APPLICATION NO:
F/2000/1489

LOCATION:
Loddon Court Loddon Drive, Wargrave Reading.

APPLICANT:
Mr J Chew C/O Tapp Associates

PROPOSAL:
Proposed erection of replacement boathouse (Amendment to approval 44819)

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Chew
C/O Tapp Associates
83 St Marks Road
Henley-On-Thames
Oxon
RG9 1LP

Application Number: F/2000/1489

Parish: **WARGRAVE**

Location: **Loddon Court, Loddon Drive, Wargrave, Reading.**

Proposal: **Proposed erection of replacement boathouse (Amendment to approval 44819)**

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. 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.

Condition
3. The first floor window in the south west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The areas under the eaves of the roof and the balcony shall not be infilled at any time without the permission in writing of the Local Planning Authority.

Condition
5. The hereby approved structure shall not be used for overnight accommodation at any time and shall only be used ancillary to the residential use of the dwelling located on the site.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 26/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 Oct 2000
My ref: NL/F/2000/1489
Your ref:

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

Mr J Chew
Loddon Court
Loddon Drive
Wargrave
Berkshire
RG10 8HD

Dear Mr Chew,

PROPOSED MATERIALS FOR THE LINING OF THE SUBMERGED SECTION OF THE BOATHOUSE, AT LODDON COURT, LODDON DRIVE, WARGRAVE. APPLICATION NUMBER F/2000/1489.

Thank you for your letter of the 9 Oct 2000, regarding the above stated development.

I write to confirm that the proposed interlocking M7 steel sheeting by Mabey Hire, is approved as the material which will be used in the lining of the submerged section of the boathouse. I am unable to discharge this condition as the other material which are to be used in the construction of the boathouse have yet to be submitted.

I am also able to confirm that the proposed works to reinforce the concrete piling would be considered as a repair and would not require planning permission. This is on the condition that the proposed works do not increase the area available for mooring on, which projects into the river.

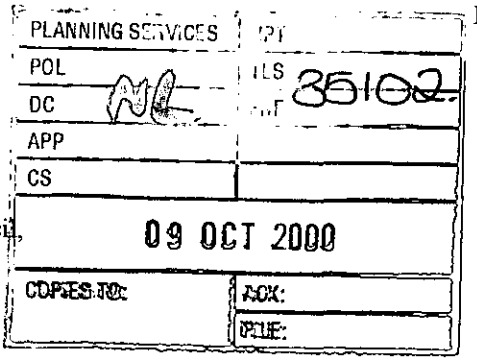
I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

F/2000/1489

Loddon Court,
Loddon Drive,
Wargrave,
Berkshire.
RG10 8HD



Miss Nichola Lake,
Wokingham District Council,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

5th October 2000

Dear Miss Lake,

Boat House and Frontage Repair, Loddon Court, Loddon Drive, Wargrave.

Boathouse - further to our telephone call yesterday I can confirm that Freeboom Ltd, of 59 Luker Avenue, Henley-on-Thames, intends to use interlocking M7 steel sheets made by Mabey Hire,. This latter company used to be called Mabey & Johnstone and is based at Hare Hatch.

My understanding from Mr John Fenn, the owner of Freeboom (which was the old Hobbs piling company that was managed by Mr Fenn before he bought it off Hobbs), is that the existing steel sheets along our frontage, opposite, and in general, are all the same type.

I will instruct Mr Fenn not to start any piling work on the boathouse until you are happy, although, in the meantime, will it be permissible for his sub-contractor to start leveling the area down towards the correct level?

I'm sorry for the sudden haste, but Mr Fenn is obviously very keen to treat both the boathouse and the repair to our frontage (which is being undermined and falling into the river near to the bridge just downstream from us) as one project and before bad weather sets in. I can also confirm that the steel sheeting Mr Fenn intends to use will be the same as for the boathouse. This steel sheeting will reinforce that part of the concrete piling that is slowly toppling over. Apparently, concrete piling is a fairly old method of construction that isn't common anymore. Mr Fenn applied to the Environment Agency for permission to repair the frontage, and this was granted following a site visit. He seemed to think that this was sufficient but I'm obviously very keen to ensure that you're happy for repairs to begin before we start.

