APPLICATION NO:
F/2000/1053

LOCATION:
River Close Loddon Drive, Wargrave Reading.

APPLICANT:
Mr & Mrs J Batting C/O Abracad

PROPOSAL:
Proposed erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Nicola Lake**

12 May 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Batting
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Application Number: F/2000/1053

Parish: **WARGRAVE**

Location: **River Close, Loddon Drive, Wargrave, Reading.**

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

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. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no buildings, extensions, alterations or hard surfaces permitted by classes A, B, C, D, E and F of Schedule 2, Part 1 of the 1995 order shall be carried out without the prior written permision of the Local Planning Authority.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. The area shown on the permitted drawings for vehicle parking, turning & garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure; car parking layouts and hard surfacing materials.

Condition
7. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
11. The hereby approved garage/car port structure shall retain its open frontage and shall not be enclosed by doors, walls or fencing at any time.

Condition
12. The floodable area below the ground floor of the approved dwelling shall remain free and empty and shall not at any time be used for storage. The open vent areas, which provide access to this area shall likewise remain open and free of any blockages or enclosure at any time.

Condition
13. During construction no solid matter shall be stored within 10 metres of the banks of the River Loddon and thereafter no storage of materials shall be permitted in this area.

Condition
14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
15. There shall be no raising of existing ground levels on the site.

Condition
16. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
17. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water and retained as such thereafter.

Condition
18. Any steps or ramps shall be of open construction.

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 character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of the character and amenities of the locality.

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

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. In the interests of the character and amenities of the locality.

Reason
11. In the interests of the character and amenities of the locality.

Reason
12. In the interests of the character and amenities of the locality.

Reason
13. To prevent solid materials from entering the River Loddon and causing pollution.

Reason
14. To prevent pollution of groundwater.

Reason
15. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
16. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
17. To prevent obstruction to the flow and storage of water, with a consequent increased risk of flooding.

Reason
18. To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

John Mitchell
Development Control Manager
Date: 16 May 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.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1053

Applicant : Mr & Mrs J Batting C/O Abracad.

Location : River Close, Loddon Drive, Wargrave, Reading.
Proposal : Proposed erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : ....13.4.2000.....

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Landscaping - No objection subject to condition
Wargrave - No objection
Highways - No objection subject to condition
Environment Agency - None received, but they had no objection to previous Application

Planning Issues :

Site Designation - Countryside.
- Land liable to flood.

1.) Impact upon the Neighbouring dwellings.

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

895

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 22 March 2000
My ref: NL/Wargrave/pre-apps
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 Alister Lloyd
ABRACAD
The Antrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Dear Mr Lloyd,

PROPOSED REPLACEMENT DWELLING AT RIVER CLOSE, LODDON DRIVE, WARGRAVE. APPLICATION NUMBER 99/70764/F.

Thank you for your letter of the 15 March 2000, regarding the above stated development.

The proposed amended scheme has resulted in a considerable reduction in the proposed massing of the replacement dwelling at first floor and the proposed roof area above. I have also noted that you have stated that there would be no increase in foot print of development on the site. Therefore, I am unable to foresee any likely officer objections to the proposed replacement dwelling.

I have also discussed the issue of the new access with the Highway Authority. Loddon Drive is a private, unclassified road, and as such the new access would not require planning permission.

It is advised however, that should an application be submitted to the Planning Authority and were to gain favourable consideration, it would be likely that the authority would remove the property's permitted development rights.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application which maybe submitted.

Yours sincerely,

Lake.

NICOLA LAKE.
Planning Assistant.

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

27292

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
17	
COPIES TO:	ACK:
	FILE:

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

For the attention of Ms N. lake

15th March 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to the refusal of Planning Permission for application number 99/70764/F on 10/2/2000, and our subsequent meeting of 1/3/2000, please find enclosed a copy each of drawings BAT/002B and BAT/003B which show our revised proposal.

N. Lake expressed 3 main desired changes from the previous scheme, which had received no objections from anyone else:

1) - A significant reduction in ridge height and length of front/rear elevation,
2) - The first floor to be totally within the roof (dormers starting from cill heigh with none to the side elevations),
3) - The carport to be closer to the dwelling.

