SYSTEMS LTD

APPLICATION NO:
F/2000/1286

LOCATION:
Barn Acre Borough Marsh, Wargrave Reading

APPLICANT:
Mr R Hicks Paul Bell

PROPOSAL:
Proposed single storey garden pavilion and links to house and barn

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Hicks
C/o Paul Bell
2a Abbots Place
West Hampstead
London
NW6 4NP

Application Number: F/2000/1286

Parish: **WARGRAVE**

Location: **Barn Acre, Borough Marsh, Wargrave, Reading.**

Proposal: **Proposed single storey garden pavilion and links to house and barn**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development, together with the previous extensions to the dwelling and existing out buildings would significantly increase the size of the original dwelling and the extent of development upon the site, to the detriment of the open character and appearance of the countryside. As such, the proposal is considered to be contrary to Policies WOS3, WCC1 and WCC7 of the Wokingham District Local Plan and Policies LTV2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 17/07/2000

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.

Our ref: SP\2000\001717\001
Your ref: F/2000/1286

Date: 17th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 31978
POL	TLS
DC	ENF
APP	
CS	
19 JUL 2000	
COPIES TO:	FILE:

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

SINGLE STOREY GARDEN PAVILLION AND LINKS TO HOUSE AND BARN BARN ACRES, BOROUGH MARSH, WARGRAVE

Thank you for your letter dated 4 May 2000 which was received on 9 May 2000. You are asked to quote the following reference in any correspondence: **SU77NE/13/8.** The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 34.99 metres above Ordnance Datum (Newlyn).

The correct ground level survey (drawing numbers 97/212/01/1 and BA-P 104 A) indicates that a section of the proposed extension will be within the floodplain. Further information supplied by the Agent shows that the total extension into the floodplain (since the last major flood in 1947) is less than 50 square metres. Therefore the Environment Agency advises as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

If, in the light of the above advice, the District Council is minded to permit the proposal, then we ask that the following conditions are imposed on any planning permission granted:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING CONDITIONS

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

CONDITION: The developer must not store materials within an 8m buffer zone to the watercourse, and should avoid gaining access in this zone There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

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 Borough Lake and St Patricks Stream main river. *Contact Amanda Reed on 01276 454331 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 454396 for further details.*

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.

Cont/d..

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.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Paul Bell, 2A Abbots Place, West Hampstead, London NW6 4NP

Application Number F/2000/1286
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development, together with the previous extensions to the dwelling and existing out buildings would ~~have significant [illegible]~~ significantly increase ~~to~~ the size ~~[illegible]~~ of the ~~existing~~ original dwelling and the extent ~~[illegible]~~ of development upon the site, to the detriment of the open character and appearance of the countryside. As such the proposal is considered to be contrary to policies WOS3, WCC1, and WCC7 of the Wokingham District Local plan and policy LJV2 of the Loddon Area Local Plan.

John Mitchell
17/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Barn Acre Borough Marsh Wargrave Reading.

APPLICATION NUMBER: F/2000/1286

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on tree at entrance.

2. DESCRIPTION OF SURROUNDINGS

2/3 Detached dwelling within the country side

3. DESCRIPTION OF SITE/BUILDING

There are a large numbe of structures already on the property

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed unit is fill the area between the existing Barns at the main house. The house and barns all have a traditional design using traditional material

5. SITE CONSTRAINTS

TREES - check on trees.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1286

Applicant : Mr R Hicks Paul Bell.

Location : Barn Acre, Borough Marsh, Wargrave, Reading.
Proposal : Proposed single storey garden pavilion and links to house and barn

Site Notice Displayed ? :

YES	NO	DATE
✓		25·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....25:5:2000.....

Date Registered : 17/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

Highways - no objection

Wargrave P.C - object to proposal as out of keeping with the locality

Planning Issues :

Site designation - within the Countryside
- Flood plain

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

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

Application Number: F/2000/1286

Appraisal :

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

The proposed development is for the creation of a modern low level sun room / Garden Pavilion. The proposed structure has a very good, high Quality modern design.

