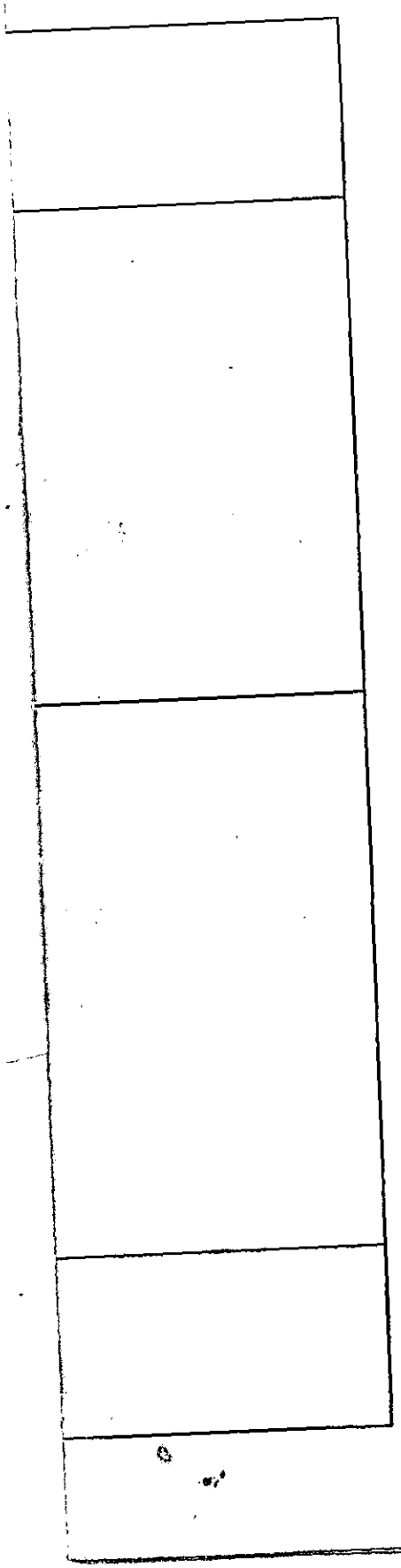


APPLICATION NO:
F/2001/4148

LOCATION:
31 Braybrooke Road, Wargrave Reading.

APPLICANT:
Mr & Mrs Hall C/O Mr G Langley

PROPOSAL:
Proposed demolition of existing garage ar port and erection of new garage.

EARLIEST DATE FOR DECISION: **09/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/07/2001

CASE OFFICER: **Patrick Haran**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

564

D1

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hall
C/O Mr G Langley
Langley Hall Associates
Royal Station Court, Station Road
Twyford
Berkshire
RG10 9NF

Application Number: F/2001/4148

Parish: **WARGRAVE**

Location: **31, Braybrooke Road, Wargrave, Reading.**

Proposal: **Proposed demolition of existing garage and car port and erection of new garage.**

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. 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
3. 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 house.

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

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies EN1
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4148	PH
BUILDING CONTROL NUMBER	FP 2001/2382 North	
APPLICANT/AGENT	Langley Hall Associates Ltd	
ADDRESS OF SITE	31 Braybrooke Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	demolish existing garage + car port + erect new garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1550-01 B	1550-01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	31/10/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/4148

Applicant : Mr & Mrs Hall C/O Mr G Langley.

Location : 31, Braybrooke Road, Wargrave, Reading.
Proposal : Proposed demolition of existing garage and car port and erection of new garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/06/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/06/2001

Earliest Date for Decision : 09/07/2001

Latest Consultation Date/Site Notice Expiry Date : 09/07/2001

This application <u>will have expired on</u>: <u>30/07/2001.</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 :

Wargrave Parish - No comment
Highways - Recommend approval with conditions
Neighbours - none

Planning Issues :

Identified settlement
1/ impact on amenity of neighbouring properties
2/ impact on streetscene
3/ highways.