The revised proposal shows:

1) - The ridge height and eaves height reduced by about 1m (down from an increase on the existing dwelling of 7' to an increase of 4') and the front/rear elevations reduced by about 4m (12') - similar to the existing dwelling excluding the glazed flat-roofed section.
2) - Dormers set back into the roof so they start at normal cill level, with no dormers to side elevations. The 2 front gables match those of the existing dwelling. First floor now totally within the roof (above eaves).
3) - The carport has been repositioned to be about 2m away from the dwelling rather than over 12m away, and the driveway handed with a smaller area of drive proposed.

The gross ground floor area (excluding cantilevered bays) has increased from 212sm to 242sq m but this is still less than the existing dwelling ground floor area of 245sq m (incl. covered verandah as agreed) and so should not be

objected to by the Environment Agency (since the footprint is slightly smaller and in a similar position).

The first floor area (excluding floorspace as agreed below 1.8m where adult headroom is restricted) has been reduced from 179sq m to 146sq m so the total floorspace is now 388sq m (391sq m previously proposed) - still less than the stated limit of 245sq m + 60% = 392sq m.

The new proposal is of a Chalet style (1.5 storey) and the carport is unchanged (area equal to that of existing outbuildings in total).

I trust that the new proposal is now considered acceptable but are seeking your quick and informal comment please, prior to resubmitting a fresh Planning application, since, if it is basically favourable, we would then wish to progress with the detailed design whilst the Planning application runs its course so that work can commence as soon as the hopefully forthcoming permission is received.

I look forward to hearing from you.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mrs A. Drake
cc Mr & Mrs Batting
cc K. Smith (builder)

Application Number: F/2000/1053

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a replacement dwelling. The proposal will have first floor accommodation, with a ridge height of 7.5m. with a flat roofed area to help reduce the height of the dwelling. The dwelling will have front and rear dormers. There will be no overlooking, overbearing or overlooking. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the character or appearance of the Conservation Area

The proposed dwelling has a 1m high a flat roofed section, which will help to reduce the impact of flooding. The dwelling will have first floor accommodation with front and rear dormer windows. Due to the depth of the dwelling, it is necessary to have a flat roofed section to the dwelling, to keep the ridge height down to an acceptable height. The overall height of the structure will be 7.15m. There is a slight encroachment to the site, moving the dwelling slightly further to the south. However this is for the future health of an existing mature chestnut tree. The replacement dwelling has a pleasant appearance, which is in keeping with the character and appearance of the surrounding Conservation Area.

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

(tick appropriate box)

Tel. 0118 974 6443 (Direct Line)

Date. 19 June, 2001

My ref. CD/FP2001/1650(1053)

Oakcraft
Keepers Garden
Tidmarsh Lane
Sulham
READING
Berkshire RG8 8EB

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) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

DETACHED GARAGE/STORE AT RIVER CLOSE, LODDON DRIVE, WARGRAVE

I have been informed that construction of a detached garage/store has taken place.

The Building Control Application FP 2001/1650 and the Approved Planning Application F/2000/1053 show plans of two different proposals. The Planning Approval is for an open carport. Condition 11 of the Approval states that the carport "shall retain it's open frontage and shall not be enclosed by doors, walls or fencing at any time". The Building Control plans show a different proposal for an enclosed garage with dormer windows. A retrospective Planning Application will need to be submitted. I am enclosing the appropriate plans for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted. Please submit an application by 10 July.

Please note that any building work undertaken must be as the approved Planning drawings. Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on telephone number 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Batting
cc: Mike Evans, Principal Planning Enforcement Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1053	Nicky
BUILDING CONTROL NUMBER	FP2001/1650	Andy
~~APPLICANT~~/AGENT	Oakcraft	
ADDRESS OF SITE	River Close Loddon Drive WARGRAVE	
DESCRIPTION OF PROPOSED WORK	detached garage/store	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec.d 9/3/01	BAT/02
ELEVATIONS carport	rec.d 4/5/01 01/2474-01-A	BAT/004A
FLOOR PLANS carport	" "	" "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	~~Yes~~ 16/5/00	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Nicky Seen Andy	BC - plan is totally different from approved carport for DC.	
DATE	19/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	19/6/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	7/3/01.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Condition 06.