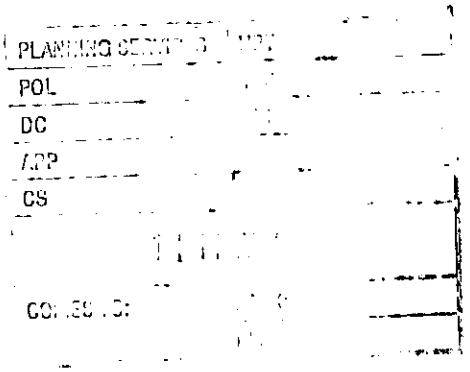
The dwelling is located with a self contained site with no immediate view of the adjacent dwelling from the proposed location. As such there will be no overlooking, overshadowing or overbearing. Hence there will be no detrimental impact upon the residential amenity of the ~~[illegible]~~ adjacent dwellings

2) Impact upon the character and appearance of the wider countryside.

The proposed development is for a Garden Pavilion which would use high Quality design with Good modern materials. However, the proposed development would would enclose a increased Courtyard area from the west and South. Which together with the proposed 12m by 5.7m Garden pavilion and 9.5m high wall to the south would ~~[illegible]~~ a result in a significant increase in the ~~[illegible]~~ scale of development upon the site to an unacceptable level to the detriment of the undeveloped character of the surrounding area. This when considered together with the previous extensions to the dwelling would have a significant detrimental impact upon the character and appearance of the countryside

Recomendation : ~~Approval:~~ ☐ **Refusal:** ☑

(tick appropriate box)



Paul Bell
2a Abbots Place
West Hampstead
London NW6 4NP
Tel 0171 372 3820
Mobile 07977 002296

Sarah Paxman
Environment Agency
Swift House
Frimley, Camberly
Surrey GU16 5SQ

10 May 2000

Dear Madam

Re: Planning Application Ref F/2000/1286
Proposed Single Storey Extension at Barn Acre, Loddon Drive, Wargrave, RG10 8HN

Further to my telephone enquiry on Monday 08.05.00 regarding the above-referenced application, which lies within the Thames flood plain area, please find enclosed a copy of supplementary drawing BA-P-104. This drawing shows the footprint area of the proposal and its relationship to the site contours and levels.

I trust that this is of assistance, however, should you have any queries regarding the application, please do not hesitate to contact me.

Yours faithfully

PDBell.

Paul D Bell

encl.

Cc R Hicks - Barn Acre, Wargrave
Nicola Lake - Wokingham District Council Planning Services

Received by Wokingham District Council

Application No: F/2000/1286

Proposal:
Proposed single storey garden pavilion and links to house and barn

Location:
Barn Acre, Borough Marsh, 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 letter 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 28/05/2000. 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

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

Tel: (0118) 974 6481

Date: **04 May 2000**

My ref: F/2000/1286

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/2000/1286
Barn Acre, Borough Marsh, Wargrave, Reading.
Proposed single storey garden pavilion and links to house and barn

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1286**
Barn Acre, Borough Marsh, Wargrave, Reading.
Proposed single storey garden pavilion and links to house and barn
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: **04 May 2000**

My ref: F/2000/1286

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/2000/1286
Barn Acre, Borough Marsh, Wargrave, Reading.
Proposed single storey garden pavilion and links to house and barn

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1286**
Barn Acre, Borough Marsh, Wargrave, Reading.
Proposed single storey garden pavilion and links to house and barn
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

PLANNING SERVICES 31361
POL
DC
APP
CS INV
04 JUL 2000
COPIES TO: ACK:
FILE:

Paul Bell
2a Abbots Place
West Hampstead
London NW6 4NP
Tel 0171 372 3820
Mobile 07977 002296

Nicola Lake
Planning Services
Environmental Services Department
Wokingham District Council
RG40 1WR

03 July 2000

Dear Madam

Re: Application Reference F/2000/1286
Site Address: Barn Acre, Loddon Drive, Borough Marsh, Wargrave

Further to a query raised by the Environment Agency regarding the survey levels indicated on drawing BA-P-104, please find enclosed a revised drawing confirming the correct survey levels relating to the Ordnance Survey Benchmark of 35.86m, which is located on the north-west corner of the existing barn at Barn Acre. For expediency this information, together with a copy of the full site survey drawing, has been issued directly to Amanda Reed at the Environment Agency.

