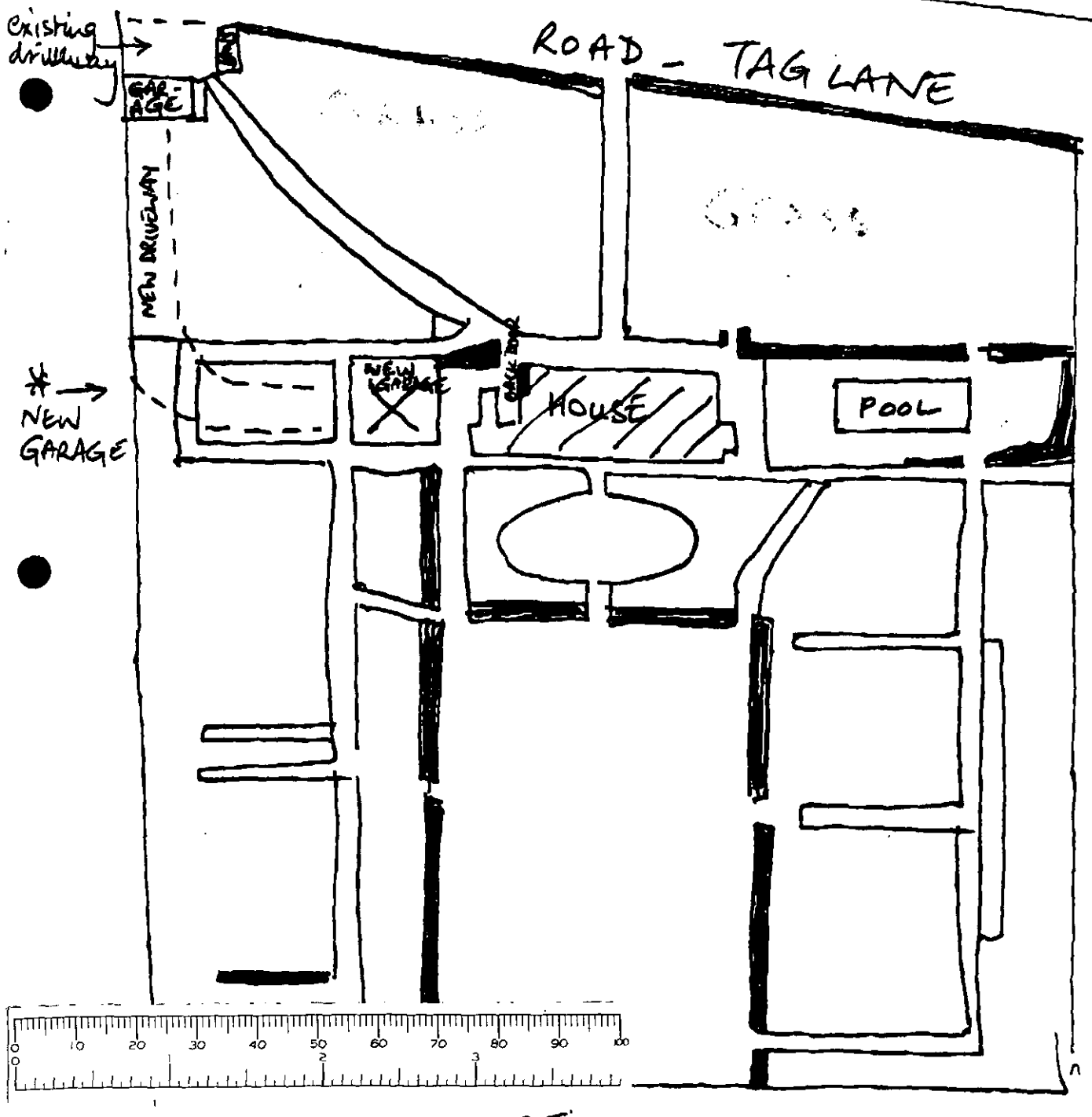
We very much look forward to hearing from you.

Yours sincerely Julie Hale

4

HALES

SHELLEYS (2.5 ACRES - All garden)
TAG LANE
HARE HATCH
BERKS RG10 9ST
0118 940 6834



= pathways (FIELD)

Hedges

Received by Wokingham District Council

Application No: F/2001/3792

Proposal:
Proposed replacement of three car garage new entrance gates and boundary wall.

Location:
Shelleys, Tag Lane, Hare Hatch, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/05/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

30 April 2001

Applicationo	Name & Address
F/2001/3792	Peter Johnson The Baliwick Tag Lane Hare Hatch READING Berkshire RG10 9ST
F/2001/3792	Mel and Teresa Davies Leptis Magna Tag Lane HARE HATCH Berkshire RG10 9ST

Application approved
Letter sent 13/06/01

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 12 October 2001
My ref: NL/F/2001/3792
Your ref:

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

Mr D Noble
Sedgeman Noble Architects
The Studio
Spring Meadows Business Centre,
Highfield Farm,
Wargrave
Berkshire
RG10 8PZ.

Dear Mr Noble,

REPLACEMENT GARAGE AND NEW ENTRANCE AT SHELLEYS, TAG LANE, HARE HATCH, WARGRAVE. APPLICATION NUMBER F/2001/3792.

I write to confirm the information, which was conveyed to you during our recent telephone conversation.

The proposed minor amendments, for the insertion of a velux window in the roof slope and the change of a window to a door in the side elevation as outline in your letters of the 3 July and 25 September 2001, would be likely to be acceptable as a minor amendment. However the proposed re-siting of the replacement garage cannot be dealt with as a minor amendment.