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 3 August 2000

Location:	River Close, Loddon Drive, Wargrave
Proposal:	Proposed erection of replacement dwelling
Application Number:	F/2000/1053

In response to your consultation dated 6 April 2000 for the above application, the tree and landscape comments are as follows:

The proposed plant species as listed in Mr Lloyd's letter dated 16 July 2000 is acceptable, however the applicants needs to give an indication of the number or density of the different species to be planted within the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 15 Aug 2000
My ref: NL/F/2000/1053
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 A Lloyd
ABRACAD
The Antium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Dear Mr Lloyd,

PROPOSED SCHEDULE OF MATERIALS AND LANDSCAPING SCHEME FOR THE ERECTION OF THE REPLACEMENT DWELLING AT RIVER CLOSE, LODDON DRIVE, WARGRAVE. APPLICATION NUMBER F/2000/1053.

Thank you for your letter of the 18 July and the submitted material samples of the 28 July 2000, regarding the above stated development.

I write to confirm that the proposed materials:

Main Brick: Ibstock Ockney Multi Red
Roof Tile: Hand Made reclaimed clay tiles.

Are approved as the materials which will be used in the construction of the replacement dwelling at River Close, Loddon Drive.

However, while the proposed landscaping scheme would appear to be acceptable, we will require the number of proposed plants and the density at which they will be planted before we would be able to discharge the condition.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Date: 31 July 2000

To: Case Officer

We have received Additional Plans to comply with conditions for the following planning application:

Application Number: F/2000/1053

Location: River Close, Loddon Drive, Wargrave, Reading.

Proposal: Proposed erection of replacement dwelling.

Applicant: Mr & Mrs J Batting C/O Abracad.

Case Officer: Nicola Lake

The new plans show the following: Proposed landscaping scheme to comply with condition 06 of consent F/2000/1053.

Comments are required by 10/08/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/2000/1053 (Ludhouse) Date Rec. 18 July 2000

Location: Rowan Close, Haddon Drive, Wargrave.

Parish Wargrave.

Applicant: Mr & Mrs Bathie

Description of attached plans Proposed landscaping Scheme to comply with Condition 06 of application F/2000/1053.

Drawing No's: BAT/03 A.

CONSULTEES

Copies of plans will automatically be sent to ~~Woodley Library, Part I Reg., Parish Council, Ward Councillors~~ and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: ~~—~~

Drawing No's

1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ~~—~~

Date for Responses 10 Days.

FURTHER ACTION

Re-advertise App. Y/(N) (Delete as required)

Redate Application Y/(N) From _____

New Site Notice Y/(N)

New Description _____

CASE OFFICER NL

Consultations Sent by Admin. on 31.07.00

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / [illegible] (Ludhouse) Date Rec. 16 [illegible]

Location: [illegible]

Parish [illegible]

Applicant: Mr & Mrs [illegible]

Description of attached plans [illegible]

Drawing No's: [illegible]

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 [illegible]

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER N/L

Consultations Sent by Admin. on 31.07.15

Yellow - Part One Copy
Green - Officer's Copy

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

PLANNING SERVICES
POL
DC
AP
CS
18 JUL 2000
COPIES TO:
ACK:
FILE:
31923

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

For the attention of Ms N. lake

16th July 2000

ADDITIONAL PLAN
11053

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to my letter of 22nd June, please note that below ground building work is about to commence. (If any more flood arches are required please let us know immediately – they need to be kept narrow for structural reasons). S.B. Renovations Ltd (the builder) will be submitting brick and tile samples shortly for approval.

The Landscape consultant suggests the gap in the hedge where the existing access is to be removed be filled with matching plant species, mainly comprising Hawthorn with additional native species as attached list.