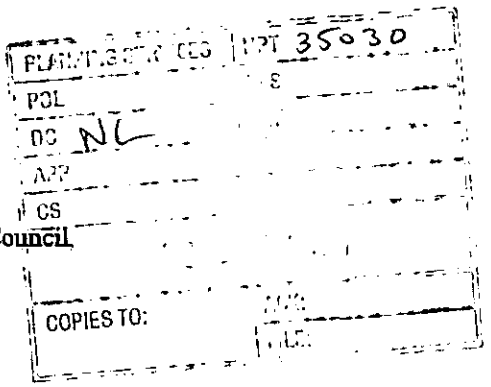
As requested, I can confirm that we do not yet have any detailed plans for either the foundations or the upper structure of the boathouse. It seemed to make sense to press on with the earthworks and piling of the dock whilst all the equipment to repair our frontage was here, but I would guess that it will be well over a year before any plans (cleared by structural engineers) see the light of day. Our current intention is to lower the ground (within the footprint of the boathouse according to the plans you have) to the top of the piling, and then to lay turf around the dock.

I hope this explains everything, but please phone me if there's anything else I need to do to ensure compliance with the rules.

Yours Sincerely,

Jonathan Chew

Jonathan Chew



Loddon Court,
Loddon Drive,
Wargrave,
Berkshire.
RG10 8HD

Fax: 0118 940 3135.

Miss Nichola Lake,
Wokingham District Council,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

(and drainage

5th October 2000

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I hope this explains everything, but please phone me if there's anything else I need to do to ensure compliance with the rules.

Yours Sincerely,

Jonathan Chew

Jonathan Chew

- Telephone EA and check that the sheets are suitable
- check repair works are PD.

28/7/00 REF : F/2000/1489

Nicola - please find attached EA's comments for replacement boathouse, Laleham Court Weybridge. I realise they are probably too late for your decision, but you should have them for your file.

Thanks.

Sarah Pearman

with compliments

The Environment Agency
Thames Region, South East Area, Swift House, Frimley Business Park, Frimley, Surrey GU16 5SQ
Tel 01276 454300 Fax 01276 454301

ENVIRONMENT AGENCY

PLANNING SERVICES | HPT 32+63
POL | TLS
DC NL | ENF
APP |
CS |
31 JUL 2000
COPIES TO: | ACK:
FILE:

Our ref: SP\2000\001823\001
Your ref: F/2000/1489

Date: 28th July 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

ERECTION OF REPLACEMENT BOATHOUSE (AMENDMENT TO APPROVAL 44819) - LODDON COURT, LODDON DRIVE, WARGRAVE

Thank you for your letter dated 24 May 2000 which was received on 26 May 2000. I apologise for being unable to reply before now. You are asked to quote the following reference in any correspondence: SU77NE/18/13. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

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.

CONDITION: During construction no solid matter shall be stored within 10m of the banks of the River Loddon and thereafter no storage of materials shall be permitted in this area.
REASON: To prevent solid materials from entering the River Loddon and causing pollution.

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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Tom Wong on 01276 45 4343

This site is within the 1947 floodplain of the River Loddon. The site is, therefore, within an area where new development is to be strictly controlled. In this case the open construction of the boathouse means that it is unlikely to impede the flow of flood water, and the Environment Agency would therefore not object to this proposal on flooding grounds. However, it is important for the Local Authority to make specific comments/conditions in regard to the first floor room of the boathouse, to ensure that it cannot be converted into living accommodation.

Conservation: Contact Liz Baldwin on 01276 45 4430

There is concern that the proposed decking may encroach into the River Loddon. We therefore request that a plan is submitted indicating the existing bank line. The Agency would object to any encroachment of the river due to the loss of or damage to river habitats and reduced river corridor open space and damage to local landscape character.

Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats. This could include creating new areas of shallows, improving the river bank and/or introducing gravels in to the boathouse as it is a natural substrate which provides essential spawning media and habitat for fish. It is also beneficial to invertebrates.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river. *Contact T Wong on 01276-454382 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Dave Bond on 01276 454405 for further details.*

Cont/d..

