APPLICATION NO:
F/2001/5461

LOCATION:
Rivermead Cottage Henley Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Jackson C/O Ms Noewe Hughes

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **03/01/2002**
End of consultation 7/01/02
APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: ***Joanna Medler***

APPROVED

575

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jackson
C/O Ms Noelle Hughes
Trombé Conservatories
258 Belsize Road
Maida Vale
London
NW6 4BT

Application Number: F/2001/5461

Parish: **WARGRAVE**

Location: **Rivermead Cottage, Henley Road, Wargrave, Reading.**

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

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

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

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

Condition
3. There shall be no raising of existing ground levels on the site.

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

Condition
5. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
6. Any steps or ramps shall be of open construction.

Condition
7. The conservatory hereby approved shall be used as a conservatory and not as a habitable room.

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

Reason
2. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
3. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
4. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
5. To prevent destruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
7. In the interests of maintaining the character of this countryside location.

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

Informative
2. You are advised that no soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.

Informative

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

Berkshire Structure Plan Policies LD3, C4 and C8.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WLL2, WLL3, WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 24/01/2002

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.

Applicationo	Name & Address
F/2001/5461	Peter Sanders Lower Rivermead WARGRAVE RG10 8PE

WOKINGHAM UNITARY
Aiming for Excellence

App Approved
letter sent 4/02/02

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5461	Joanna Medler.
BUILDING CONTROL NUMBER.	FP 2002/2756 North	
~~APPLICANT~~/AGENT	Trombe Conservatories Ltd.	
ADDRESS OF SITE	Rivermead Cottage, Henley Road. WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S Side ext to form Conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	J/PP/104
ELEVATIONS	J/PP/106 + 107	J/PP/106. + 107
FLOOR PLANS	J/PP/105	J/PP/105

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/2/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

EXPIRES 25/1/02

check history - Green Belt

Condition - glazed shall remain as conservatory and not as a habitable room

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5461

Applicant : Mr & Mrs Jackson C/O Ms Noewe Hughes.

Location : Rivermead Cottage, Henley Road, Wargrave, Reading.

Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/01

Date Registered : 30/11/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

This application will have expired on: 25/01/2002. 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 :

Environmental Design - no objections, but has made comments
Strong letter of objection from neighbour
Environment Agency - no objection, subject to conditions

Planning Issues :

Neighbouring properties : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Greenbelt/ASLI : BSP - C4, C8
WDLP - WGB1, WGB3, WLL2, WLL3

Planning History:

Existing dwelling is a replacement dwelling for which P.P was granted in March 1995 (43805). P.D rights removed. Previous dwelling on-site extended in past

Application Number: F/2001/5461

Appraisal :

① Development: The proposed application is for a single storey side extension to the dwelling to form a conservatory. The proposed conservatory is to be set back by 1m from the rear elevation and is 5m long and 4m wide. It will replace an existing bay window, which is fully glazed and measures approximately 2.5m by 4m, again set 1m back from rear elevation.

② Impact upon neighbouring properties: The proposed conservatory is situated on the elevation which ~~are~~ faces the neighbouring property of 'Lower Rivermead'. 'Lower Rivermead' is set further forward than 'Rivermead Cottage', but is situated some 35m from the proposed extension. The proposed conservatory extends a further 2.5m, than the existing bay window which is fully glazed, and the boundary along this side of the property is slightly raised and consists of some fencing, but mostly planting of trees and bushes, which partly obscure this side of the dwelling.

