APPLICATION NO:
F/2001/5534

LOCATION:
24 Highfield Park, Wargrave Reading.

APPLICANT:
Mr P Knowles C/O G S Davis

PROPOSAL:
Proposed erection of replacement garage.

EARLIEST DATE FOR DECISION: **01/02/2002**
~~Bad~~ 28 day expiry. 5/2/02
APPLICATION WILL HAVE EXPIRED ON:
15/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

647

D. 1.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Knowles
C/O G S Davis
118 Hurst Road
Twyford
Berks
RG10 0AN

Application Number: F/2001/5534

Parish: **WARGRAVE**

Location: **24, Highfield Park, Wargrave, Reading.**

Proposal: **Proposed erection of replacement garage.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Informative
2. 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.

Informative
3. 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.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 MAR 2002	
COPIES TO	ACK:
	FILE:

From: Peter Anderson
Property Services

To: Francis Leo
Planning

My Ref: PJA/
Extn: 6720

Your Ref: see below
Date: March 1, 2002

OUTSTANDING CONSULTATION LETTERS.

I am still awaiting 2 consultations letters with regard to planning applications despite numerous chasing. These are as follows:-

F2001/5534	Highfield Park, Wargrave
F2002/5676	3 Patten Ash Drive, Wokingham.

I would appreciate having sight of these applications as certainly in respect of the latter this may be being built outside of the land they currently own.

Peter Anderson
Technical Assistant
Property Services
e-mail: Peter.Anderson@wokingham.gov.uk

5534

FAO Peter Anderson.

From
To: Peter J. Anderson ext 6720
Property Dept

Ring to look at plans

From: Francis Leo ext 6502

Date: 12 March 2002

Application Number: F/2001/5534

Proposal: Proposed erection of replacement garage..

Site Address:
24, Highfield Park, Wargrave, Reading.

Applicant:
Mr P Knowles C/O G S Davis.

PLANNING SERVICES	HPT
FOL	TLS
DC FL	ENF
APP	
CS	

25 MAR 2002

FILE

WOKINGHAM DISTRICT COUNCIL
RECEIVED
14 MAR 2002
PROPERTY SERVICES

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

Francis,

We have considered this application and have no objections. We trust that the relevant planning control officers will ensure the garage when under construction does not encroach on the pathway adjacent to the property.

Many thanks,

Peter Anderson

Peter J. Anderson
Technical Assistant Estates Unit

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 08 January 2002

Application Number: F/2001/5534

Proposal: Proposed erection of replacement garage.

Parish: WARGRAVE PARISH

Site Address:
24, Highfield Park, Wargrave, Reading.

Applicant:
Mr P Knowles C/O G S Davis.

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

✓ below as applicable;

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

C04A, R04A
C12, R12.

Signed: _____ **Print name:** AC 11/1/02

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

Tel: 0118 974 6502

Date: **08 January 2002**

My ref: F/2001/5534

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/5534
24, Highfield Park, Wargrave, Reading.
Proposed erection of replacement garage.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5534**
24, Highfield Park, Wargrave, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: 0118 974 6502

Date: **08 January 2002**

My ref: F/2001/5534

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

Dear Councillor

Application Number: F/2001/5534
24, Highfield Park, Wargrave, Reading.
Proposed erection of replacement garage.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5534**
24, Highfield Park, Wargrave, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5534
CASE OFFICER: Francis Leo

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

Received by Wokingham District Council

Application No: F/2001/5534

Proposal:
Proposed erection of replacement garage.

Location:
24, Highfield Park, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5534 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

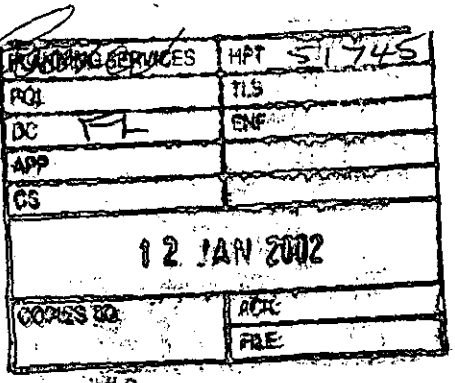
08 January 2002

Rec'd PM 11.1.02

Wokingham District

A.O. Francis Leo.