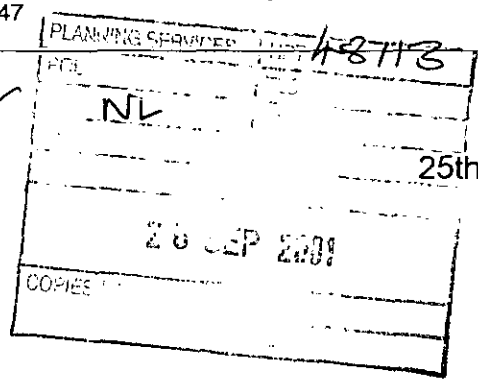
Therefore, should your clients wish to continue with the garage in the amended position, they will need to submit a new planning application. However, if they simply would like to add the velux window and change the window to a door, they just need to submit the amended elevations and request a minor amendment.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749



PLANNING SERVICES 48713
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26 SEP 2001
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Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

25th September 2001

STHH/812dn

For the attention of Nicola Lake, Planning Officer.

Dear Nicola

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

Planning permission no. F/2001/3792

On behalf of our client we give you notice that the building works will commence on site on Monday 1st October 2001. The main contractor is Eskdale Construction (Mr R Beasley tel 01628 771646). The works are expected to take 14 weeks to complete.

There are conditions attached to the planning permission, in particular Condition 5 that requires approval of the landscape scheme for the site area prior to development taking place. Our letter dated 3rd July 2001 and drawings enclosed 173/STHH/02A and /03A submitted with that letter indicated the scheme of landscaping as well as showing minor amendments to the windows and door locations to the approved drawings, and included an additional hard landscape area.

We have not had a reply to that letter however given the time since it was submitted feel we are entitled to progress the works on site.

Yours sincerely

David Noble

Spoke to Mr Noble 10.10.01.
Explained that the resiting would require a new application but deluxe window & door are o.k. of minor events need new plan just showing window and door
N. Lake.

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

NL

45322

DC NL
APP
CS
04 JUL 2001
COPIES TO: ACK:
FILE:

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

3rd July 2001

STHH/8/dn

For the attention of Nicola Lake, Planning Officer.

Dear Nicola

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

Planning permission no. F/2001/3792

We spoke last week regarding minor alterations to the approved permission and I now enclose two copies of drawings 173/STHH/02A and /03A for your comments and / or approval as minor amendments if these matters are subject to planning.

Drawing 173/STHH/02A shows a hard standing area for childrens' play and a general indication of the lighting layout, however our client has not yet chosen fittings. There are existing fittings which are to be reused (shown on drawings as (ex)). Lights along the drive and round the hard standing, where shown on posts will, in all cases be under 1.00m high. Movement sensitive lights will be wired in to the existing system and again existing lights will be reused where suitable.

We confirm the location of the garage to line through with the back wall of the house.

Drawing 173/STHH/03A shows the minor changes to the location of the windows and door to the garage, the addition of a roof light , services are shown and part of the childrens' play area.

Before you left for your holiday we spoke of the requirements of CONDITIONS 5, 6 and 7. The garden plot is approx. 2.8 acres with many specialist trees, bushes and shrubs. I have no expertise to identify these. It would be a major exercise, costing hundreds of pounds to plot, identify and record them all. If your landscape expert wishes to come to site and make his own record I am sure my client will be sympathetic to such a request. As the site works will not affect the vast majority of the gardens you indicated that we should concentrate on the soft landscape within the site area.

The approved works to build the entrance gates, drive, garage and hard landscape areas are shown on the planning drawings. The effect on the existing trees, bushes and shrubs is shown on these same drawings, where trees are removed this is shown. Trees to be retained in the immediate area are also shown and where they can be identified (the previous owner left a thumbnail; sketch) we have labelled them.

Within the site area, as identified by the submitted plans, trees, shrubs and hedgerows to remain will be protected during the works with fencing, tape or other suitable means. The contractor will be restricted to the areas shown on the submitted drawings and will not therefore have access to the rest of the garden. This is to protect our client and their young family as well as the existing landscape features elsewhere.

When we have an agreed contractor and can identify any special access or working conditions they require, together with any additional methods they will use to further protect the existing soft landscape we shall send you these details. We do however submit a marked up copy of drawing 173STHH/02A showing the lines of protective fencing to be employed, and request your written agreement to satisfy conditions 5, 6 and 7.

Yours sincerely



encl:
copy client.

86 London Road
Twyford
Berks RG10 9EY
24th July 2001

Dear Mr. Thorpe,

Re: Planning Application :F/2000/2289

I am writing to voice my concerns over the bungalow built at the rear of this site.

The development is at the stage where it is being advertised with an estate agent namely:- Romans at Winnersh and is being advertised with a hobby-room and studio on suite in the roof area. I also noticed whilst visiting my elderly neighbour at No. 92 London Road that the side of the roof looking across her garden has not been finished off (although the bungalow was roofed at least a month ago) which gives rise to some concern as to the reason for this.

I voice my concern because I was recently approached by the builder about coming to some arrangement by which he could put a window in the bungalow to look across my garden.

A bungalow is what the council have approved but there has been relentless pressure from the builder to push through changes that will allow development in the roof area. Twice the full planning committee with very good reason have rejected roof space development of this bungalow, surely this cannot constantly be challenged and surely the neighbouring property's legitimate concerns are taken seriously. I hope the council will keep a close eye on this development.