③ Impact upon Greenbelt / AGLV: The proposed conservatory is a small addition considering it will extend approximately a further 2.5m from the existing bay windows position. Therefore the proposal is not out of scale to the existing property, and has a very minimal impact on the on the area, and does not have an adverse effect on retaining the open character of the greenbelt, and its setting

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/5461
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full permission - 5 years
2	C014	R014	External finishes to match
3	You are advised that		No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level. REASON: ~~To prevent pollution of groundwater~~
4	5		There shall be no raising of existing ground levels on the site. REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
5	6		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.
6	7		Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water. REASON: To prevent obstruction to the flow and storage of flood waters, with a consequent increased risk of flooding.
			Any steps or ramps shall be of open construction. REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
		1.	INFORMATIVE: Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent into or onto ground and for surface runoff into groundwater. Such consent may be withheld
Informative for approvals			If there is an existing discharge consent the applicant should ensure
3. N16			that any increase in volume is permitted under the present conditions.
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WD53, WL2, WL3			
GREEN BELT LOCAL PLAN POLICIES: WGB1, WGB3			
BERKSHIRE STRUCTURE PLAN POLICIES: CD3, C4, C8			
MINERALS LOCAL PLAN POLICIES:			

→ 2.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP

(Development Control Manager)

Date: 24.1.02

Condition 7.

The conservatory hereby approved shall be used as a conservatory and not as a habitable room

Reason: In the interests of maintaining the character of this countryside location.

RECORD OF SITE VISIT

SITE ADDRESS: Rivermead Cottage
Henley Road Wargrave Reading.

APPLICATION NUMBER: F/2001/5461

OFFICER: Joanna Medler

DATE OF SITE VISIT: 17/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Rural - open fields
Large detached properties spaced out

3. DESCRIPTION OF SITE/BUILDING large detached
2 storey dwelling - set at a considerable lower level than road, but higher than the river/stream below.

4. RELATIONSHIP TO ADJOINING PROPERTIES There are no properties close enough to be effected by the proposal.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS - possibly - but only to extend patio around proposed conservatory - minimum.

BOUNDARY TREATMENT - fencing - trees/planting open at the back.

OTHERS —

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

Tel: (0118) 974 6502

Date: **10 December 2001**

My ref: F/2001/5461

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/2001/5461
Rivermead Cottage, Henley Road, Wargrave, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5461**
Rivermead Cottage, Henley Road, Wargrave, Reading.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6502

Date: **10 December 2001**

My ref: F/2001/5461

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

Dear Councillor

Application Number: F/2001/5461
Rivermead Cottage, Henley Road, Wargrave, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5461**
Rivermead Cottage, Henley Road, Wargrave, Reading.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

Received by Wokingham District Council

Application No: F/2001/5461

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
Rivermead Cottage, Henley Road, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5461 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

10 December 2001

ENVIRONMENT AGENCY

Our Ref : SP/2001/005011-1/1
Your Ref : F/2001/5461

Date : 15 January 2002

PLANNING SERVICES	APT 51950
POL	TLS
DC JXM	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Ms Medler

EXTENSION TO FORM CONSERVATORY AT RIVERMEAD COTTAGE, HENEY ROAD, WARGRAVE, READING

Thank you for your letter dated 10th December 2001, received on 12th December 2001. Please quote the following reference in any correspondence: **SU78SE/4/9**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open constuction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

PLANNING INFORMATIVES

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

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

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

ADVICE TO PLANNING AUTHORITY

Flood Risk

This site is partially within the indicative floodplain of the Hennerton Backwater. The site is within an area where new development is to be strictly controlled. In this case, the area within the site that has been highlighted for development is outsde of this floodplain.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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

Foul Water
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.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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 sincerely

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



MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Trombe Conservatories Ltd

1327

WOKINGHAM DISTRICT COUNCIL

To Jo

Date Fri. 18/1. Time

WHILE YOU WERE OUT

Name Mr Sanders

Of

Phone No. 07711 109 978 Ext.

Phoned	✓	Please call back	✓ if possible
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Returned your call.

Will call again on Tues.

Re: Rivermead Cottage

Signed Basia

1327

WOKINGHAM DISTRICT COUNCIL

To Jo.

Date 15/1 Time 13.54

WHILE YOU WERE OUT

Name Peter Sanders

Of

Phone No. 07711 109 978 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Returning yr call

re: Rivermead Cottage.

Rang back he was driving so will try and call me back before 5.00pm

JO 15/1/02 2.20pm.