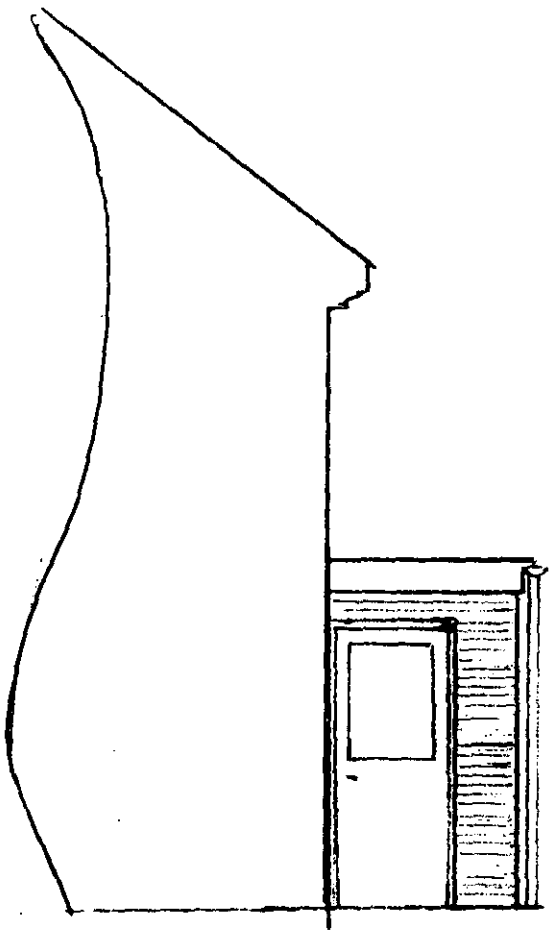
Ref F2001/5534



Please find enclosed 6 copies of side elevation drawing as requested

Many thanks

[signature]

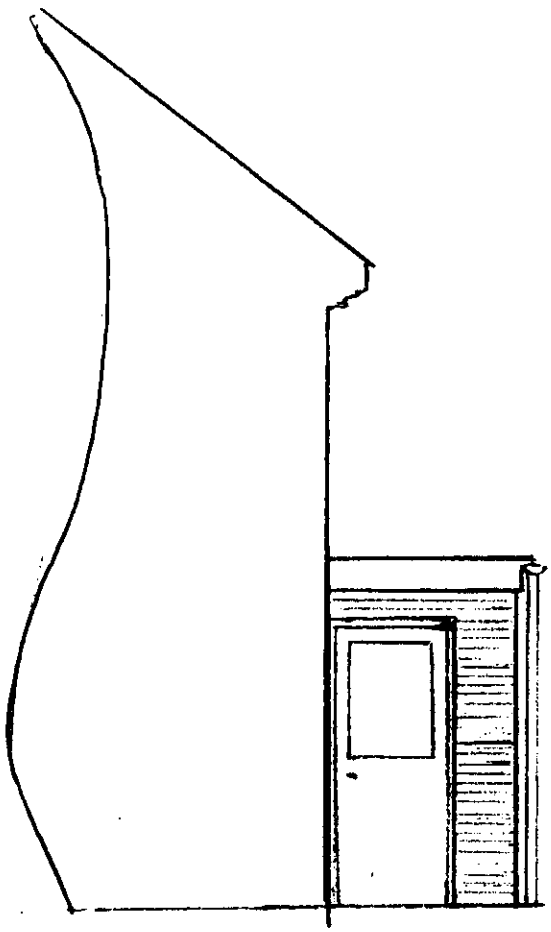


SIDE ELEVATION (WEST)

PROPOSED GARAGE
AT 24 HIGHFIELD PARK
WARGRAVE
BERKS

SHEET 2 OF 2

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	
CS	
12 JAN 2002	
COPIES TO:	ACK:
	FILE:



SIDE ELEVATION (WEST)