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Surface water from hard surfaced 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.

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.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Tapp Associates, 83 St Marks Road, Henley-on-Thames, Oxon, RG9 1LP

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1489

Applicant : Mr J Chew C/O Tapp Associates.

Location : Loddon Court, Loddon Drive, Wargrave, Reading.

Proposal : Proposed erection of replacement boathouse (Amendment to approval 44819)

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8.6.2000

Date Registered : 11/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :

Landscaping - No objection subject to conditions
Wargrave P.C - objection to first floor element.

Planning Issues :

Site Designation - within the Countryside
- Floodplain

1.) Impact upon the residential amenity of the adjacent dwellings

2.) Impact upon the character and appearance of the Countryside

Application Number: F/2000/1489

Appraisal :

1.) Impact upon the amenity of the adjacent dwellings:
The proposed development is to build a new boathouse in the South western corner of the dwelling. Permission was originally granted for the boathouse in Oct 1995. This will remain implementable until Oct of this year.

The current proposed boathouse is largely smaller than the previously approved structure, with less bulk and massing. Although there is a balcony right around the structure the proposed position and landscaping would help to prevent potential overlooking.

Therefore, there would be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the area.
The proposed boathouse has a reduced bulk and massing over that of the approved development. Its design is also more in keeping with the proposed use. As such the proposed development is keeping with the character of the area and there would be no detrimental impact upon the appearance of the surrounding area.

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

Application Number F/2000/1489
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	
3	SC20	SR24	first floor, ~~window~~ window in the South West elevation
4	→	SR05	The areas under the canopy of the roof the balcony shall not be infilled at any time without the permission in writing of the LPA
5	→	SR05	The hereby approved structure shall not be used for overnight accommodation at any time and shall only be used ancillary to the residential use of the dwelling located on the site

28/7/02

RECORD OF SITE VISIT

SITE ADDRESS: Loddon Court
Loddon Drive Wargrave Reading.

APPLICATION NUMBER: F/2000/1489

OFFICER: Nicola Lake

DATE OF SITE VISIT: 26.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Gate

2. DESCRIPTION OF SURROUNDINGS

Countryside.

3. DESCRIPTION OF SITE/BUILDING

Detached dwelling looking into the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES open area away from house - check approval.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

[illegible] Court. 18 July 2000

44819 approval. Proposed.

width = 10.9m (balcony) 8.4m. 9.7 (bal) 5.4m.

Depth = 12.1m (balcony) 9.7m. 15.2 (Bal) 10.4m.

height eaves = 3.6m. 3.8m.

height ridge = 6.7m. 5.7m.

Approved floorspace (ground)

8.2m x .95m = 77.9m².

First floor.

6.3m x 9.7m = 61.11

Total approved floorspace (excluding open balcony) = 139.01m².

Proposed boathouse.

Ground.

11.3m x 6.6m = 74.58

8.3m x 10.4m = 86.32.

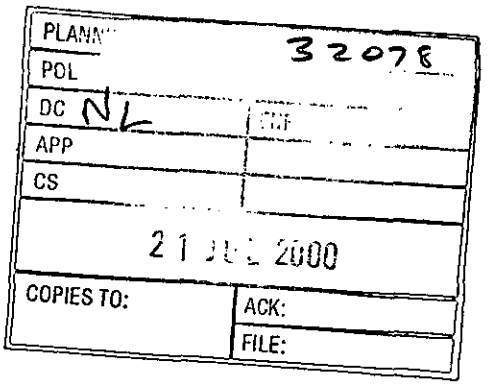
Total = 160.9m².

tapp associates
chartered architects

717/CT/jp

Ms Nicola Lake
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

20 July 2000



Dear Ms Lake

Proposed boathouse, Loddon Court, Loddon Drive, Wargrave

Following our conversation yesterday I enclose four amended copies of our drawing No. 717.212a. Please let me know if you need any further information.

Yours sincerely

Christopher Tapp RIBA

Encl.