Signed Jan

Lower Rivermead
Wargrave
Berkshire
RG10 8PE
Tel. 0118 940 4458

0668

PLANNING SERVICES	HPT
POL	TLS
DC JKM	ENF
APP	
CS	
31 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

27 December 2001.

Joanna Medler
Development Control Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Wokingham
RG40 1WR

Dear Ms Medler,

Application Number F/2001/5461

Thank you for your letter of 10 December regarding the proposed single storey side extension to "Rivermead Cottage" to form a conservatory.

Since receiving your letter I have tried to phone you a couple of times, without success, to ask for your advice. Natalie Brown advised me that you are on holiday until the New Year. Since I have to respond to your letter by 31 December, I have framed the attached objection, but I would greatly appreciate discussing it with you before you "process it".

Please will you contact me on 07711-109978 ?

Yours sincerely,

Peter Sanders

Peter Sanders

Called 15/1/02
no answer, left
message
JKM

Lower Rivermead

Wargrave

Berkshire

RG10 8PE

Tel. 0118 940 4458

27 December 2001.

Joanna Medler
Development Control Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Wokingham
RG40 1WR

Dear Ms Medler,

Application Number F/2001/5461

Thank you for your letter of 10 December regarding the proposed single storey side extension to "Rivermead Cottage" to form a conservatory.

"Rivermead Cottage" and my home, "Lower Rivermead", share a border running the full East to West length of each plot of land. The proposed 5 metre, heavily glazed, extension is on the South of "Rivermead Cottage" and would directly overlook the North aspect of "Lower Rivermead".

My family and I moved to "Lower Rivermead" in 1992, when the plot of land to the North was occupied by an earlier building, also called "Rivermead Cottage", which was a far more modest building than that currently occupying the plot. In about 1996 the previous "Rivermead Cottage" was demolished and the current building was erected. There has been considerable local sensitivity to the new dwelling due to the fact that it is situated further West on the plot than the previous building and is far more intrusive than the previous building. It was designed as the owner's "individual architect designed home", incorporating:

"Magnificent Galleried Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, Principal Bedroom and En Suite Bathroom, Two Guest Bedrooms and En Suite Bathrooms, Three Further Bedrooms, Family Bathroom, Snooker Room, Spectacular Indoor Heated Swimming Pool Complex."

I fully co-operated with my neighbour during his application for planning permission for his new home. I have also fully co-operated with my neighbour on the other side ("Rivermead Farm") in his recent planning application for an extension on the North of "Rivermead Farm" which affects the South aspect of "Lower Rivermead".

Ms Joanna Medler

There are a series of domestic properties along the Hennerton, including "Rivermead Cottage", "Lower Rivermead", and "Rivermead Farm". All of these properties enjoy a very pleasant Westerly outlook over the Hennerton and the Thames Valley. All of the properties have been constructed so that their principal windows take advantage of this Westerly outlook, if the principal windows were to face to the North or South they would significantly intrude on the privacy of neighbours.

The proposed extension is extremely significant because it provides accommodation for a "family room" off the kitchen/breakfast room, which could be expected to regularly accommodate the occupying family, for example at meal times.

The proposed extension is planned to extend 5 metres from the existing building, replacing a modest bay window. As a "conservatory", it is planned to be of mainly glass construction, containing what I consider to be principal windows with a Southerly outlook, and would therefore represent a major intrusion into the privacy of the North side of "Lower Rivermead" and its gardens.

Accordingly I must object in the strongest possible manner to the proposed extension.

The development in 1996 provided the owner with full opportunity to "architect design" his house and significantly changed the character of "Rivermead Cottage" to the detriment of adjacent properties. The proposed further 5 metre extension is a step much too far.

Please be assured that I respect and support the rights of my neighbours, as is indicated by my co-operation with previous planning applications. However, this proposal represents an unacceptable invasion of my family's privacy.

Please will you contact me on 07711-109978 ?