Yours Sincerely,

Mrs. M. A. Jones

Copy: Steven Conway

065
PLANNING SERVICES | HPT
POL | TLS
DC NL | ENF
APP |
CS |
25 JUL 2001
COPIES TO: | ACK: ✓
FILE:

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 22 November, 2001
My ref. BC/DC/2001/3792

Mr & Mrs A Hale
c/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
RG10 8PZ

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

Dear Sirs

PLANNING PERMISSION 2001/3792
SITE: SHELLEYS, TAG LANE, HARE HATCH, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3792 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NICOLA LAKE
Senior Planning Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3792	NL
BUILDING CONTROL NUMBER.	FP2001/2121	North
~~APPLICANT~~/AGENT	Sedgwan Noble	
ADDRESS OF SITE	Shalleys, Tag Lane Hare Hatch WARGRAVE	
DESCRIPTION OF PROPOSED WORK	demolish existing garage v. erect triple detached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	STHH/02A	STHH/02
ELEVATIONS	03A	03
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	velux added door/windows repositioned garage repositioned 500mm.	
DATE	28/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	31/8/01	NA	
REVISED PLANS NEEDED	11/10/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3792

Applicant : Mr & Mrs Hale C/O Sedgman Noble Architects.

Location : Shelleys, Tag Lane, Hare Hatch, Reading.
Proposal : Proposed replacement of three car garage new entrance gates and boundary wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/5/01 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....8/5/01.....

Date Registered : 12/04/2001

Earliest Date for Decision : 21/05/2001

Latest Consultation Date/Site Notice Expiry Date : 21/05/2001

This application <u>will have expired on</u>: <u>07/06/2001.</u> 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 :
Woargrave P.C - No objection Subject to conditions
Highways - No objection Subject to conditions
Landscaping - No objection Subject to conditions
Letters - 2 letters of Support.

Planning Issues :
Site Designation - Green Belt.
Area of landscape importance.

1.) Impact upon the residential amenity of adjacent Dwellings
2.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2001/3792

Appraisal :

1) Impact upon the residential amenity of the adjacent Dwellings

The proposed development is for demolition of the existing Garage block and construction of a new garage adjacent to the dwelling itself and creation of new entrance gates.

The existing garage is in close proximity to the adjacent dwelling at Leptis Magna. The replacement garage is located well within the application site and would have no detrimental impact upon the residential amenity of the Neighbouring dwellings.

2) Impact upon the character and appearance of the Green Belt.

The proposed development would demolish the existing Garage block which is on the front boundary of the site and relocate it further within the site. The existing garage has a poor design and is located in close proximity to Leptis Magna, which usually results the bulk and massing within the area. The proposed garage would be located well within the site and would open up the boundary. While the proposed new accessway would reduce some of the benefit to the Green Belt of the relocation of the Garage, it would be only 2.1m high compared to the maximum height of the existing garage of 4.4m.

Therefore, the proposed development would have no significant detrimental impact upon the open character and amenity of the Green Belt.

Recomendation : Approval: ☑ **Refusal** ☐

(tick appropriate box)

Application Number F/2001/3792
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	"Dwelling" building" add insert 'Dwelling'.
3	C049	R049	
4	C139	R139	insert "Smaller"
5	C150	R150	
6	C151	R151	
7	C153	R153	
8	→		The existing Garage shall be demolished prior to the ~~completion~~ start of construction of the hereby approved Garage.
		Reason	To safeguard the open character and amenity of the Green Belt.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: —
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WGB1, WGB3.
GREEN BELT LOCAL PLAN POLICIES: – Policy 9.
BERKSHIRE STRUCTURE PLAN POLICIES: – C4.
MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 6/6/07

RECORD OF SITE VISIT

SITE ADDRESS: Shelleys Tag Lane
Hare Hatch Reading.

APPLICATION NUMBER: F/2001/3792

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.5.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on telegraph pole.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt

3. DESCRIPTION OF SITE/BUILDING

Existing garage - triple Bay

4. RELATIONSHIP TO ADJOINING PROPERTIES - check with landscaping about the removal of the trees.
* check the height of upset upon the wide area.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **30 April 2001**

My ref: F/2001/3792

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2001/3792
Shelleys, Tag Lane, Hare Hatch, Reading.
Proposed replacement of three car garage new entrance gates and boundary wall.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3792**
Shelleys, Tag Lane, Hare Hatch, Reading.
Proposed replacement of three car garage new entrance gates and boundary wall.
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 6481

Date: **30 April 2001**

My ref: F/2001/3792

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/3792
Shelleys, Tag Lane, Hare Hatch, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3792**
Shelleys, Tag Lane, Hare Hatch, Reading.
Proposed replacement of three car garage new entrance gates and boundary wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

LOB

FROM: Nicola Lake

DATE: 30 April 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3792

Proposal: Proposed replacement of three car garage new entrance gates and boundary wall..

Site Address: Shelleys, Tag Lane, Hare Hatch, Reading.

Applicant: Mr & Mrs Hale C/O Sedgman Noble Architects.

Your observations are required in respect of this application **by 21/05/2001** .

The Parish Council is concerned at the removal of the trees and therefore requests that a replanting scheme be implemented.

A condition is also requested of: a replacement footprint and not an additional garage.

SIGNED: _____ DATE: 14/05/01

Clerk To Wargrave Parish/Town Council.

FROM: Nicola Lake

DATE: 30 April 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3792

Proposal: Proposed replacement of three car garage new entrance gates and boundary wall..

Site Address: Shelleys, Tag Lane, Hare Hatch, Reading.

Applicant: Mr & Mrs Hale C/O Sedgman Noble Architects.

Your observations are required in respect of this application **by 21/05/2001** .

The Parish Council is concerned at the removal of the trees and therefore requests that a replanting scheme be implemented.

A condition is also requested of: a replacement footprint and not an additional garage.

SIGNED: _____

Clerk To Wargrave Parish/Town Council.