I trust that this information clarifies the Environment Agency's query, however should any further clarification be required, please contact me as soon as possible.

Yours sincerely

PD Bell.

Paul D Bell

CC: Amanda Reed Environment Agency

Encl: Drg No. BA-P-104A
Warner Land Surveys Ltd Drg No. 97/212/01/2 (Env. Agency only)

PLANNING SERVICES | HPT 30349
POL | TLS
DC | ENF
APP |
CS |
08 JUN 2000
COPIES TO: | ACK:
FILE:

Paul Bell
2a Abbots Place
West Hampstead
London NW6 4NP
Tel 0171 372 3820

Nicola Lake
Planning Services
Environmental Services Department
Wokingham District Council
RG40 1WR

06 June 2000

Dear Madam

Re: Application Reference F/2000/1286
Site Address: Barn Acre, Loddon Drive, Borough Marsh, Wargrave

Further to our telephone conversation on 03.06.00, please find enclosed supplementary drawings showing the proposed pavilion in the context of the existing house and site.

The projecting glazed enclosure is to be lightly framed to achieve a transparency and lightness that will contrast and compliment the traditional red brick construction of the existing buildings. The glazed enclosure projects from a plinth of red brick, specified to match the existing buildings, that continues to form the screen wall to the entrance courtyard. The panels of timber boarding indicated on the original submission drawings also relate back to vernacular of the existing buildings. The use of modern and traditional materials together combine to produce an architecture that achieves a modern building form sensitively integrated to bring together the disparate composition of the existing buildings across the site.

I trust that you may find the enclosed drawings helpful in preparing your report.

Yours sincerely

P D Bell.

Paul D Bell

Encl: Detail view from south-west
Context view from south-west
View from entrance courtyard

PV

FROM: Nicola Lake

DATE: 04 May 2000

WARGRAVE PARISH CONSULTATION SHEET

29853

Application Number: F/2000/1286

Proposal: Proposed single storey garden pavilion and links to house and barn.

Site Address: Barn Acre, Borough Marsh, Wargrave, Reading.

Applicant: Mr R Hicks Paul Bell.

Your observations are required in respect of this application **by 28/05/2000** .

OBJECT:-
Not in keeping with the locality.

Informatives:-
- Please refer to the Wargrave Parish Design Statement.
- Flood plain restrictions.

SIGNED: S Hedges DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

PLANNING SERVICES REF 29615
POL
DC
APP
CS
COPIES TO: ACK:
FILE:

FROM: Nicola Lake

DATE: 04 May 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1286

Proposal: Proposed single storey garden pavilion and links to house and barn.

Site Address: Barn Acre, Borough Marsh, Wargrave, Reading.

Applicant: Mr R Hicks Paul Bell.

Your observations are required in respect of this application **by 28/05/2000** .

OBJECT :-
Not in keeping with the locality.

Informatives :-
- Please refer to the Wargrave Parish Design Statement.
- Flood plain restrictions.

SIGNED: S Hodges DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 04 May 2000

Application Number: F/2000/1286

Proposal: Proposed single storey garden pavilion and links to house and barn

Parish: WARGRAVE PARISH

Site Address:
Barn Acre, Borough Marsh, Wargrave, Reading.

Applicant:
Mr R Hicks Paul Bell.

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).

Signed: _____ **Print name:** P. NAVON

10.5.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	1 APR 2000
Officer: NL	Application No. F/2000/12860

Map No. 24 Site 0:51
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY GARDEN PAVILION AND LINKS TO HOUSE AND BARN

Location: BARN ACRE BOROUGH MARSH LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave
4.5.2000

Applicant: MR R HICKS

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

Enforcement Section (15) 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	New internal layout?	4.5.2000	
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 : 4.5.2000 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	✓ : South Oxfordshire.
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

No pre-apps.