The other area to be infilled is in the shade and so the suggestion is to infill with Prunus lustitanica which is a shade tolerant specie.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mr & Mrs Batting

PLANTS PLANTED WITH PEAT AND BONEMEAL TO AID GROWTH

MIXED HEDGE TO COMPRISE OF:-

IDEALLY

40% Blackthorn (Sloe)	Prunus spinosa (suckers)
40% Hawthorn	Crataegus monogyna

OTHERS

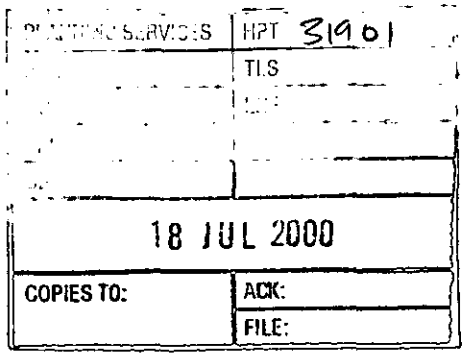
Hornbeam		Carpinus betulus
Holly		Ilex aquifolium
Hazel		Corylus avellana
Birch		Betula pendula
Elder		Sambucus nigra
Dogwood		Cornus sanguinea
Honeysuckle		Lonicera periclymenium
Ivy		Hedera helix
Maple, Field		Acer campestre
Rose, Dog		Rosa canina
Privet		Ligustrum vulgare
Rose, Field		Rose arvensis
Old Man's Beard		Clematis vitalba
Common Oak		Quercus robur
Roses	eg	Sweet briars
Guelder Rose		Viburnum opulus
Wild Cherry		Prunus avium
Great Willow		Salix caprea

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

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



For the attention of Ms N. lake

17th July 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to John Mitchell's letter of 13th July (which crossed with my one of 16th July), please find enclosed 4 copies of drawing BAT/03 revision 'A' which shows 9 more flood arches (21 in total), so that the total arched area is similar to that originally accepted by the Environment Agency, whilst still satisfying the Structural Engineer's preference for narrow arches and about 900mm of structure between arches and at corners.

I trust the revised proposals can now be confirmed as acceptable and look forward to hearing from you.

Yours faithfully,

Alistair Lloyd. ADDITIONAL PLAN

N053 J

Alistair Lloyd

cc Mr & Mrs Batting

PLANNING SERVICES	HPT 32397
POL	TLS
DC	CF
APP	
CS	
28 JUL 2000	
COPIES TO:	ACK:
	FILE:

PRIVATE & CONFIDENTIAL

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

27 July 2000

Dear Miss Lake

PLANNING PERMISSION 2000/1053
Site : River Close, Loddon Drive, Wargrave

With reference to the sample bricks and tile which I left with you this afternoon. I confirm the following details :

i) The proposed brick (to be used up to DPC) is Ibstocks Ockney Multi Red. Two samples of this brick were left with you this afternoon.

ii) We propose to use reclaimed clay tiles and a sample of the reclaimed tiles was left with you this afternoon.

I would be grateful if you would confirm direct to my agent, Alistair Lloyd at ABRACAD, once you have approved these materials.

Yours sincerely

J P Batting

JPB

Condition 02.

approved see letter dated 15 Aug 2000

River Close.
Loddon Drive.

Condition Compliance:

Condition 02 - Materials - approved 15.8.2000
Condition 04 - Slab level - approved 13.7.2000 BAT/02.
Condition 06 - landscaping -

Minor Amendment:
28.07.2000 - approved minor amendments as shown on BAT/03.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 28 July 2000
My ref: NL/F/2000/1053
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 A Lloyd
ABRACAD
The Antium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Dear Mr Lloyd,

PROPOSED REPLACEMENT DWELLING AT RIVER CLOSE, LODDON DRIVE, WARGRAVE. APPLICATION NUMBER F/2000/1053.

Thank you for your letter of the 22 July 2000, regarding the above stated development.

I write to confirm that the proposed alterations as outlined in your letter of the 26 June 2000 and as shown on drawing number BAT/03, including:

- Removal of the timber cladding to the front elevation.
- Lowering the ground floor by 150mm, but with no increase in the external height of the dwelling.
- The creation of a porch canopy above the door in the south elevation, through the continuation of the main roof slope.
- Increase in the decking area to the front and rear doors.
- The raising of the front bay window cills by 150mm.

Are approved as minor amendments to application F/2000/1053, for a replacement dwelling. In all other regards the dwelling shall be built as approved.

I hope this information is of assistance to you.

Yours sincerely,

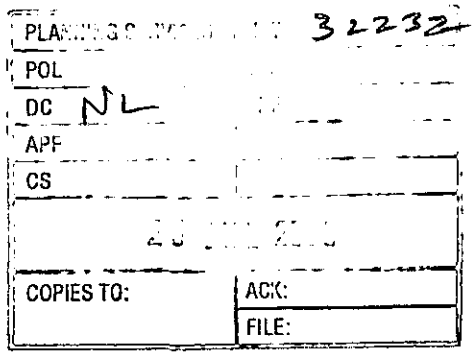
JOHN MITCHELL.
Development Control Manager.

