APPLICATION NO:
F/2002/7943

LOCATION:
Bowsey Manor Bowsey Hill, Wargrave Reading.

APPLICANT:
Roslea Investments Ltd C/O The T P A Design Co Ltd

PROPOSAL:
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

EARLIEST DATE FOR DECISION: **02/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Roslea Investments Ltd
C/O The T P A Design Co Ltd
33A St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2002/7943

Parish:	**WARGRAVE**
Location:	**Bowsey Manor, Bowsey Hill, Wargrave, Reading.**
Proposal:	**Proposed erection of entrance gates, walls and railings and demolition of existing gates, walls and railings.**

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.

Conditions

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

2. Notwithstanding the agent's letter dated 24th January 2003, before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The ground beam shall be installed at ground level or above and shall be maintained as such thereafter.

Reasons

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

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

3. To avoid damage to the protected trees.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7943

Applicant : Roslea Investments Ltd C/O The T P A Design Co Ltd.

Location : Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Proposal : Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2002

Earliest Date for Decision : 02/01/2003

Latest Consultation Date/Site Notice Expiry Date : 02/01/2003

This application will have expired on: 28/01/2003. 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 :

Planning Issues :

Application Number: F/2002/7943 – Bowsey Manor, Bowsey Hill, Wargrave

Appraisal:

Proposed Development

The proposed development is for the erection of entrance gates, walls and railings and demolition of existing gates, walls and railings.

The pillars will be approximately 3.35m in height and the entrance gates will be 2.4m in height. The fencing between the pillars will have a brick wall of 0.55m and railings above of 1.4m.

Planning Policies
- Green Belt
- Area of Special Landscape Importance (ASLI)

Loddon Area Local Plan (adopted)
Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Given its relationship to neighbouring properties, the proposed will not cause any detrimental impacts.

2. Impact upon the character of the area

The proposed will replace existing brick walls of 1.8 to 2m in height and entrance gates with pillars either side of 2.5m in height.

Exceptional circumstances would need to be justified to allow such a development. Accordingly, such circumstances can be demonstrated given that the amount of brickwork will be reduced in comparison to the existing and the railings will provide a more "open" feel. As such, it is believed that the proposed will not lead to any detrimental impact on the openness of the Green Belt or impact on the character of the ASLI.

However, no details of the colour of the railings have been provided so a condition will be attached requesting details.

3. Impact upon trees

No objection provided the ground beam is installed at or above ground level so that damage to the roots the trees that are protected by a TPO.

4. Consultation 7943

Ramblers Association – The proposed will be inappropriate and out of keeping with the environment. A natural opening would be preferred.

Parish Council – No objection but requests the existing trees are retained and protected. The Council also suggests low level planting to reduce the visual impact.

Bowsey Manor – The owner states that there will be less bulk and mass from the gates, etc. when compared to the existing.

Arboricultural Officer – see Section 3 of this report.

Highways – No objection.

Officer comments – Given the comments raised in Section 2 of this report it is not felt that the Ramblers Association grounds of objection warrant a refusal.

Low level planting is not needed given the proximity of trees to the structure. These trees will assist in reducing the visual impact.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	Notwithstanding the agent's letter dated 24/1/03
3			The ground beam shall be installed at ground level or above and shall be maintained as such thereafter. Reason: To avoid damage to the protected trees.

Informatives for approvals	
1	This approval is in respect of the plan 909/10B received by the LPA on 3 December 2002.
2	N16

Loddon Area Local Plan	LC3, LTV2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WGB1, WLL2
Green Belt Local Plan	

Berkshire Structure Plan	**C2, C8**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: JC Jackson

Date: 17/04/03.

GB, ASL1

RECORD OF SITE VISIT

SITE ADDRESS: Bowsey Manor
Bowsey Hill Wargrave Reading.

APPLICATION NUMBER: F/2002/7943

OFFICER: Louise Smith

DATE OF SITE VISIT: 22/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Rural area.
well treed

3. DESCRIPTION OF SITE/BUILDING

Existing brick wall of 1.8 – 2m in height
From gates of 2.5m to top of decorative edge.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

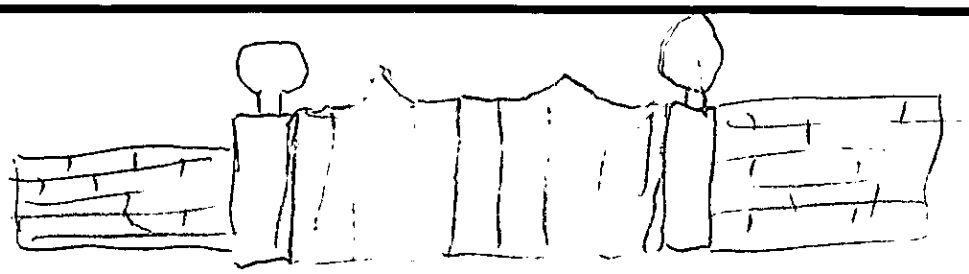
TREES Yes. See comments from Tree Officer