DATE: 14/05/01

PLANNING SERVICES	APT
POL	CLS
DC	ENF
APP	
CS	
22 MAY 2001	
COPIES TO:	ACK:
	FILE:

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3792 relates.

Address of site 'SHELLEYS', TAG LANE,

HARE HATCH, BERKS. RG10 9ST

Signed

Date 2 May 2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 30 April 2001

Application Number: F/2001/3792

Proposal: Proposed replacement of three car garage new entrance gates and boundary wall.

Parish: WARGRAVE PARISH

Site Address:
Shelleys, Tag Lane, Hare Hatch, Reading.

Applicant:
Mr & Mrs Hale C/O Sedgman Noble Architects.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C139 (INSERT: 5), R139.

Signed: _____ **Print name:** Adam Coggins 4/5/01

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9 May 2001

Location:	Shelleys, Tag Lane, Hare Hatch, Wargrave
Proposal:	Proposed replacement of three car garage, new entrance gates and boundary wall.
Application Number:	F/2001/3792

In response to your consultation dated 30 April 2001 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and adjacent to an ASLI to the east. The character of the landscape in this location is predominantly rural with significant belts of woodland planting.

The property is well set back from the road and enclosed by vegetation within the site itself and alongside Tag Lane, restricting views into the site. This vegetation also restricts views of the existing garages to the property that are set back off the road and are only visible when nearly adjacent to them.

The proposals show the removal of the existing garages off Tag Lane to be relocated adjacent to the house. This will require the removal of a number of trees from within the site to allow for the construction of the access drive. Although the size of the proposed garage is slightly larger than the existing, I do not consider it will have an adverse visual impact on the rural character of the surrounding countryside as it is a replacement building and will be significantly screened from the road by the remaining vegetation within the site. The new entrance gates and boundary wall will be just over 2m in height compared to a maximum of 4m for the top of the existing garage roof. The gates will also be set back from the road and therefore screened in the medium distance views by existing vegetation.

The applicant will need to provide details of some additional tree planting adjacent to the entrance gates to help integrate the entrance structure into the surrounding rural landscape and to provide replacements for those trees shown to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

The Bailiwick, Tag Lane,
Hare Hatch, Reading,
Berkshire, RG10 9ST.

4TH. May, 01.

Nicola Lake, Ref. F/2001/3792.

Environmental Services Department,
Planning Services, PO Box 157,
Shute End, Wokingham,
Berkshire, RG40 1WR.

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS CNT	
09 MAY 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Madam,

Re- Application No. F/2001/3792, Re-siting of Garages, Shelleys, Tag Lane.

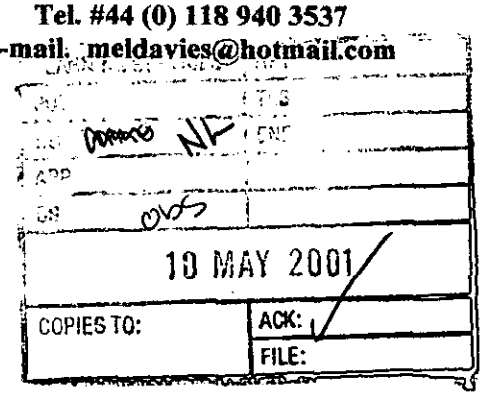
I write in support of this application which will enable visitors, trades people and delivery vehicles to park off road in this very narrow part of Tag Lane. In the past it has been necessary for passing traffic to drive over the roadside verges whenever cars or vans were parked outside Shelleys. The new proposals will enhance the entrance and give more security to the owners and safety for their children when returning to the house by car.

Yours sincerely,

Peter Johnson.

03 MAY 2001

Mel & Teresa Davies
Leptis Magna,
Tag Lane,
Hare Hatch,
Berkshire,
RG 10 9 ST.
Tel. #44 (0) 118 940 3537
e-mail. meldavies@hotmail.com



Wokingham District Council,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham.
RG 40 1 WR.

4th May,2001.

Your Ref. Nicola Lake.
F/2001/3792

Dear Sir,

Re: Planning Application No. F/2001/3792.

Many thanks for your letter concerning the proposal to carry out alterations to "Shelleys",our next door neighbours in Tag Lane.

Mr and Mrs Hale, the new owners of "Shelleys", have been extremely considerate in discussing all their proposals with us in great detail. We have had ample opportunity to study the proposals that have now been submitted for your consideration.

In our opinion the proposal to demolish the existing garage block to allow the construction of new gates and a driveway to a new garage to be constructed nearer the house would be a huge improvement both to their property and to Tag Lane. The existing garage layout offers very little off road parking for visitors and makes exiting on to Tag Lane very difficult.

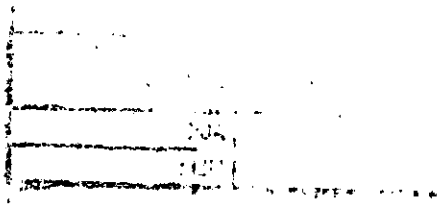
On weekday mornings and evenings Tag Lane is now used as a "rat-run" for people commuting to Bracknell and the speed of traffic is really quite frightening. The proposed driveway layout at "Shelleys" will enable people to exit the property in a forward direction, rather than having to reverse out into fast moving traffic.

Therefore, we at Leptis Magna, have no objections whatsoever to the proposed alterations. In fact, we support the ideas fully. The proposed new garage block will be considerably further away from our property than the existing one, so will have no impact on us at all.

Many thanks for giving us the opportunity to offer our opinions on this matter.

Yours sincerely,

M.E.L.Davies.