Application Number: F/2001/4148

Appraisal:
The proposal under consideration is for the demolition of an existing garage and carport and the erection of new garage to the side of a 2 storey detached property. The garage would be sited on the north side of the dwelling, to the boundary with No. 29 Braybrooke Road, and the front elevation of the garage would be set back from the road by some 25 metres, accessed by an existing driveway.
With a proposed ridge height of approx. 4.4 metres, the gabled roof would fall to a height of approx. 2.4 metres at the eves. The proposal would extend approx. 10 metres in length and would be approx. 5 metres wide.
The boundary with No. 29 is defined by a 1.8 metre high C/B fence and established hedge.
The proposal indicates that no windows will be installed into the side elevation along this boundary. A double door and double window are proposed for the south side elevation, facing into the garden of No.31 and an up and over garage door would be installed to the front.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

The property most effected by this proposal would be the neighbour at No.29. The height of the proposed ridge could have an effect on the quality of sunlight entering the rear of this property, however, the existing hedge to this boundary is as high as the proposal and in this respect, this is not considered grounds for refusal. The proposal is not considered to be overbearing and no overlooking will occur.

2/ IMPACT ON THE STREETSCENE
The proposal would be visible from the street with the view being of a garage door and the gabled end. It is a single storey proposal and the gabled roof would continue the roof detail of the dwelling. In this respect the impact on the streetscene is not considered to be grounds for refusal.

3/ HIGHWAYS
The proposal does not incorporate new living accommodation and the Highways consultation recommends approval with conditions.

Recommendation: Approval: ✓ **Refusal:**

RECORD OF SITE VISIT

SITE ADDRESS: 31 Braybrooke Road
Wargrave Reading.

APPLICATION NUMBER: F/2001/4148

OFFICER: Patrick Haran

DATE OF SITE VISIT: 2/7/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Old properties - 2st detached dwellings

3. DESCRIPTION OF SITE/BUILDING
2st detached dwelling - garage to side of dwelling to boundary with 29.

4. RELATIONSHIP TO ADJOINING PROPERTIES detached

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.8 CLD fencing - established hedge to 29

OTHERS —

Application Number F/2001/4148
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	STDS to be developed
2	C049	R049	garage to be retained for vehicle parking
3	C014	R014	C014 - change last word of condition from 'BUILDING' to 'HOUSE'

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1 LRE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	NOS3 LRE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

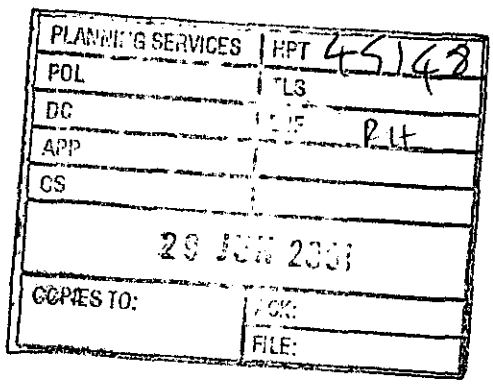
RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 24.9.01

LANGLEY HALL
ASSOCIATES LTD

1550/gl/3.1/1

28 June 2001



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

Attn: Patrick Haran

Dear Sirs

PROPOSED REPLACEMENT GARAGE, 31 BRAYBROOKE ROAD, WARGRAVE
F/2001/4148

Please find attached four copies of the drawing amended to include the rear elevation.

Should you require any additional information please contact the writer.

We look forward to receiving a favourable decision in due course.

Yours sincerely,

Graham Langley RIBA

Royal Station Court, Station Road, Twyford, Reading, Berkshire, RG10 9NF
Telephone: 0118 932 0980 Facsimile: 0118 932 0981
e-mail: langleyhall@dial.pipex.com
Registered in England No: 3109402

MH

FROM: Patrick Haran

DATE: 15 June 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/4148

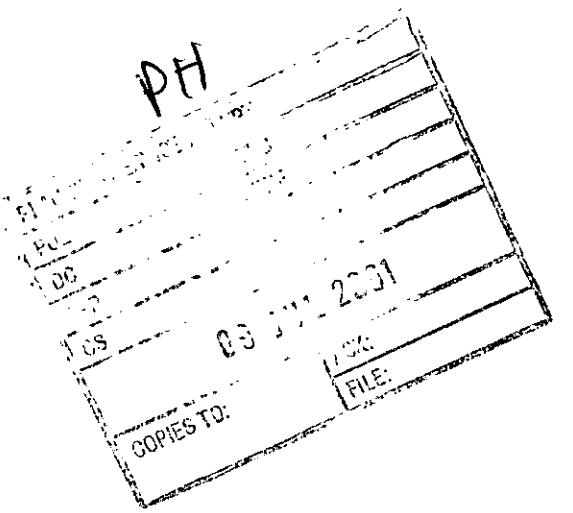
Proposal: Proposed demolition of existing garage and car port and erection of new garage..