Yours sincerely,

Peter Sanders

WOKINGHAM DISTRICT COUNCIL

To Jo

Date 27/12 Time 10.35

WHILE YOU WERE OUT

Name Peter Sanders

Of Lower Rivermead

Phone No. 07711 109978 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/5461 - Rivermead Cottage.
- Concerned reg. impact on his property
- he will write in but can you phone him

NB: Dwelling is with Green Belt -
& apparently is already a large
replacement dwelling

Signed Natalie

TO: **DEVELOPMENT CONTROL**
Joanna Medler

FROM: Environmental Design

DATE: 20 December 2001

Location:	Rivermead Cottage, Henley Road, Wargrave
Proposal:	Proposed single storey side extension to dwelling to form conservatory.
Application Number:	F/2001/5461

In response to your consultation dated 10 December 2001 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and ASLI. Although the proposed extension is relatively small in relation to the house, the existing dwelling is very is large and visible from Henley Road. The proposed extension will not have a significant impact on the ASLI on its own, but any further additions to the property will cumulatively make the house more dominant in the landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 14 Site 0.58
Officer: JKM / Application No. F/2001/5461	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: RIVERMEAD COTTAGE, HENLEY ROAD (WARGRAVE ROAD)

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR/MRS JACKSON

Fee (5) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance
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 – Groundwater Prot. Zone Part of site lies within Flood Zone 3 .....
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)

.....

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No pre-apps.

NEIGHBOURS:

S/N + see map

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30.NOV.2001* 5461

trombé conservatories

258 Belsize Road
London NW6 4BT
telephone 020 7316 1849
facsimile 020 7316 1838
e-mail info@trombe.co.uk
website www.trombe.co.uk

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

29 November 2001

Re: Addition of single storey conservatory to side of Rivermead Cottage, Henley Road, Wargrave, Berks for Mr and Mrs Jackson.

Dear Sirs,

Please find enclosed six copies of the relevant drawings and documentation to support an application for planning consent for the above proposal.

We also enclose a cheque in the sum of £95 which we understand is the correct fee for this application.

I trust the details enclosed are all in order, but please do not hesitate to contact me if you require any further information regarding this matter.

Yours faithfully,

Noelle Hughes

Trombé Conservatories Limited
Alan West (B.A Hons)
Noelle Hughes (Architect)

Registered office as above
V.A.T. Registration 722778907
Company Registration 3014756

Environmental Services

For office use only
Application number 30.NOV.2001 * 5461

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 Address and postcode Phone number	MR & MRS JACKSON LABURNUM COTTAGE WALTHAM ST LAWRENCE BERKSHIRE RG10 0HL 0118 934 0343.
2	Agent's Name Address and postcode Phone number	TROMBE CONSERVATORIES LTD. 256 BELSIZE ROAD. LONDON NW6 4BT CONTACT: MS NOELLE HUGHES 020 7316 1849.
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.	RIVERMEAD COTTAGE HENLEY ROAD WARGRAVE. BERKSHIRE. RG10 8PE
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVAL OF SINGLE STOREY BAY & ADDITION OF SINGLE STOREY CONSERVATORY AT SIDE.
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 ☐ NOT AFFECTED BY PROPOSALS.
6	Please list the external materials you will use for example, red brick to match any existing bricks, and dark stained timber.	BRICK TO MATCH EXISTING, HARDWOOD FRAME: STAINED CLEAR DOUBLE GLAZING.
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	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a 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
DAVID S. MOSSOP	LA FARAZ 46 CHEMIN DES VIGNES 1814 LA TOUR DE PEILZ VAUD, SWITZERLAND.	29/11/01

None of the land forms part of an agricultural holding.

Your signature: M Hughes

on behalf of MR & MR JACKSON

Date 29/11/01

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

ADDRESS Rivermead Cottage. Wargrave Road. / Henley Road PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7880 (14)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/255/65	Mr Bartelli	Change from Agric to dwelling	30 11 65	N/A Ref
PD/230/66	Mr R A Powell	New bedroom	12 5 66	App N/A
PD/250/68	Mr J. E. Norman	Garage	13 6 68	App N/A
R/215/69	" "	Additions	25 7 69	App C/A
371/71	" "	Stables + Tack Room	15 4 71	App C/A
1790/72	Mr J. M. Chamberlain	Alterations + Additions	20 11 72	N/A C/A
BR 395	" "	Extensions to garage	29 3 74	App N/A
05025	"	alt + add	16 12 76	N/A C/A
BR 6099	"	"	23.3.77	ref relaxed app 23.4.77 N/A
42620	MR. D. MOSSOP	2/ST. HT.	27.5.94	C/A
43805	"	REPL. DWELLING	23.3.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