ACCESS/PARKING N/A

LEVELS Land slopes NE to SW by 15-20cm

BOUNDARY TREATMENT Replace existing walls and entrance gates

OTHERS N/A



tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Wokingham District Council
Planning Department
PO Box 157
Council Offices, Shute End
Wokingham, Berkshire.
RG40 1WR

For the attention of: Daniel Gigg

65341

24th January 2003
909/la/38

PLANNING
PO
DC DG
APP
CS
27 JAN 2003
COPIES TO

Dear Sir,

Ref: Gates at Bowsey Manor.
Your Ref. Application no. F/2002/7943

I confirm the following materials for the gates:

a, Walls - Red high quality facing bricks.

b, Copings - Reconstituted Portland Stone Copings (Haddonstone or similar).

c, Railings - Black painted steel railings.

Yours faithfully,

Terry Platt R.I.B.A. M.L.I.
Director
for The **tpa** Design Co. Ltd

Tel. (0118) 974 6463

Date: 10 December 2002

Your Ref:

My Ref: Louise Smith / F/2002/7943

WOKINGHAM UNITARY

Aiming for Excellence

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

Windsor & Maidenhead B.C.
~~Stuart Hylton (Planning Unit)~~
~~Joint Strategic Planning Unit~~
Aston House
York Road
Maidenhead
Berks
SL6 1PS

no
Strategic
Near boundary ?
RB

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2002/7943

Site Address: Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Proposal: Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/7943** in all communications and any response should be addressed to **Louise Smith** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Louise Smith

Development Control Officer

Daniel

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7943. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

ENV
25/12

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: F/2002/7943

YOUR NAME: Assad Sheikh OWNER APPLICANT

YOUR ADDRESS: (if these details are incorrect please amend)
BOWSEY MANOR BOWSEY HILL
WARGRAVE
READING
RG10 8QJ

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

The existing gates, posts and walls are all dilapadated, indeed the walls and gate pillars are leaning and cracked, and will fall soon and need replacing.

The proposed replacement application has smaller gates, less brickwork and less mass and bulk and is therefore very much smaller in scale to the existing gates and walls.

the proposed scheme is sited on the existing footprint of the gates and walls.

Continue over the page if more room required

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees
Re: Area of special L/s importance
Construction plans in proximity of tree roots – oak & beech – in TPO area

From: Louise Smith

Date: 10 December 2002 11 DEC 2002

Application Number: F/2002/7943

Proposal: Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings..

Site Address:
Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Applicant:
Roslea Investments Ltd C/O The T P A Design Co Ltd.

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

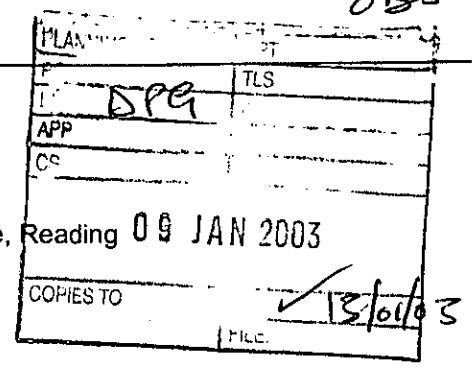
The ground beam will need to be installed at or above ground level so that root damage is avoided. Providing this is done I have no objection to the proposals.

Neil Etherington

8/1/03

088

Carol Hurst



From: Chris King [christopher.king6@ntlworld.com]
Sent: 09 January 2003 14:33
To: Wokingham Development Control
Subject: App-F/2002/7943.Bowsey Manor, Bowsey Hill, Wargrave, Reading

Mr CJ King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

Daniel Gigg.

Attn - ~~Louise Smith~~ - Case Officer.

App - F/2002/7943.

Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

I have visited the site and find both the existing Gates, Walls and proposed Gates, Walls to be inappropriate and out of keeping for the environment.

A natural opening would be much preferred.

Please advise me if the existing Gates and Walls had planning permission.

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

FROM: Louise Smith

DATE: 10 December 2002

WARGRAVE PARISH CONSULTATION SHEET

00 JAN 2002

Application Number: F/2002/7943

Proposal: Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings..

Site Address: Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Applicant: Roslea Investments Ltd C/O The T P A Design Co Ltd.