(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 APR 2001

Officer: NK | Application No. F/2001/3792

22/26

Map No. ..... Site ...0.98...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED REPLACEMENT THREE CAR GARAGE NEW ENTRANCE GATES & BOUNDARY WALL

Location: SHELLEYS TAG LANE

Parish: WARGRAVE Ward: WARGRAVE

3044-01-B

Applicant: MR / MRS HALE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (S) 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	Position of prop. garage to be marked on block plan. See 1:100 plan	✓	
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 : 30.4.01 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Green Belt)

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + See Map .....

Recd 10.30AM 12.4.01

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

12.APR.2001 372

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

11th April 2001

STHH/4/dn

Dear Sirs

Demolition and replacement of garage and new entrance gates, boundary wall and drive at 'Shelleys', Tag Lane, Hare Hatch, Berkshire. RG10 9ST

On behalf of my client I make this application for full planning approval. I enclose drawings nos 173 STHH/01 to /05 inclusive showing our proposals to demolish the existing garage at the Tag Lane boundary and build a new three car garage nearer the house. The old garage site will be landscaped and with a new boundary wall and entrance gates included. A new drive to a courtyard in front of the new garage will be taken through the existing lawns avoiding the boundary woodland screen to the adjoining property (Leptis Magna). The pull in area off Tag Lane in front of the new gates and wall will be resurfaced.

The property, 'Shelleys', is situated just off the A4 London Road at Twyford, just behind the Wyevale Garden Centre. The whole plot is of approximately 2.8 acres. I enclose OS maps at 1:500 and 1:2500 scale, to locate.

The original property was built in approximately 1908, a detached house with various pre and probably post 1947 additions of different Berkshire red and multi bricks under a tiled and hipped roof with flat central area, creating two stories of accommodation with single storey outhouses and a three car garage at the Tag Lane Boundary.

The works comprise the removal of the existing garage. Access from the garage to the main house is over long and difficult at present, especially with small children and our client wants to be able to drive up to the house which is located in the middle of the plot. There is plenty of scope to be able to do this without adversely affecting the neighbouring properties nor the nature and character of the surrounding rural Green Belt within which this property is located. The whole of the site is well screened with mature shrubs, bushes and trees and our client intends to keep and enhance this. There will be no overlooking from the neighbouring properties. There is a recent planning permission for a new entrance and drive to the house at the other end of the frontage to Tag Lane. Our client does not intend to carry out that approval.

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

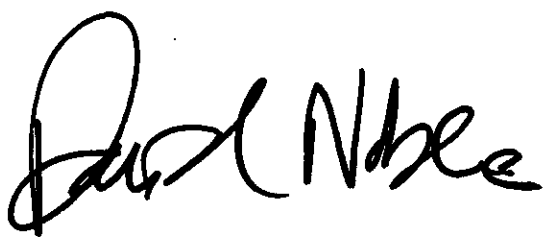
Initial discussions with Nicola Lake, Senior Planning Officer (letter enclosed dated 15th January 2001) suggests a 'like for like' replacement garage in a different location is *' unlikely for there to be a policy objection to the proposal.'* We do not now intend to include any accommodation above. We enclose photographs of the existing garage and confirm it can accommodate three cars and is not a double bay as indicated in Nicola Lake's letter but has a double width up and over door next to a standard width door.

Enclosed with this letter are the following:

6 sets of drawings 173 STHH/01, /02, /03, /04 and /05.
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership, A.
A cheque in the sum of £95.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely



copy Client

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 15 Jan 2001
My ref: NL/Wargrave/Pre-app
Your ref:

12.APR.2001* 3792

Mrs Julie Hale.
Shelley's
Tag Lane
Hare Hatch
Wargrave
RG10 9ST

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 Mrs Hale,

PROPOSED ERECTION OF A TRIPLE BAY GARAGE AT SHELLEYS, TAG LANE, WARGRAVE.

Thank you for your letter of the 19 December 2000, regarding the above stated development.

I have considered the proposed development as outlined in your letter and the accompanying drawing. Unfortunately, the information which accompanied your letter does not allow for a full and comprehensive, pre-application appraisal of the proposed replacement garage.

However I am able to say that the property is located within the Metropolitan Green Belt and as such is subject to the controls of the Green Belt policies of the district's development plans. These policies seek to control the level of development within the Green Belt area. Therefore if the proposed replacement garage is a like for like replacement but in a different location, it would be unlikely for there to be a policy objection to the proposal. However your letter indicated that you wished to build a triple bay garage with accommodation above. It appears from our plans that the existing garage has double bays. As such I am concerned that the proposed structure may result in a significant increase in the scale of the outbuildings currently on the site.

It is therefore suggested that once you have decided upon the size and the location of the proposed garage, you contact us again with a sketch scheme showing this information, together with the dimensions of the existing structure.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted.

Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

ADDRESS SHELLEYS TAG LANE PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 8078

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39402	D. McCLURE-FISHER	INT. ALTS. TO FORM GRANNY ANNEXE WITH NEW BAY WINDOW / FLAT ROOFS TO PITCHED	15-6-92	C/R
FP/92/0367	"	"	1.7.92	APP
F/2000/0627				Permitted Development

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. & Mrs. McClure - Access - 24/2/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

12 APR 2001 * 3792

WOKINGHAM DISTRICT COUNCIL

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS A HALE
	Address and postcode	'SHELLEYS' TAG LANE HARE HATCH READING RG10 9ST
	Phone number	
2	Agent's Name	SEDGMAN NOBLE ARCHITECTS
	Address and postcode	THE STUDIO, SPRINGMEADOWS BUSINESS CENTRE HIGHFIELD FARM, WARGRAVE READING RG10 8PZ
	Phone number	0118 940 4747
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	'SHELLEYS' TAG LANE HARE HATCH READING RG10 9ST
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT THREE CAR GARAGE, NEW ENTRANCE GATES AND BOUNDARY WALL AT TAG LANE.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ REFER TO PLANS.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	REFER TO PLANS — BERKSHIRE RED BRICKS (POSSIBLY SECOND HAND) PLAIN TILING — RED/ORANGE MIX BLACK STAINED TIMBER.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5/6 NO CHANGE	Proposed: 5/6
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.	173/STHH/01 to /05 INCL.	