A/95/0130/A BOSMERS LTD. " 4.12.95 ADD [illegible]

30.NOV.2001 • 5461



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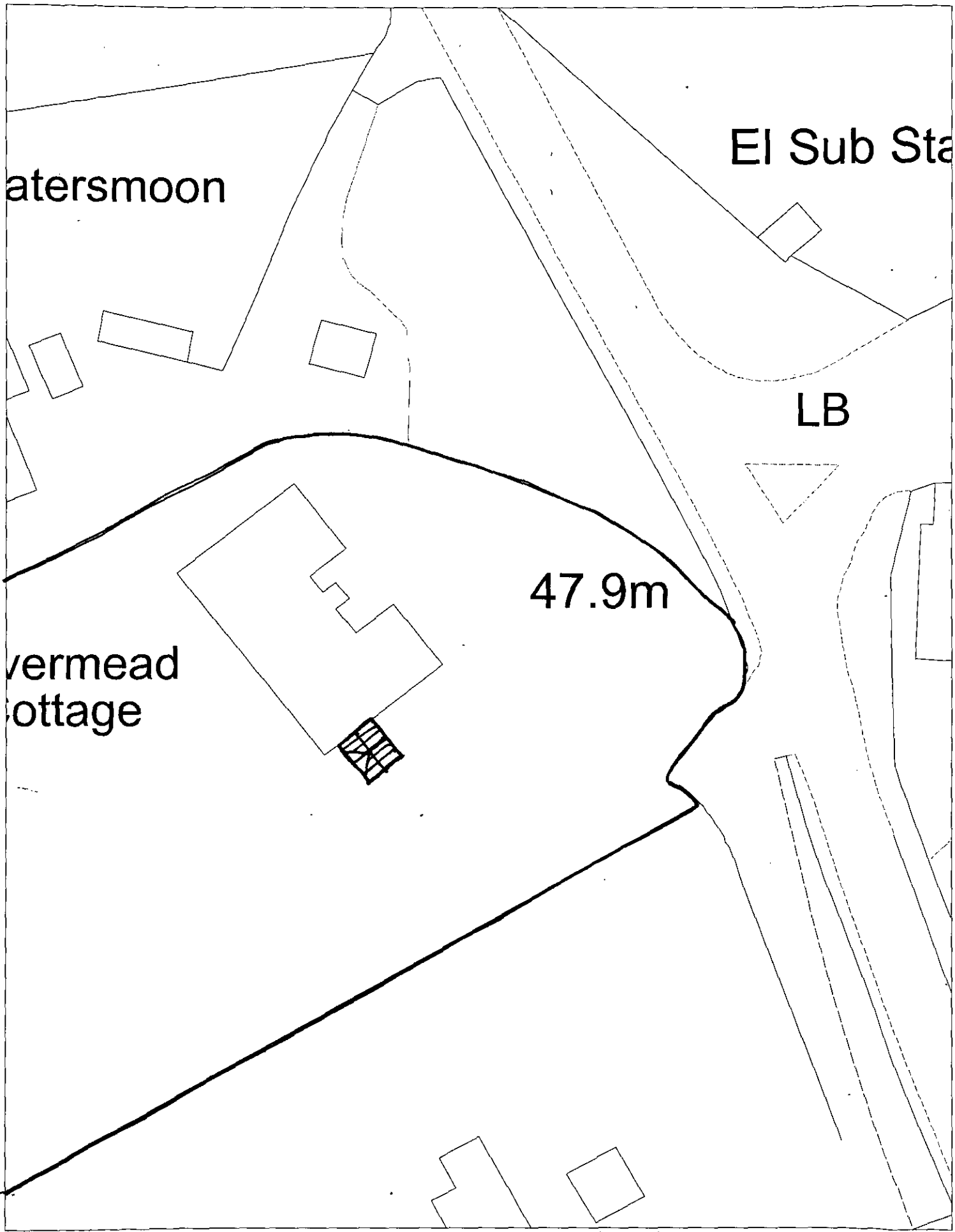
Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001 Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