RIBA Registered Practice

83 St. Mark's Road
Henley-on-Thames Oxon RG9 1LP
Tel: 01491 576336 **Fax:** 01491 414101
Email: tapp@legend.co.uk

Principal: Christopher Tapp Dip. Arch. RIBA **Associate:** Janice Jones Dip. Arch. RIBA **Consultant:** David Tapp ARIBA

Laddon Court
Laddon Drive
F/2000/1489.

19 July 2000.

- The front and rear elevations are wrong. Dormers are not shown.
- The side windows may have some overlooking so shall be obscure glazed.
- He said that he would amend the elevations as re-name them (as they were received) and send them in today.

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

Tel: (0118) 974 6481

Date: **24 May 2000**

My ref: F/2000/1489

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/2000/1489
Loddon Court, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement boathouse (Amendment to approval 44819)

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1489**
Loddon Court, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement boathouse (Amendment to approval 44819)
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **24 May 2000**

My ref: F/2000/1489

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1489**
Loddon Court, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement boathouse (Amendment to approval 44819)
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/2000/1489

Proposal:
Proposed erection of replacement boathouse (Amendment to approval 44819)

Location:
Loddon Court, Loddon Drive, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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

24 May 2000

To: Nicola Lake
Company Wokingham D.C.
From: Amanda Reed
Company E.A.
No. of pages: 1 Date: 8/11

niceday fax notes
Fax No: 0118 974 6484
Tel No: 01276 454331
No.122498

Loddon Court,
Loddon Drive,
Wargrave,
Berkshire.
RG10 8HD

... SERVICES	HPT 22717
...CL	...G
...C	...NF
...PP	
...S	
09 NOV 1999	
COPIES TO:	ACK:
	FILE:

Mr Toong Cheah,
Development Planning Engineer,
Environment Agency,
Frimley Office,
Swift House,
Frimley Business Park,
Camberley,
Surrey,
GU16 5SQ.

29th October 1999

Dear Mr Toong,

Re: Loddon Court, Loddon Drive, Wargrave.

We have decided to withdraw our current planning application. This is because the total floor area of our proposed decking when taken in conjunction with the boathouse we already have permission for would have exceeded the allowable limit.

I have written to Miss Lake at Wokingham District Council to notify her of this. However, before the file is closed, I feel it would be useful to keep you informed of our plans so that the site visits/discussions we have had to date are not wasted.

As we have decided we would like to go ahead with the smaller version of the decking, for which we have permission, this then allows us to reactivate/persevere with our original boathouse design for which permission to start expires next year. Ideally, we would like to use the base of the current application with the building of the old application. This means we will have to resubmit the application with new design plans, but the floor area would be unchanged.

Permission for our original design was made four years ago. Then, the priority was to move structures back from the bank – we had originally asked if we could build a balcony over the site of the old boathouse in the river. With the current emphasis on wildlife, a resubmission will allow us to incorporate the shallow island as discussed.

I am sorry for any trouble caused, but hopefully this will mean an easier process when we resubmit our application shortly.

Yours sincerely,

Jonathan Chew

Jonathan Chew
(Copy to Miss Lake, WDC)

Pete: V

FROM: Nicola Lake

DATE: 24 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1489

Proposal: Proposed erection of replacement boathouse (Amendment to approval 44819).

Site Address: Loddon Court, Loddon Drive, Wargrave, Reading.

Applicant: Mr J Chew C/O Tapp Associates.

Your observations are required in respect of this application **by 17/06/2000** .

The Parish Council objects to the existence of the proposed first floor.

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13/6/2000

Clerk To Wargrave Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 12th June 2000

Location: Loddon Court, Loddon Drive, Wargrave.

Proposal: Proposed erection of replacement boathouse (Amendment to approval 44819)

Application Number: F/2000/1489.