12 Certificate of ownership (Section 66, Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

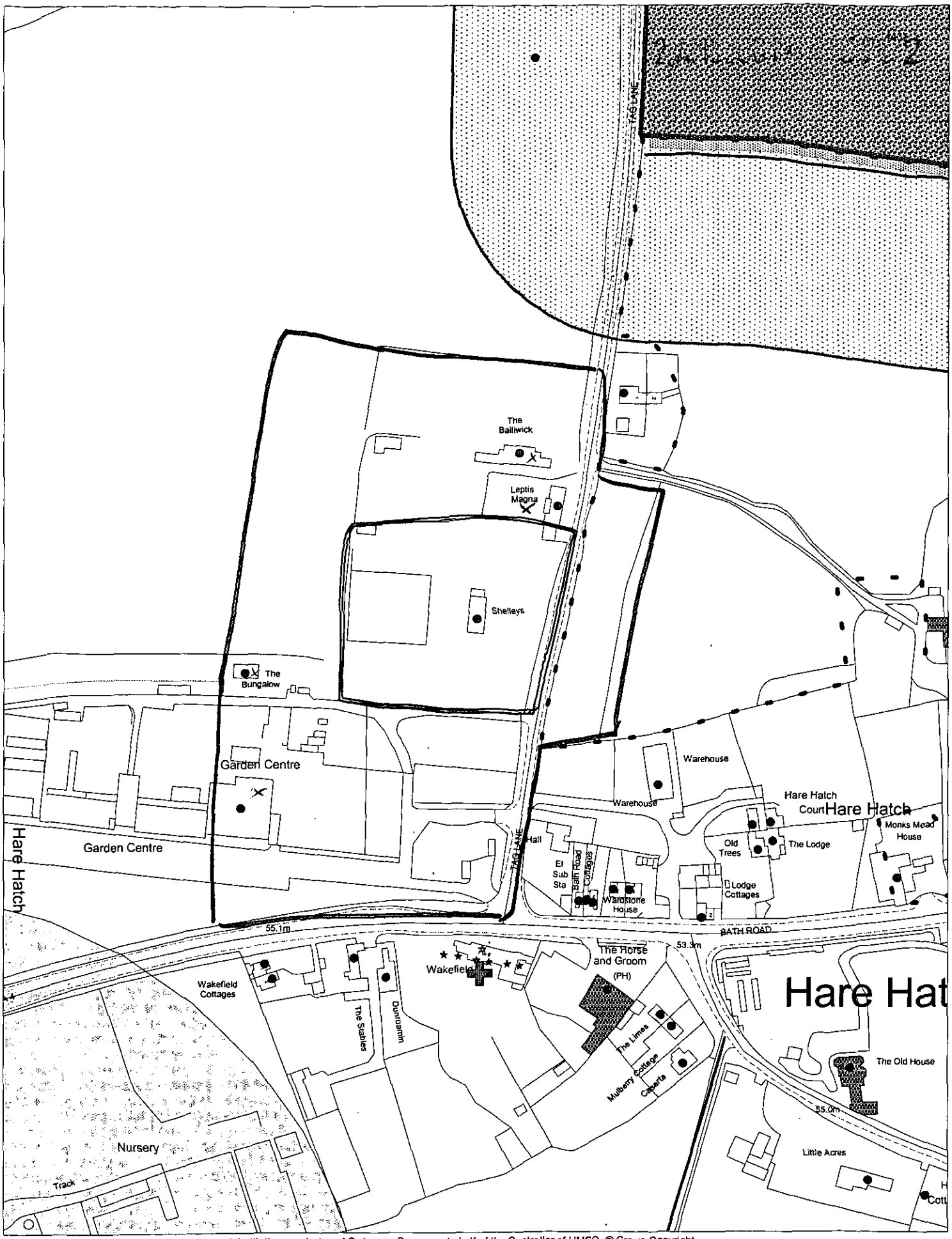
None of the land forms part of an agricultural holding.