Site Address: 31, Braybrooke Road, Wargrave, Reading.

Applicant: Mr & Mrs Hall C/O Mr G Langley.

Your observations are required in respect of this application **by 09/07/2001** .

No comments.



SIGNED: _____ DATE: 25/6/01

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 15 June 2001

Application Number: F/2001/4148

Proposal: Proposed demolition of existing garage and car port and erection of new garage.

Parish: WARGRAVE PARISH

Site Address:
31, Braybrooke Road, Wargrave, Reading.

Applicant:
Mr & Mrs Hall C/O Mr G Langley.

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).

C04A, R04A.

Signed: _____ **Print name:** Adam Coggins 20/06/01

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4148
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6482

Date: **15 June 2001**

My ref: F/2001/4148

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/2001/4148
31, Braybrooke Road, Wargrave, Reading.
Proposed demolition of existing garage and car port and erection of new garage.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/4148**
31, Braybrooke Road, Wargrave, Reading.
Proposed demolition of existing garage and car port and erection of new garage.
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 6482

Date: **15 June 2001**

My ref: F/2001/4148

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/2001/4148
31, Braybrooke Road, Wargrave, Reading.
Proposed demolition of existing garage and car port and erection of new garage.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/4148**
31, Braybrooke Road, Wargrave, Reading.
Proposed demolition of existing garage and car port and erection of new garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2001/4148

Proposal:
Proposed demolition of existing garage and car port and erection of new garage.

Location:
31, Braybrooke 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. 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2001. 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

15 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JUN 2001	
Officer: PH	Application No. F/2001/4148

Map No. 21 Site 0:12
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED DEMOLITION OF EXISTING GARAGE & CAR PORT & ERECTION OF NEW GARAGE

Location: 31 BRAY BROOKE ROAD

Parish: WARGRAVE Ward: Remenham & Wargrave ✓

Applicant: MR/MRS HALL

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

(3)
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	rear elevation	✓ 15/6	
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 : 15.06.01 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:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map ✓

GREEN GATES PC 19 051 031

ADDRESS 31 BRAYBROOKE ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU.7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~O/161/58~~	~~MRS. J.A. BROWNING~~	~~C/APP FOR 2 DWELLINGS~~	~~9 9.58~~	~~— C/A~~
PO/154/72	MR & MRS LEE	ALTERATIONS	18 2.72	APP N/A
PO/854/72	"	CAR-PORT	20 11 72	APP. N/A
PO/109/73	"	GARAGE	31.1 73	APP. N/A
BR 20368	"	BREAKFAST ROOM	12.4.83	APP N/A
19217	"	"	2.6.83	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Erect of Gar - Mr Hall. 21.05.01 (X)

DRAINAGE

Environmental Services

For office use only.
Application number: 04.JUN.2001* 4148

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 R A Hall
	Address and postcode	31 Braybrooke Road Wargrave Twyford, Reading Berkshire, RG10 8DU
	Phone number	0118 940 2962
2	Agent's Name	Mr G Langley
	Address and postcode	Langley Hall Associates Royal Station Court, Station Road Twyford, Reading Berkshire, RG10 9NF
	Phone number	0118 932 0980
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.	31 Braybrooke Road Wargrave Reading Berkshire, RG10 8DU
4	Give brief details of the proposal for example, two storey side extension. About the application	Demolition of existing garage and car port And erection of new garage
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 ☐ None close to or affected by proposal
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All materials to match existing house
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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed: None
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.