NEIGHBOURS: S/N + Marsh Cottage } Borough marsh, Loddon Drive.
The Cottage }

Schedule of submitted drawings:

Drg No.	Scale	Title
FB-P-001	1:300	Existing Site Plan
FB-P-002	1:100	Existing Ground Floor Plan
FB-P-010	1:100	Existing South Elevation
FB-P-011	1:100	Existing West Elevation
FB-P-012	1:100	Existing East Elevation
FB-P-013	1:100	Existing North Elevation
FB-P-100	1:2500	Location Plan
FB-P-101	1:300	Proposed Site Plan
FB-P-102	1:100	Proposed Ground Floor Plan
FB-P-103	1:500	Proposed Block Plan
FB-P-110	1:100	Proposed South Elevation
FB-P-111	1:100	Proposed West Elevations
FB-P-112	1:100	Proposed East Elevation
FB-P-113	1:100	Proposed North Elevations
FB-P-114	1:100	Proposed Pavilion - Cross Section

6 sets of the above drawings are enclosed

17.APR.2000* 1286

Paul Bell
2a Abbots Place
West Hampstead
London NW6 4NP
Tel 0171 372 3820

Duty Officer
Planning Services
Environmental Services Department
Wokingham District Council

14 April 2000

Dear Sir / Madam

Re: Planning Application
Property at Barn Acre, Loddon Drive, Borough Marsh, Wargrave, RG10

Further to my earlier submission of preliminary drawings on 23.03.2000, please find enclosed a formal Planning Application for a proposed domestic extension to the existing property at Barn Acre, Loddon Drive, Borough Marsh, RG10.

The proposal is for a new, single storey garden pavilion offering domestic living accommodation and a new single storey entrance pavilion linking together the existing house and barn buildings. The pavilion is intended to enhance the relationship of the existing buildings with the landscape and has been designed to sit discretely within the context of the existing mature trees, with all mature trees retained.

The pavilion is located above the site contour line known to be the extent of normal seasonal flooding (datum level 35.00m). The pavilion sits on a recessed plinth with the southern most extent cantilevered free from the ground plane in order to minimise the ground footprint.

As noted above, preliminary proposals have been previously forwarded, although no response has yet been received. However, I would welcome the opportunity to discuss any aspect of the proposals and should you consider this to be of benefit or should you wish to arrange a site visit, please do not hesitate to contact me.

17.APR.2000* 1286

Yours sincerely

PDBell.

Paul D Bell

Encl: Drawing schedule
6 copies of completed application form

Environmental Services

For office use only.
Application number: 17.APR.2000* 1286

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	RICHARD HICKS
	Address and postcode	BARN ACRE LODDON DRIVE WARGRAVE BERKSHIRE RG10 8HN.
	Phone number	0118 940 2264
2	Agent's Name	PAUL BELL
	Address and postcode	2A ABBOTS PLACE WEST HAMPSTEAD LONDON NW6 4NP
	Phone number	0171 372 3820
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.	SEE ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARDEN PAVILION & LINKS TO HOUSE & BARN.
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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK / TIMBER BOARDING / ZINC ROOF - FINAL SPECIFICATION TBC
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: 3 (+2)	Proposed: 3 (+3)
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: P D Bell.

on behalf of MR R. HICKS

Date 14.04.00

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

ADDRESS BARN ACRE COTTAGE
LODDON DRIVE

PARISH ~~CHARVIL~~ WARGRAVE - 1.4.86

PLOT No.