12 December 2001

Scale: 1 : 500

N
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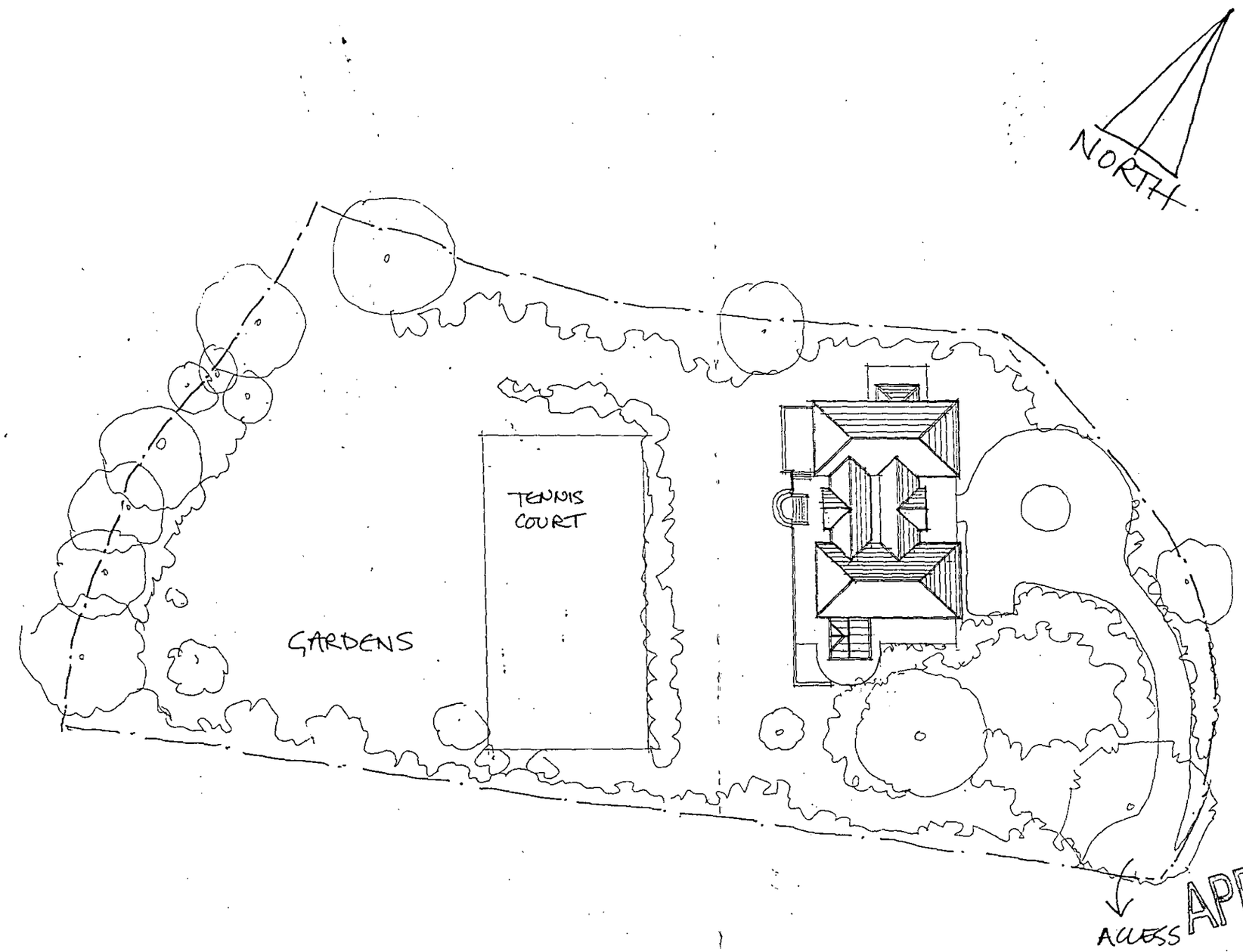
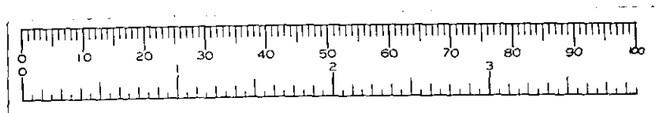
30 NOV 2001 * 5461