In response to your consultation dated 24th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The proposal fits with the landscape amenity of the area. In order to preserve the existing mature trees adjacent to the site, the applicant's attention is drawn to the need to protect them during construction. He should consult the British Standard no. 5837: *Guide for trees in relation to construction,* which sets out methods of protecting trees. The BS is available from the Stationery Office and can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 MAY 2000	Map No. ~~24~~ 20 Site 0:35
Officer: NL / Application No. F/2000/1489	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED REPLACEMENT ERECTION OF A BOATHOUSE (AMENDMENT TO APPROVAL ~~70194~~ 44819) (NOTE: 70194 was withdrawn)

Location: LODDON COURT LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave. ✓2415

Applicant: MR J CHEW

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

(8)

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 : 24.5.... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ..... ✓
(Trees)	(NK:) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
(Environment Agency) Flood Zone	(BP:) ..... ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Rural Area River Valleys Policy Area)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + Loddon Acres, Loddon Drive

Rosemary Cottage, " "

The Cabin, " "

Watershed, " "

River Haven, " "

Generex Ltd, Cape Farewell, " "

The Cottage, " " , " "

(1)

ADDRESS LODDON COURT LODDON DRIVE PARISH WARGRAVE

PLOT No. ORD. SHEET No SU 7778 No

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/622/72.	Mr. W.F. Archer	Swimming Pool.	25.8.72.	APP. N/A
BR. 7384.	Mr. Lucas.	erection of garage	25.10.77	APP. N/A
07270	Mr. Lucas	" "	15.12.77	N/A C/
BR 7705	" "	S/storey extention	12.1.78	APP N/
07617.	" "	" "	16.2.78	N/A C/
27/67	MISS H. BARKER	REPL. EXT. / REBUILD POOL HOUSE	18.3.87	C/
BRA 2864	"	" "	13.5.87	APP
44241	"	GARAGE	11.5.95	C/
95/60330/F				
44819	MS H Barker.	Erection of	12.10.95	C/
95/60910/F		replacement Boothouse.		
45071	"	GARAGE/GARDEN STORE (RE 44241)	18.12.95	C/
95/61163/F				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - MIRROR ON PRIVATE ROAD - 28.3.97

DRAINAGE " - WALKWAY & GAZEBO - 3.7.97

091074

HP 95/3901 " " 21.9.95 C/APP

1933 (2)

ADDRESS LODDON COURT LODDON DRIVE PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7778 (20

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66160/F	Mr. Chew & Mrs. Barker	Walkway & Gazebo	19.9.97	C/
99/70194/F				

MINISTRY DECISION

SPECIAL ORDERS

11.MAY2000* 1489

tapp associates
chartered architects

717/CT/jp

The District Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

10 May 2000

Dear Sir

Proposed new boathouse, Loddon Court, Loddon Drive, Wargrave

We wish to apply for a revision to the existing approval for a new boathouse on this site and enclose the following:

6 copies each of the following documents:

Our drawings No. 717.211 & 212.
A site location plan.
Your application form, duly completed.
A fee cheque for £95.00.

This proposal is largely the same as the existing approved scheme. It is about the same size and is in the same location but varies in some of it's detailing. Please let me know if you need any further information.

Yours faithfully

11.MAY2000* 1489

Christopher Tapp RIBA

Encl.

RIBA Registered Practice

83 St. Mark's Road
Henley-on-Thames Oxon RG9 1LP
Tel: 01491 576336 **Fax:** 01491 414101
Email: tapp@legend.co.uk

Principal: Christopher Tapp Dip. Arch. RIBA **Associate:** Janice Jones Dip. Arch. RIBA **Consultant:** David Tapp ARIBA

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

11.MAY2000* 1489

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR JOHNATHAN CHEW.
	ADDRESS	LODDON COURT
		LODDON DRIVE, WARGRAVE
		BERKS.
	POST CODE	RG10 8HD Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	TAPP ASSOCIATES
	ADDRESS	83 ST MARK'S ROAD
		HENLEY-ON-THAMES
		OXFORDSHIRE
	POST CODE	RG9 1LP Tel. No01491 576336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LODDON COURT
		LODDON DRIVE
		WARGRAVE
4. *Give brief details of the proposal* e.g. two storey side extension.	ABOUT THE APPLICATION	REVISED BOATHOUSE
		DESIGN.
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		SLATE ROOF & TIMBER /
		BRICK WALLS.
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		YES / ~~NO~~