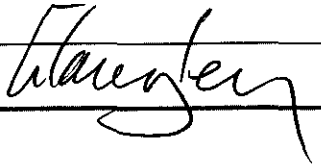
Certificate B

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

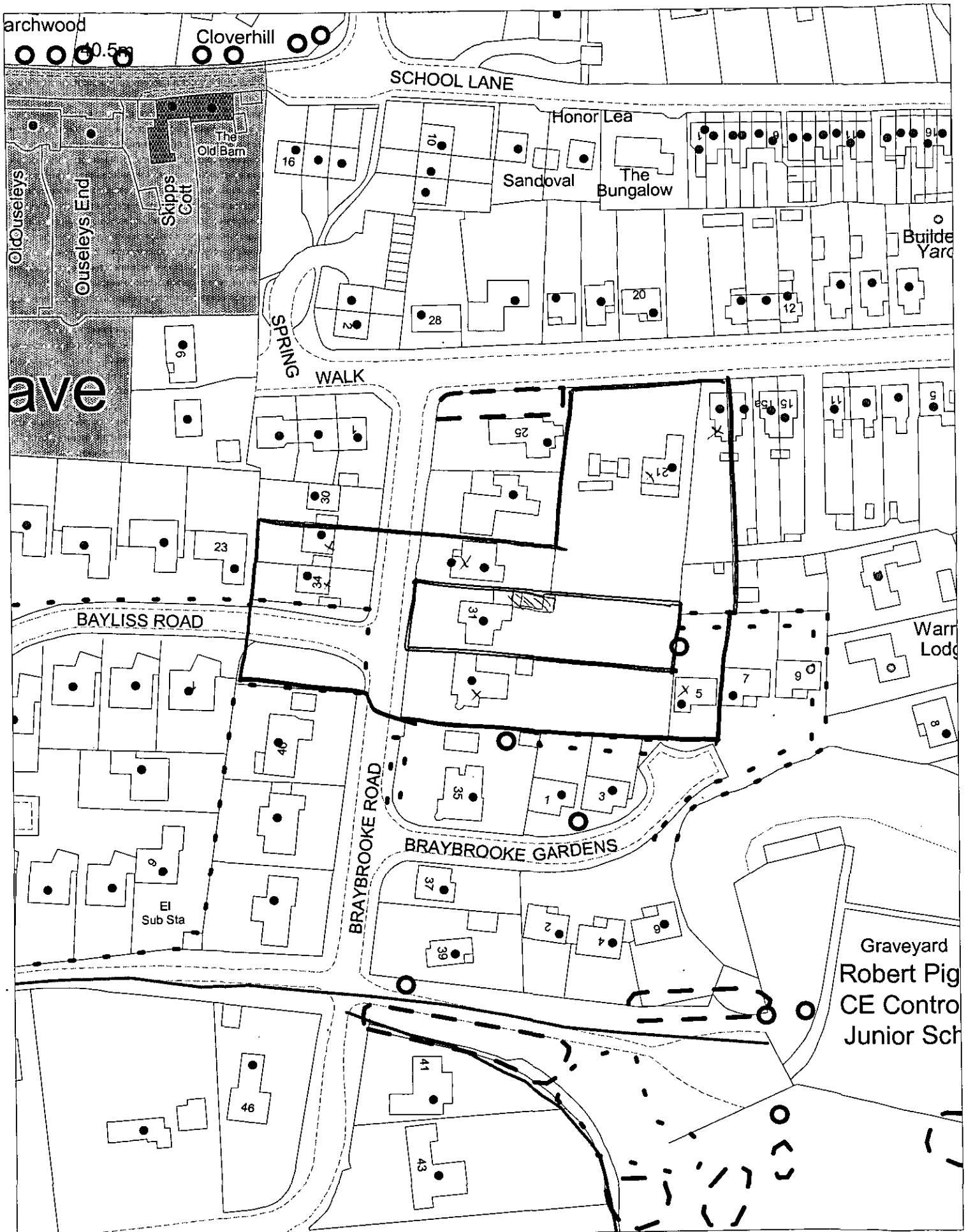
~~None of the land forms part of an agricultural holding.~~