ORD. SHEET No. SU 7777 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38509	G. POWELL	2/ST. LIT. / S/ST. LIT	28.11.91	C/A
		LIT. TO BARN		
38845	"	WET-CUT FOR MOORING	16.4.92	C/A
FP/92/0214	"	2/ST. & S/ST. LIT. TO HOUSE	15.4.92	APP
		LIT. TO BARN & DELE. GARAGE/ALTS.		
39694	"	BOATHOUSE	31.7.92	C/A

DATE OF COMPLETION

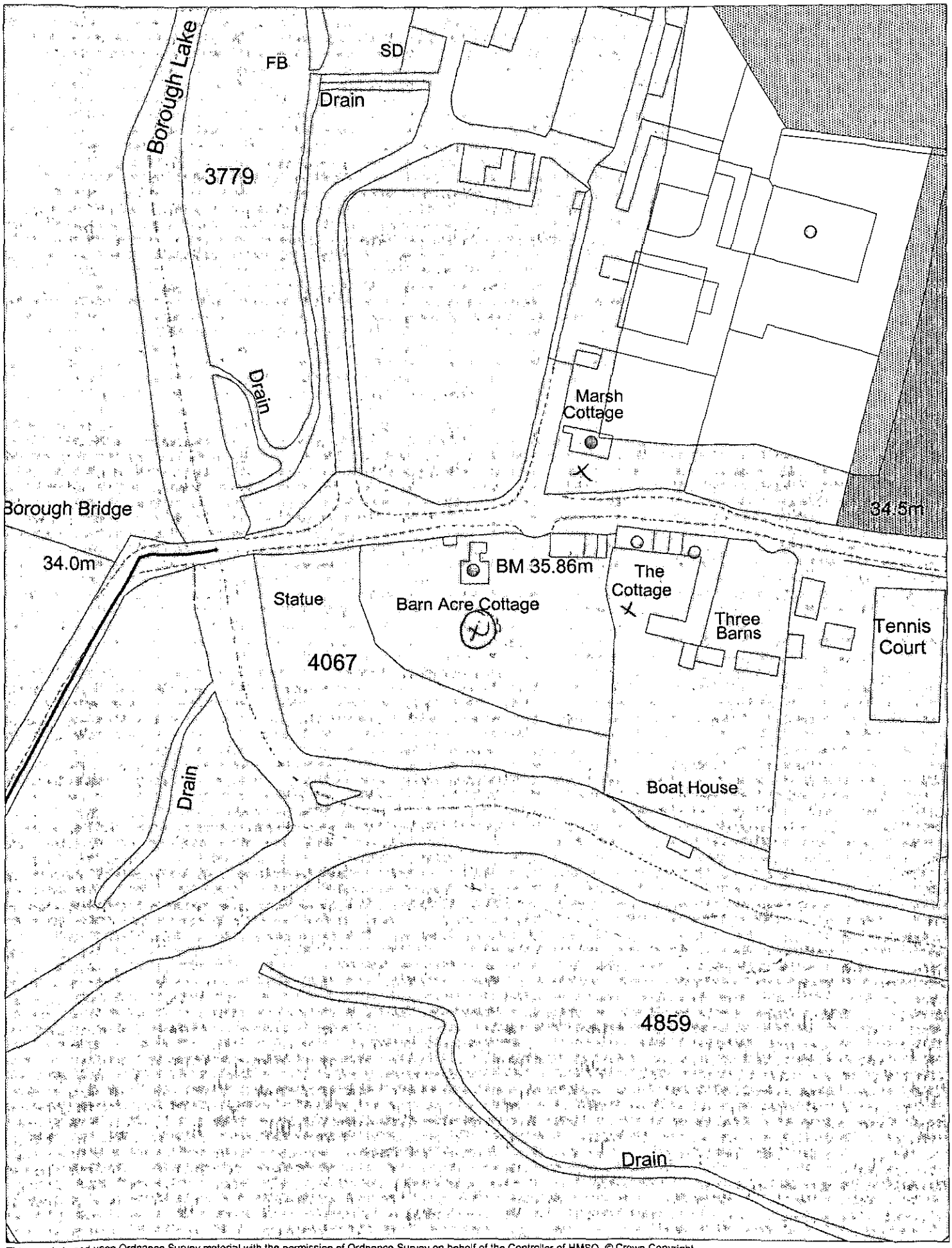
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17 APR 2000 * 1286



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Development Control Section, Environmental Services, Wokingham District Council.

28 April 2000

Scale: 1 : 1250

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