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

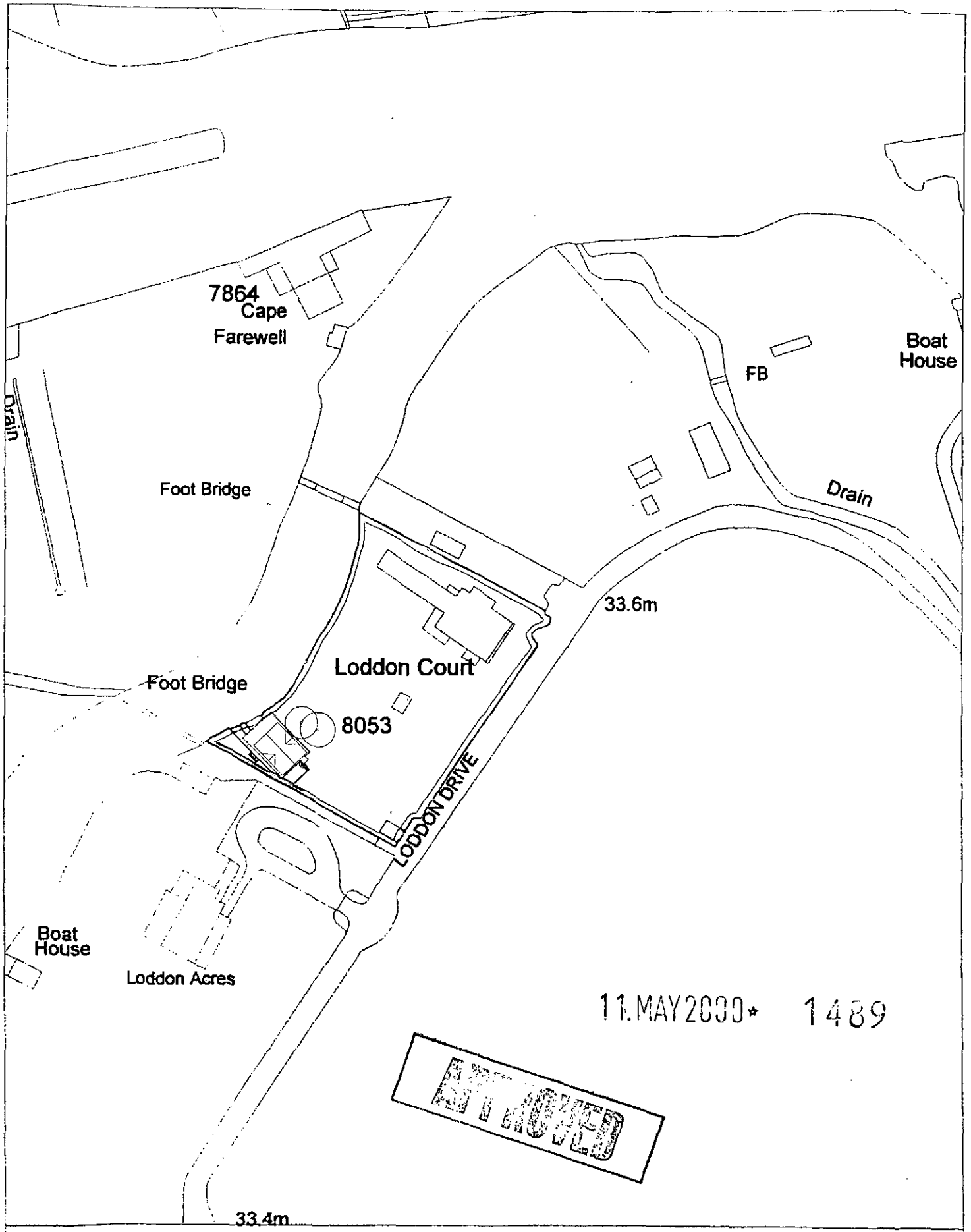
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF J. CHEW.