Your observations are required in respect of this application **by 02/01/2003** .

The Parish Council has no objection to this proposal.

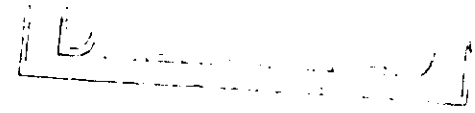
Note: The Parish Council requests that the existing trees are retained and protected, and suggests that low level planting would be desirable to reduce the visual impact of the proposed application.

SIGNED: M. Quinn DATE: 7-Jan-03

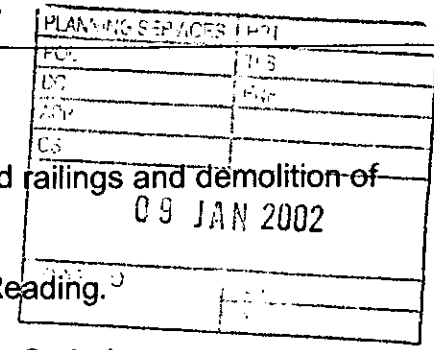
Clerk To Wargrave Parish/Town Council.
Finance and Administration Officer

FROM: Louise Smith

DATE: 10 December 2002



WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2002/7943

Proposal: Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings..

Site Address: Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Applicant: Roslea Investments Ltd C/O The T P A Design Co Ltd.

Your observations are required in respect of this application **by 02/01/2003** .

The Parish Council has no objection to this proposal.

Note: The Parish Council requests that the existing trees are retained and protected, and suggests that low level planting would be desirable to reduce the visual impact of the proposed application.

SIGNED: M. Quinn DATE: 7-Jan-03

~~Clerk~~ To Wargrave Parish/Town Council.
Finance and Administration Officer

HIGHWAYS CONSULTATION SHEET

From: Daniel Gigg **Date:** 28 January 2003

Application Number: F/2002/7943

Proposal: Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

Parish: WARGRAVE PARISH

Site Address:
Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Applicant:
Roslea Investments Ltd C/O The T P A Design Co Ltd.

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

✓ below as applicable;

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

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AC 31/01/03

1769a

WOKINGHAM DISTRICT COUNCIL 06.12.2002 7943

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 06 NOV 2002

1.	APPLICANT'S NAME	ROSLEA INVESTMENTS LTD.
	ADDRESS	BOWSEY MANOR, BOWSEY HILL, WARGRAVE, BERKSHIRE
	POST CODE	RG10 8QJ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TPA DESIGN Cº LTD.
	ADDRESS	33A ST LUKE'S ROAD MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 7DN PHONE 01628 412388
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BOWSEY MANOR, BOWSEY HILL, WARGRAVE, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING ENTRANCE GATES & WALLS. ERECTION OF NEW GATES, WALLS & RAILINGS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.76 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	909/10B

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	N/A	SITING	☐
MEANS OF ACCESS	☐		DESIGN	☐
			LANDSCAPING	☐

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

RESIDENTIAL

1769b

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICK, STONE CAPPINGS, PAINTED RAILINGS

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

NO CHANGE TO EXISTING ARRANGEMENTS

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£110

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

SIGNED Ingrid Orme (The TPA Design Co Ltd) ON BEHALF OF ROSLEA INVESTMENTS DATE 31 Oct 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Application Number : F/2002/7943	**Map No :** 18
Case Officer : LS	**Site Area :** 2.03
Valid Date : 03 DEC 2002	**Received Date: 06/11/2002**

Level : Delegated Application

Description : Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

Location : Bowsey Manor, Bowsey Hill, Wargrave, Reading.

Parish : WA **Ward : WAR**

Applicant : Roslea Investments Ltd C/O The T P A Design Co Ltd.

Fee Required: £110 **Fee Received: £110**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Block plan to show where gates are on the site.	phoned 20/11	
FORMS UNSIGNED		to follow	03 DEC 2002
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape Area of Special LS importance

Trees re construction plans in proximity of tree roots - oak & beech - in TPO area

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA windsor & r'head

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Ramblers Association with map as marked

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Green Belt

Groundwater Protection Zone

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps.

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

Tel: (0118) 974 6463

Date: 10 December 2002

My ref: F/2002/7943

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/7943
Bowsey Manor, Bowsey Hill, Wargrave, Reading.
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7943**
Bowsey Manor, Bowsey Hill, Wargrave, Reading.
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 10 December 2002

My ref: F/2002/7943

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
C/O Wokingham District Council

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/2002/7943
Bowsey Manor, Bowsey Hill, Wargrave, Reading.
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7943**
Bowsey Manor, Bowsey Hill, Wargrave, Reading.
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/7943

Proposal:
Proposed erection of entrance gates, walls and railings and demolition of existing gates walls and railings.