Your signature: D NOBLE
FOR SEDGMAN NOBLE ARCHITECTS

on behalf of MR + MRS A. HALE

Date 11th APRIL 2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

19 April 2001

Scale: 1 : 2500

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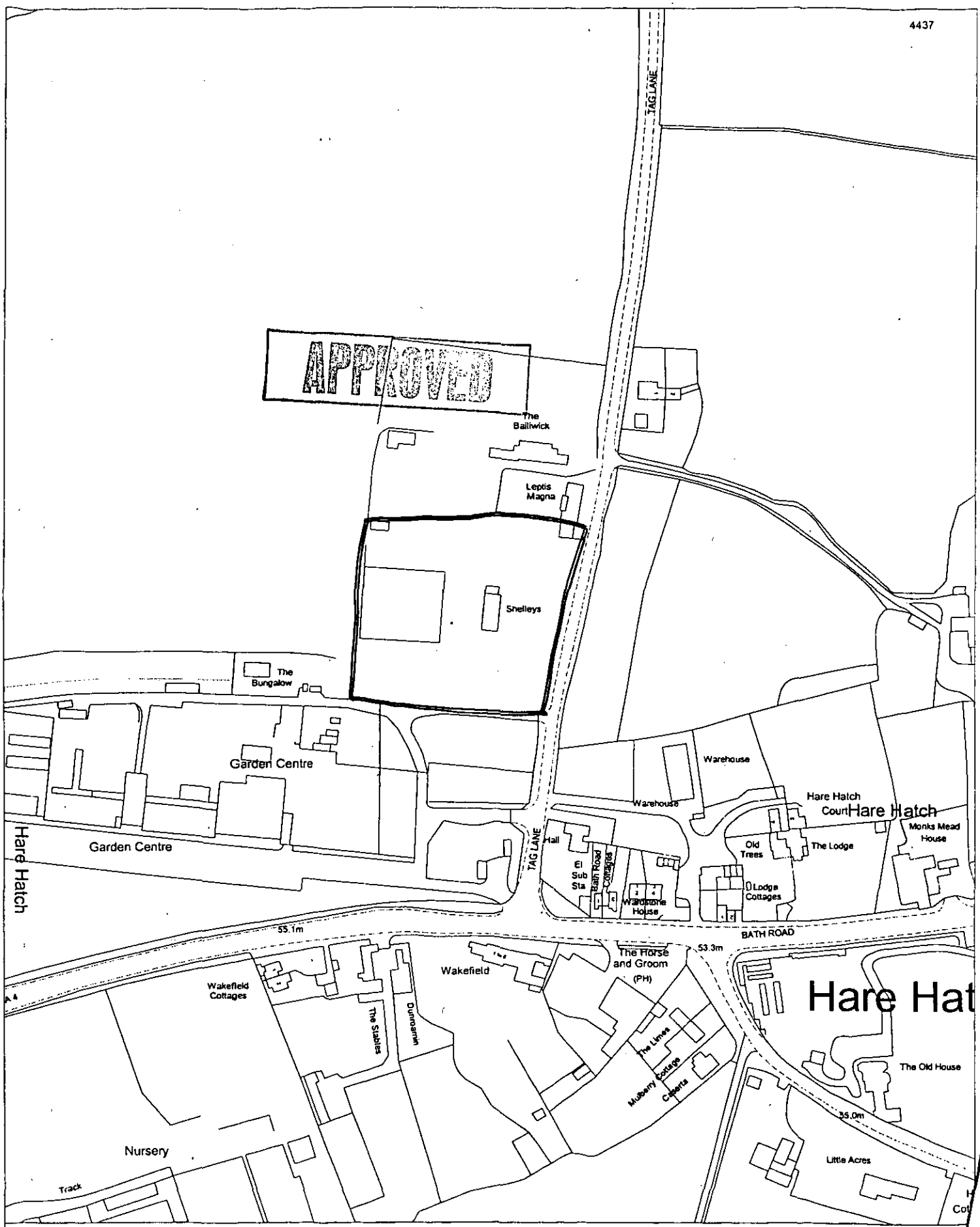

Site Plan, Scale: 1 to 2500

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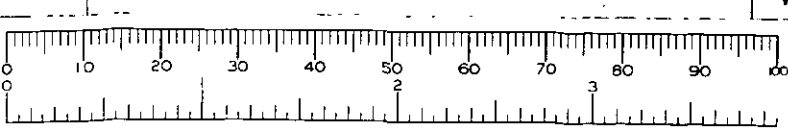
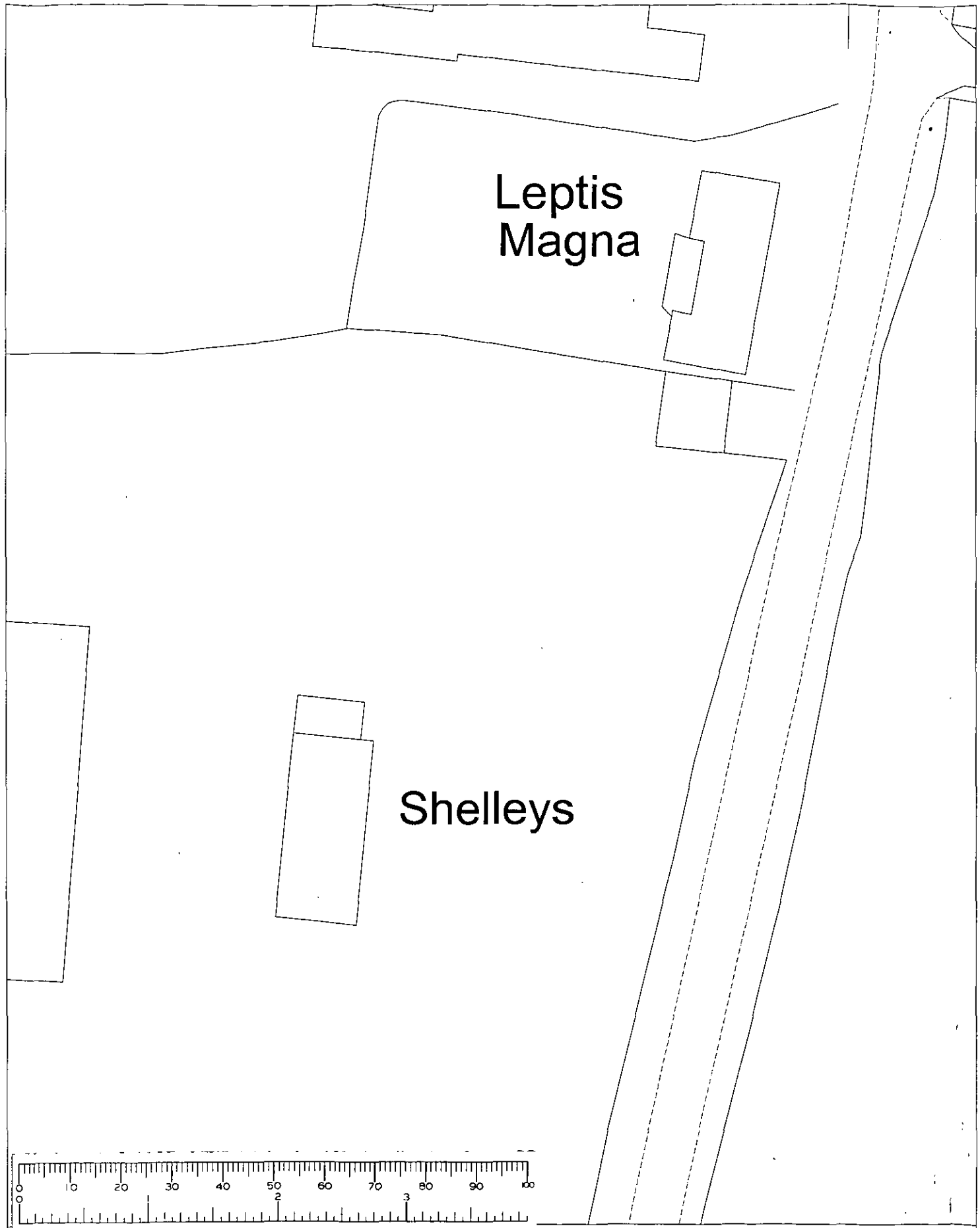
Date: 21 February 2001