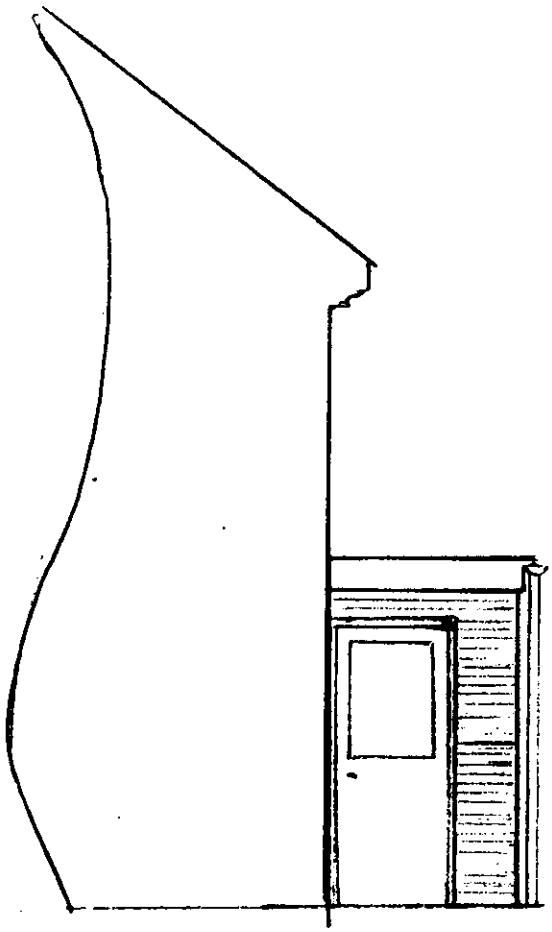
PROPOSED GARAGE
AT 24 HIGHFIELD PARK
WARGRAVE
BERKS

SHEET 2 OF 2

PLANNING OFFICER	PPT
POL	
DC	
APP	
OS	

12 JAN 2002

COPIES TO:	ACK:
	FILE:

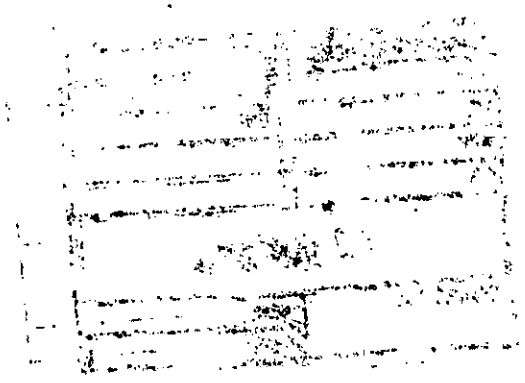


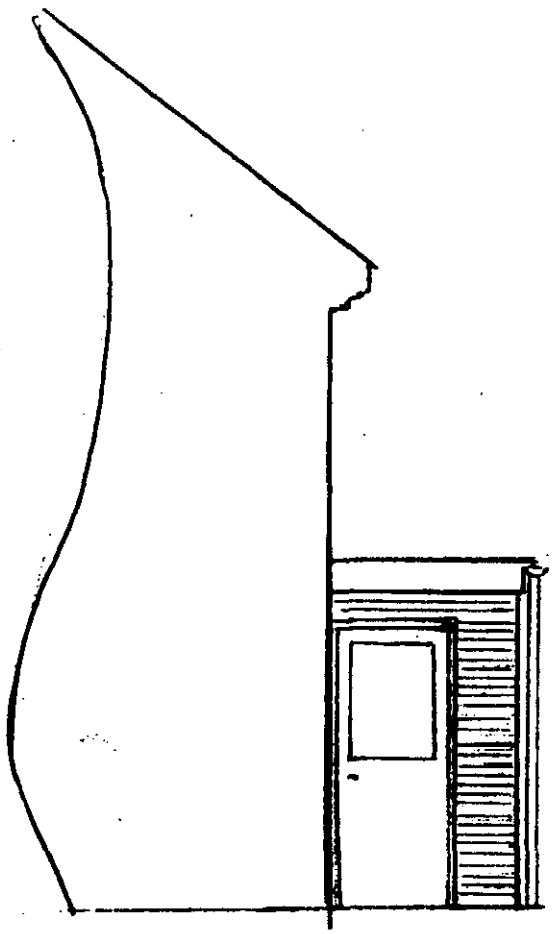
SIDE ELEVATION (WEST)

PROPOSED GARAGE
AT 24 HIGHFIELD PARK
WARGRAVE
BERKS

SHEET 2 OF 2

PLANNING SERVICES	HPT
PCL	
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:



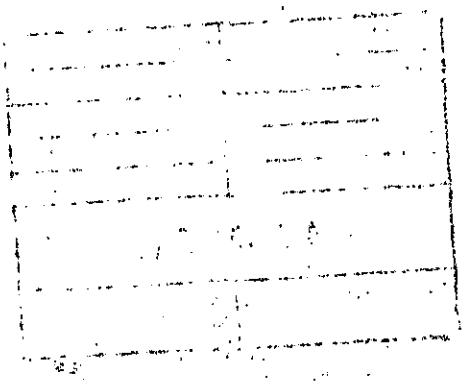


SIDE ELEVATION (WEST)

PROPOSED GARAGE
AT 24 HIGHFIELD PARK
WARGRAVE
BERKS

SHEET 2 OF 2

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS	
12 JAN 2002	
COPIES TO:	ACK:
	FILE:



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Peter Anderson
Property Services

To: Francis Leo
Planning

My Ref: PJA/

Extn: 6720

Your Ref: F/2001/5534

Date: January 22, 2002

24, HIGHFIELD PARK, WARGRAVE

With reference to the above planning application, please may we have a consultation letter as we wish to assess the impact the proposed plans will have on adjacent council-owned property.