Location:
Bowsey Manor, Bowsey Hill, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7943 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/01/2003. 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.

Trevor Watson
Development Control Manager

10 December 2002

Organisation_Name	Building_Name	address1	Postcode
	BOWSEY HILL COTTAGE	BOWSEY HILL COTTAGEBOWSEY HILLREADING	RG10 8QJ
	BOWSEY MANOR	BOWSEY MANORBOWSEY HILLREADING	RG10 8QJ
	HILLTOP COTTAGE	HILLTOP COTTAGEBOWSEY HILLREADING	RG10 8QJ
	TOKAI	TOKAIBOWSEY HILLREADING	RG10 8QJ

Neighbour list F/2002/7943

06.DEC.2002 7943

06 NOV 2002

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

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

4th November 2002
909/la/35

Dear Sir,

Ref: Proposed demolition of existing entrance gates and walls and erection of new gate, walls and railings at Bowsey Manor, Bowsey Hill, Wargrave.

My client wishes to replace the entrance gates to Bowsey Manor. The existing entrance feature is poorly designed, and ground movement and lack of movement joints have induced cracking with the boundary walls.

It is proposed to demolish the existing structure and erect new gates and piers in the same location, with 'wing walls' and railings either side of the gate. Sections of wall in the proximity of tree roots will be constructed with ground beams and padstones.

I enclosed the following documents:

6 no. copies of application form.
6 no. copies of drawing no. 909/108.
1 copy of certificate 'A'.
A cheque for the sum of £110.00 Planning Application fee.

Please call this office if you have any queries.

Yours faithfully,

Terry Platt R.I.B.A. M.L.I.
Director
for The **tpa** Design Co. Ltd

cc. Roselea Investments

03. DEC 2002 7943

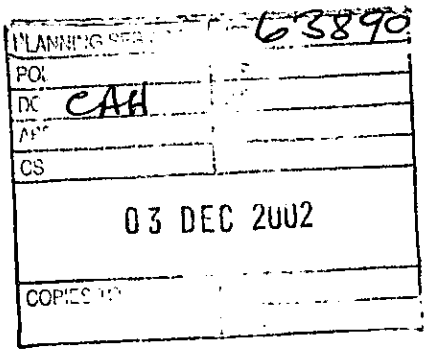
tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

909/la/37
2 December 2002



Mrs Hurst
Wokingham District Council
Planning Department
PO Box 157
Council Ofices, Shute End
Wokingham, Berkshire.
RG40 1WR

Dear Mrs Hurst,

Ref no. S/2002/7943
Proposed demolition of existing entrance gates & walls and erection of new gates, walls and railings at Bowsey Manor, Bowsey Hill, Wargrave.

Following your telephone call regarding the position of the proposed and existing gates at the above property, I enclose a block plan showing the position of the gates within the site. I also enclose a copy of drawing no. 909/10, submitted with the original planning application.

Please accept my apologies for the delay in responding and any inconvenience caused to you.

Yours faithfully,

Ingrid Orme

Ingrid Orme
For The TPA Design Co Ltd.

1769a

06.12.2002 7943

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 06 NOV 2002

7943

1.	APPLICANT'S NAME	ROSLEA INVESTMENTS LTD.
	ADDRESS	BOWSEY MANOR, BOWSEY HILL, WARGRAVE, BERKSHIRE
	POST CODE	RG10 8QJ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TPA DESIGN Cº LTD.
	ADDRESS	33A ST LUKE'S ROAD MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 7DN PHONE 01628 412388
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BOWSEY MANOR, BOWSEY HILL, WARGRAVE, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING ENTRANCE GATES & WALLS. ERECTION OF NEW GATES, WALLS & RAILINGS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.76 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	909/10B

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐			
EXTERNAL APPEARANCE	☐	N/A	DESIGN	☐
MEANS OF ACCESS	☐		LANDSCAPING	☐

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

RESIDENTIAL

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

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

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICK, STONE CAPPINGS, PAINTED RAILINGS