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

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



For the attention of Ms N. lake

22nd July 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to my letter of 17th July please find enclosed a slightly revised drawing showing modified flood arches to the side elevations so as not to cross positions of internal walls.

I trust the revised proposals can now be confirmed as acceptable and look forward to hearing from you.

Yours faithfully,

Alistair Lloyd

Alistair Lloyd

cc Mr & Mrs Batting

floodable void area.

approved.

South side.

4m x 0.6m = 2.4

3.6 x 0.6m = 2.16

3.1 x 0.6m = 1.86.

East rear

4.0m x 0.6 = 2.4

4.1m x 0.6 = 2.46

4.1m x 0.6 = 2.46.

North side

4.1 x 0.6 = 2.46.

3.1 x 0.6 = 1.86

3.1 x 0.6 = 1.86.

Front.

1.1m x 0.6 x 3 = 2.64.

2.9 x 0.6 x 2 = 3.48

2.8 x 0.6 = 1.68.

27.72.

Proposed.

1.8 x 0.4 x 4 = 2.88

1.5 x 0.4 x 6 = 3.6

1.2 x 0.4 x 4 = 2.88

2.4 x 0.4 = 0.96.

1.5 x 0.4 x 5 = 3.00

13.32.

Tel. (0118) 974 6481 (Direct Line)
E-Mail Nicola.Lake@wokingham.gov.uk
Date. 13 July, 2000
My ref. NL/TAB/F/2000/1053
Your ref.

Mr Alistair Lloyd
ABRACAD
The Atrium
Broad Lane
BRACKNELL
Berkshire
RG12 9BX

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Lloyd

PROPOSED MINOR AMENDMENT AND SLAB LEVEL OF APPLICATION F/2000/1053 FOR THE ERECTION OF A REPLACEMENT GARAGE AT RIVER CLOSE, LODDON DRIVE, WARGRAVE

Thank you for your letters of the 22nd June and the 3rd July 2000 regarding the above stated development.

The proposed slab level for the replacement dwelling, as shown on Drawing Number BAT/02, which was submitted on the 3rd July 2000, is approved as the slab level which will be used in the construction of the replacement dwelling. As such the submitted details meet the requirements of Condition 04 of Application Number F/2000/1053.

However, while a number of the proposed minor amendments would appear to be acceptable, the proposed alterations to the floodable voids under the house will need to have the number of entrances increased. If you still wish to amend the approved drawings to include the proposed minor amendments you will need to submit a new drawing, either showing the under house voids unchanged and the other proposed amendments, or you will need to submit a new drawing showing the proposed amendments including a significant increase in the number of void openings proposed.

I hope this information is of assistance to you. However, should you wish to discuss this matter further, please do not hesitate to contact the case officer, Nicola Lake, on the above direct line.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1053

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs J Batting
c/o Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Dear Sirs

PLANNING PERMISSION 2000/1053
SITE: RIVER CLOSE, LODDON DRIVE, WARGRAVE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1053 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

Nicola Lake
Planning Assistant

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

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

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	31071
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

For the attention of Ms N. lake

22th June 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to the granting of Planning Permission we have now detailed the design, submitted a Building Regulations application and work should commence on site in about a week.

I enclose 4 copies of the latest plans and elevations which include some small changes which we trust you will be able to confirm are acceptable as minor amendments in due course. They are as follows:

- Removal, for the moment at least, of feature timbers to the front elevation.
- Lowering of the ground floor by 150mm to maintain 8' headroom to ground floor (with thicker first floor slab required by the Engineers). Underside of ground floor is still well above the 1949 flood level and ridge height is unchanged. No change in total external height
- Porch canopy outside back door - the continuation of the main roof.
- Slightly larger external Landings by front and back doors - 300mm long at the rear.
- Front bay window cills raised 150mm (to line with repositioned Kitchen worktop)

It may also be necessary, although we don't think so, to very slightly reposition the dwelling if it is found that the existing water supply borehole (which cannot easily be moved) is beneath a foundation (we believe the borehole is to the right of the proposed front door steps)

With regard to the Planning condition re. landscaping, our intention is simply to re-instate matching hedging where the existing access is to be closed off, and to have a gravel drive as indicated.