APPROVED



trombé conservatories

Client:
JACKSON

Project:
Rivermead Cottage
Henley Road
Wargrave.

Title:
PROPOSED SITE LAYOUT.

Drawing No:
J/PP/104

Scale:	Drawn by:	Date:
1:500	MAH	28/11/01

Notes:

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Maida Vale
London, NW6 4BT

telephone 44(0)171 316 1849
facsimile 44(0)171 316 1838

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APPROVED

PROPOSED SOUTHWEST ELEVATION.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

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Client: JACKSON.

Project: Rivermead Cottage, Wargrave, Berks.

Title: PROPOSED ELEVATION.

Drawing No: J/PP/106

Scale:	Drawn by:	Date:
1:50	MAH	26/11/01

Notes:

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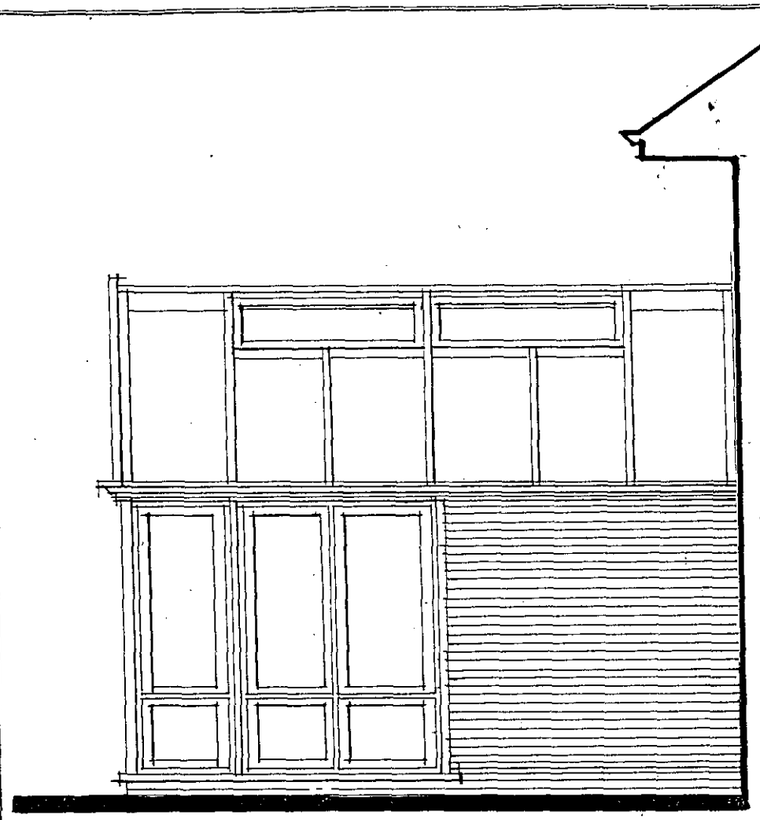

PROPOSED NORTH EAST ELEVATION.



PROPOSED SOUTH EAST ELEVATION

0 10 20 30 40 50 60 70 80 90 100
0 2 3

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Client:
JACKSON

Project:
Rivermead Cottage, Wargrave, Berks.