Peter Anderson
Technical Assistant
Property Services

FL NOT SEEN THIS APPLICATION - MAIL SENT ASKING FOR INFO
25/1/02

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5534

Applicant : Mr P Knowles C/O G S Davis.

Location : 24, Highfield Park, Wargrave, Reading.
Proposal : Proposed erection of replacement garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/2/02

Date Registered : 18/~~01/2002~~ 18/2/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: ~~15/03/2002~~ 12/02/02. 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 :

Highways : Approve with conditions.

Site in ground water protection zone.

Planning Issues : I'd Refer.

LBE1 LBE2
WOS3. WBE1
EN1

Application Number: F/2001/5534 **Officer : Francis Leo**
24 Highfield Park, Wargrave, Reading

Appraisal :

Development
Proposed erection of replacement garage. The garage measures 6.580m in depth x 2.925m in width with a height of 2.55m.

The site is a semi-detached property located in the identified settlement of Wargrave within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The existing garage located at the rear of the dwelling would be demolished and the proposed garage would be located nearer to the front of the main dwelling. There exists at present a 1m high chain link fence in addition to a 1.5m high hedge along the eastern boundary between the application site and no 26 Highfield Park. The proposal is to remove the hedge for the length of the replacement garage.

The proposal is a single storey replacement garage and the space between the application site and no 26, the adjoining property to the east, is 7.5m considered a reasonable gap between properties. In view of the above it is felt there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
Almost every dwelling from nos 2-40 has a similar garage, hence the proposal would be no different from others in the street and would be in keeping with the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5534

Appraisal :

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

Application Number F/2001/5534
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	G122	R122	

Informative for approvals (1) Conrad Moore Planning Informative for ground water.

N16

(2) LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENI

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. M Bray

(Development Control Manager)

Date: 12.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 24 Highfield Park Wargrave Reading.

APPLICATION NUMBER: F/2001/5534

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storey semi - detached dwellings. and terraced properties opposite

3. DESCRIPTION OF SITE/BUILDING

2 storey ~~detached~~ semi-detached property.. with space on the side for parking.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 26 is about 4 m from the boundary - proposal unit New.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Front area

LEVELS ——

BOUNDARY TREATMENT Eastern boundary 1.8 m hedge plus a chain link fence.

OTHERS

Application Number : F/2001/5534	**Map No :** 21
Case Officer : FL	**Site Area :** 0·03
Valid Date : 18·12·01	**Received Date: 18/12/2001**

Level : Delegated Application

Description : Proposed erection of replacement garage.

Location : 24, Highfield Park, Wargrave, Reading.

Parish : WA **Ward : WAR** 8·1·02 -B

Applicant : Mr P Knowles C/O G S Davis.

Fee Required: £95 **Fee Received: £95** (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~[illegible]~~		
BLOCK PLANS	~~Show new parking layout (not of bedroom?)~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation with door	request with SN	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment onto footpath	Do letter	
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8.1.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

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 : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps.

OTHERS

Note to officer:
Site is within a Groundwater Protection Zone – see guidance note from Conrad Moore for Planning Informatives

.....

.....

.....

.....

ADDRESS 24, HIGHFIELD PARK PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7978 (2)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/164/59	Mr R E Watts	Garage	9 6 59	App. w/a

DATE OF COMPLETION PD org for new single storey garage @ side - needs planning permission - 12/12/01

MINISTRY DECISION (See letter id 49953)

SPECIAL ORDERS

DRAINAGE

091074

5534

Environmental Services

For office use only.
Application number:

16.DEC.2004 5534

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	P. KNOWLES
	Address and postcode	24 HIGHFIELD PARK WARGRAVE BERKS. RG10 8LD
	Phone number	0118 940 3967
	Agent's Name	G.S. DAVIS
	Address and postcode	118 HURST ROAD TWYFORD BERKS. RG10 0AN
	Phone number	0118 9345952
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.	24 HIGHFIELD PARK WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
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: NA	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of P. KNOWLES

Date 15-12-01

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



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

Development Control Section, Environmental Services, Wokingham District Council.

20 December 2001 Scale: 1 : 1250