Your signature: 

on behalf of Mr & Mrs R A Hall

Date 01/06/01

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

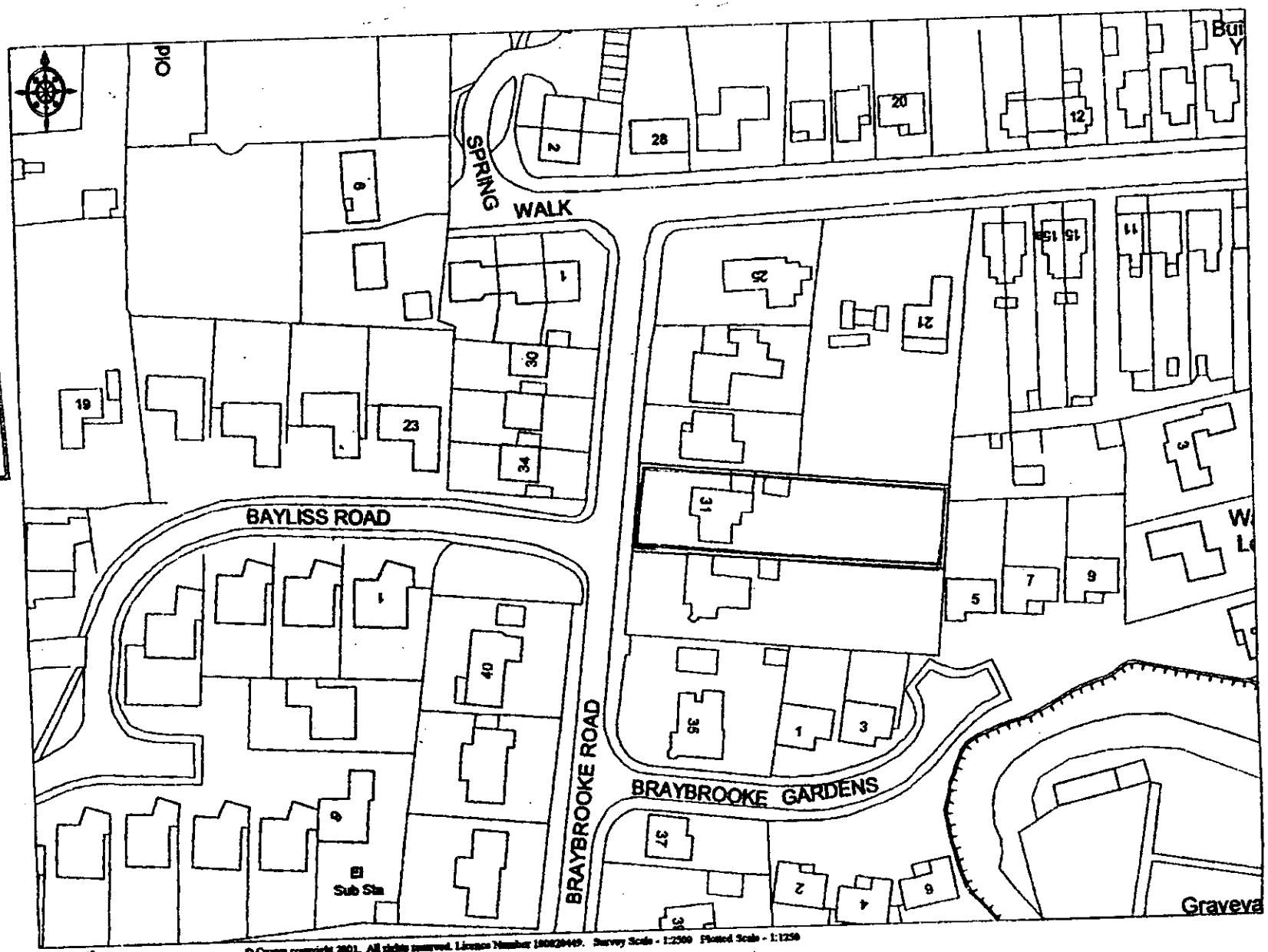
Development Control Section, Environmental Services, Wokingham District Council.

6 June 2001

Scale: 1 : 1250

N W E S

DELEGATED



© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

OS Ordnance Survey