Title:
PROPOSED ELEVATIONS

Drawing No:
J/PP/107

Scale:	Drawn by:	Date:
1:50	NAH.	26/11/01

Notes:

APPR

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22/1/02

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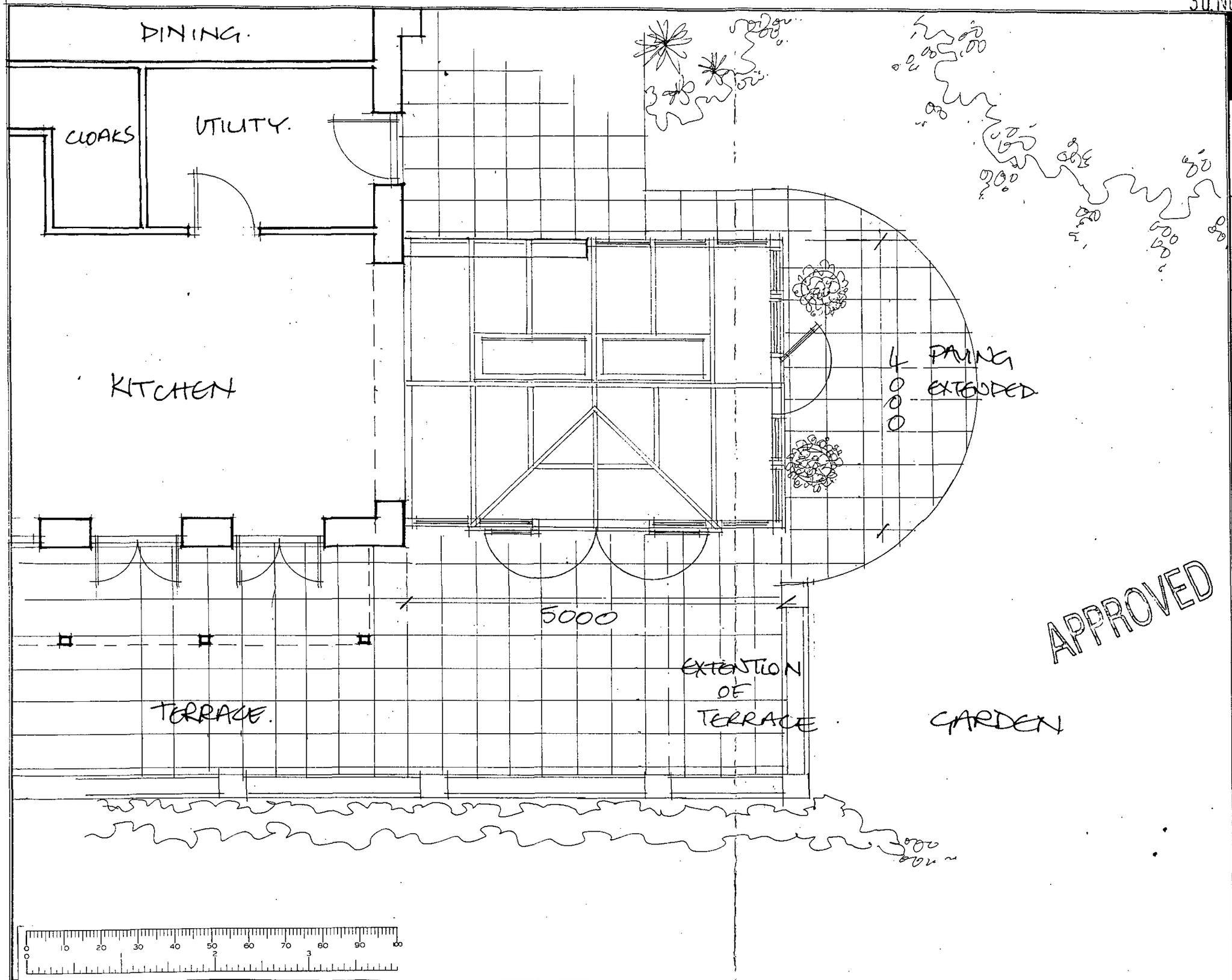

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Client: JACKSON

Project: Rivermead Cottage Henley Road. Wargrave

Title: PROPOSED. GROUND FLOOR PLAN (PART).

Drawing No: J/PP/105

Scale:	Drawn by:	Date:
1:50	MAH.	28/11/01

Notes:

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