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

NO CHANGE TO EXISTING ARRANGEMENTS

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

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

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

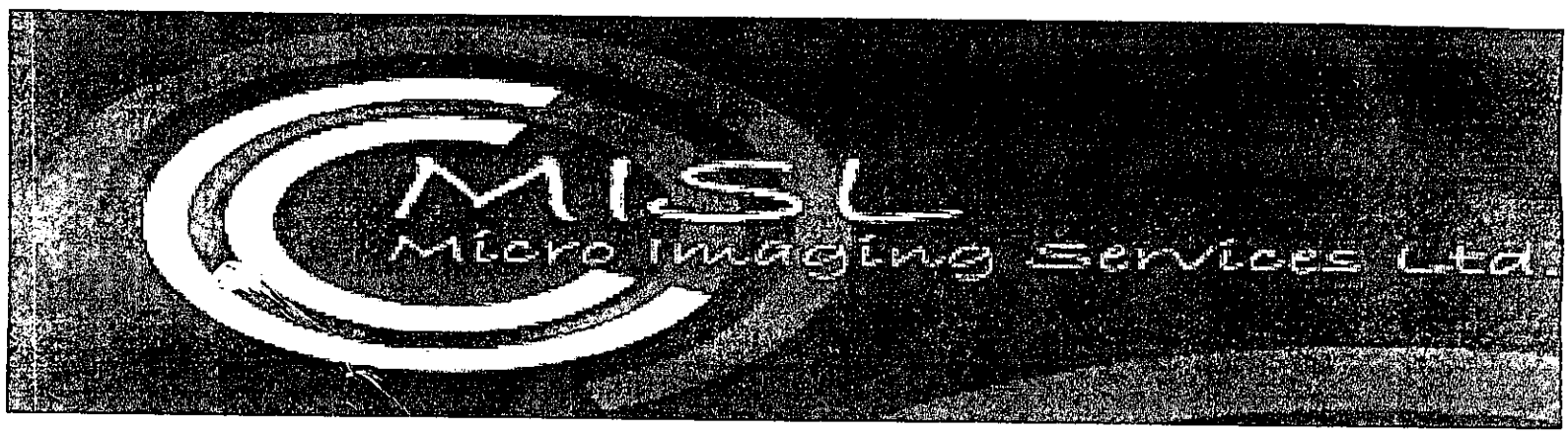
£110

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

SIGNED Ingrid Orme (The TPA Design Co Ltd) ON BEHALF OF ROSLEA INVESTMENTS DATE 31 Oct 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS ~~COBWOOD~~ HATCHGATE LANE CRAZIES HILL PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU 8080

BUILDER CHANGE OF NAME - 20.6.88

Plan No.	Applicant	Description of Development	Date of Decision	Decision
553/56	Mrs J.S. St Bab Baber	with new dwelling house replace existing cottage	14.8.56	APP APP
0/145/165	" "	Loan of lab. into living accom	19.7.65	N/A REF
64/73	Mr K. Logan	Stable changing rooms	25.1.73	— C/A
20271	"	1st floor extension	20.10.83	N/A C/A
BR21843	"	over " garage	8.12.83	APP N/A
24433	MR C. BARTRAM	AMEND 20271 - 2/ST. EXTENSION	6.11.85	N/A ~~REF~~ C/A
BR 25665	"	FOUNDATIONS + DRAINAGE	25.11.85	APP N/A
BRA 164	"	2/ST. EXTENSION	18.2.86	APP N/A
BRA 612	"	ADD + ALT. (PH. II)	24.4.86	APP N/A
27404	" O/L	DWELLING	15.4.87	REF
27405	"	ENCL. OF PROPERTY WITH FENCING	15.4.87	C/A
28835	"	CONSERVATORY	13.11.87	C/A

DATE OF COMPLETION

MINISTRY DECISION 0/145/65 - APPEAL ALLOWED - 7.7.67

SPECIAL ORDERS

DRAINAGE

091074

34583	"	EXT. OF COVERED ACCESS WAY	13.12.89	C/A

1933
2

ADDRESS BOWSEY MANOR, BOWSEY HILL HATCHGATE LANE, CRAZIES HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU.8080

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69983/F	Roselea Investments	Erect replacement swim pool	2.9.99	REF
		bldg & ancillary facilities	4.4.00	C/App
F/2000/0687	"	"	4.4.00	C/A
F/2002/6751	"	5/St/S Exit	24.7.02	C/A
F/2002/7943	Roselea Investments	Erect entrance gates walls, railings & & demolish old ones.		

MINISTRY DECISION

SPECIAL ORDERS

7943

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 June, 2004
My ref. AO/Bowsey Manor
Your ref. 909/la/40

Terry Platt Architects
33A St. Lukes Road
MAIDENHEAD
SL6 7DN

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Platt

APPLICATIONS F/2000/0687 – CONDITION 3, F/2002/6751 – CONDITION 2, F/2002/7943 – CONDITION 2, BOWSEY MANOR, BOWSEY HILL, WARGRAVE

Thank you for your letter of 16 June. I confirm the proposed materials are acceptable under the above conditions.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

ask Angela
Friday.