DATE 9 5 00



Site Plan, Scale: 1 to 1250

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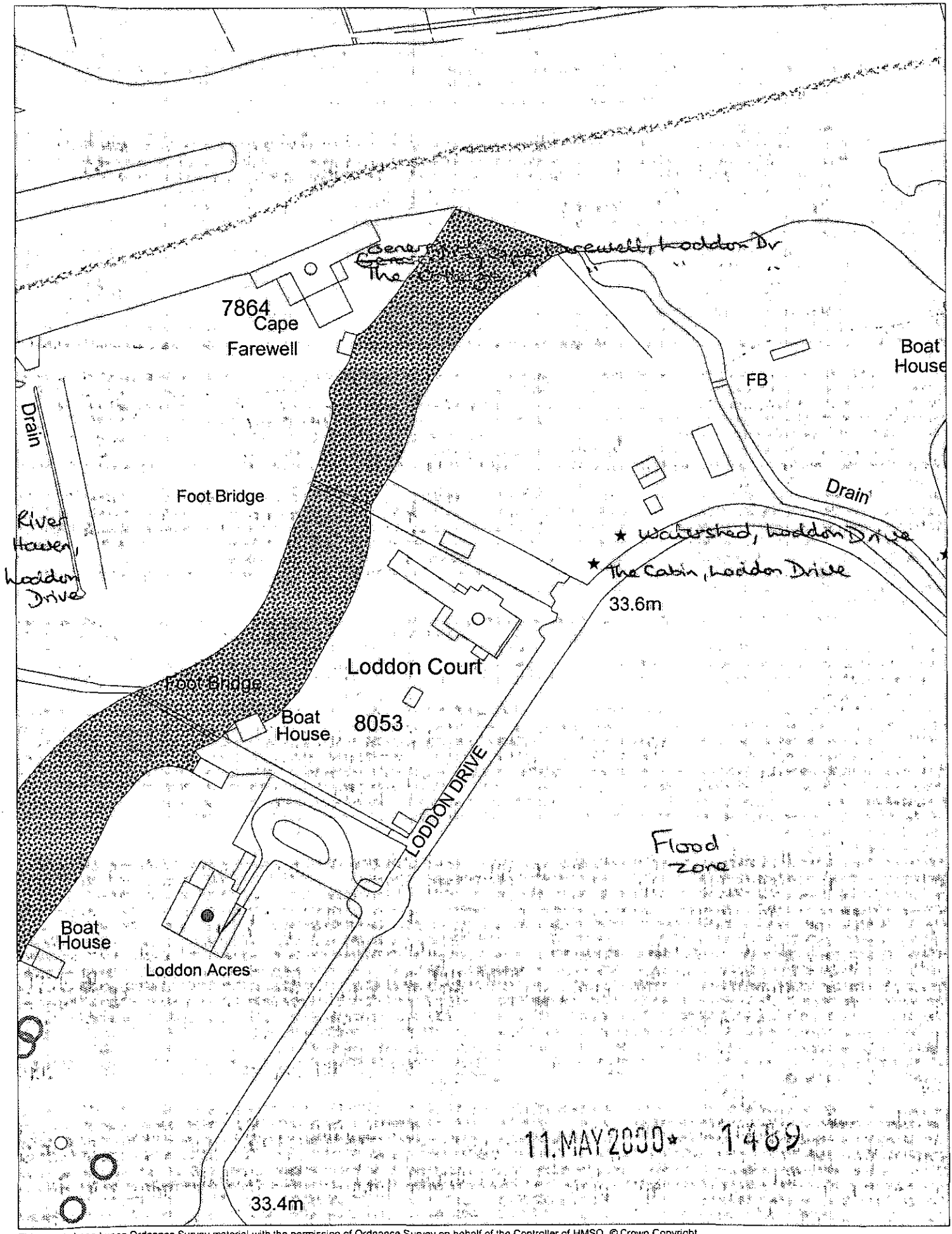
Date: 20 July 1999



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Development Control Section, Environmental Services, Wokingham District Council.
19 May 2000

Scale: 1 : 1250

N
W E
S