Site Plan, Scale: 1 to 500

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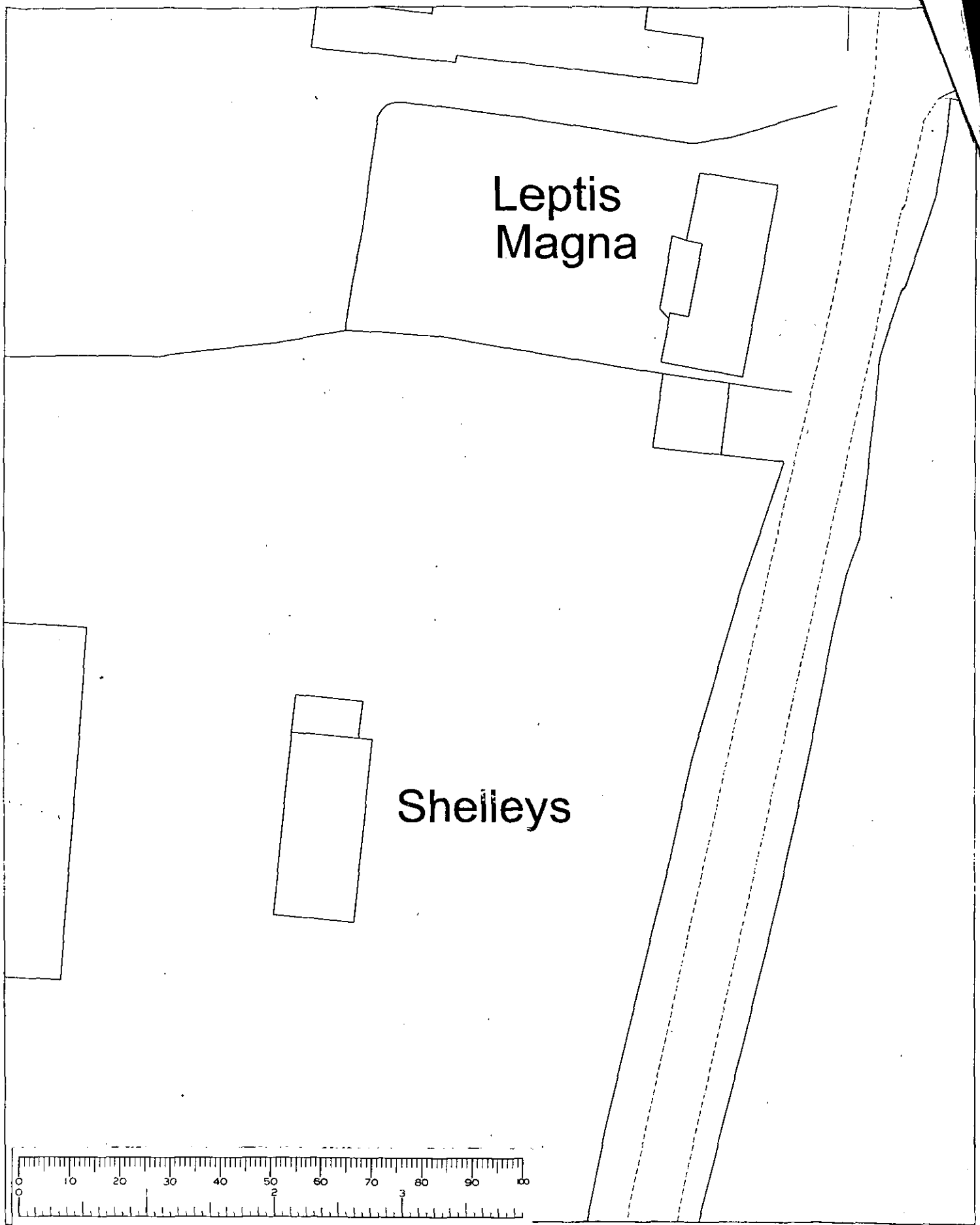

Site Plan, Scale: 1 to 500

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Date: 21 February 2001

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