With an imminent start date we would obviously appreciate a telephone call if you have any concerns.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mrs A. Drake
cc Mr & Mrs Batting
cc K. Smith (builder)

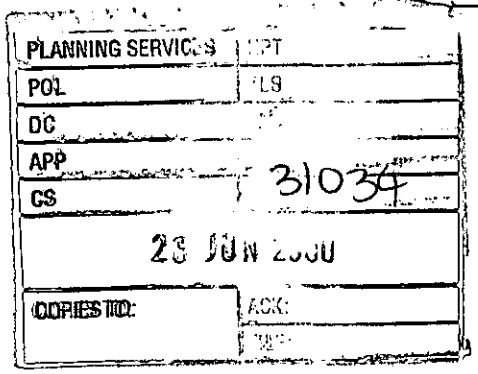
ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

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

COPY



For the attention of Ms N. lake

22th June 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to the granting of Planning Permission we have now detailed the design, submitted a Building Regulations application and work should commence on site in about a week.

I enclose 4 copies of the latest plans and elevations which include some small changes which we trust you will be able to confirm are acceptable as minor amendments in due course. They are as follows:

- Removal, for the moment at least, of feature timbers to the front elevation.
- Lowering of the ground floor by 150mm to maintain 8' headroom to ground floor (with thicker first floor slab required by the Engineers). Underside of ground floor is still well above the 1949 flood level and ridge height is unchanged.
- Porch canopy outside back door
- Slightly larger external Landings by front and back doors
- Front bay window cills raised 150mm (to line with repositioned Kitchen worktop)

It may also be necessary, although we don't think so, to very slightly reposition the dwelling if it is found that the existing water supply borehole (which cannot easily be moved) is beneath a foundation (we believe the borehole is to the right of the proposed front door steps)

With regard to the Planning condition re. landscaping, our intention is simply to re-instate matching hedging where the existing access is to be closed off, and to have a gravel drive as indicated.

With an imminent start date we would obviously appreciate a telephone call if you have any concerns.

Yours faithfully,

Alistair Lloyd

Alistair Lloyd

cc Mrs A. Drake
cc Mr & Mrs Batting
cc K. Smith (builder)

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1053. NL.
BUILDING CONTROL NUMBER.	FP 2000/0809.
~~APPLICANT~~/AGENT	Abracad
ADDRESS OF SITE	River Close. Godden Drive CARLGRATE.
DESCRIPTION OF PROPOSED WORK	replacement dwelling.

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	BAT/02	BAT/02	minor amends
ELEVATIONS	BAT/03	BAT/03	
FLOOR PLANS	- v -	- v -	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	4/7/00	

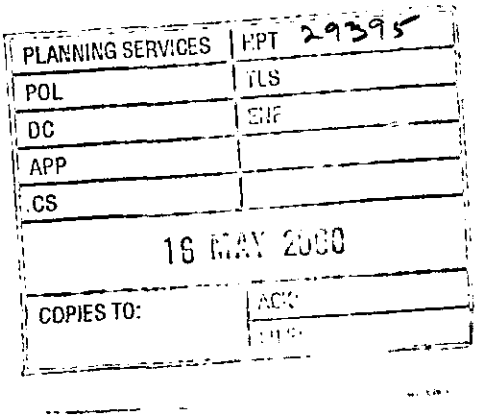
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Our ref: SP\2000\001591\001
Your ref: F/2000/1053

Date: 11th May 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 Madam

REPLACEMENT DWELLING - RIVER CLOSE, LODDON DRIVE, WARGRAVE

Thank you for your letter dated 6 April 2000 which was received on 10 April 2000. You are asked to quote the following reference in any correspondence: **SU77NE/18/36.** The Environment Agency has the following comments:

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 34.90 metres above Ordnance Datum (Newlyn).

My calculations of the ground floor area of the proposed development show that there will be a small increase in the ground covered area for this site (which includes steps). However, I understand that the existing dwelling has not had extensions in the past. Therefore we would be prepared to accept up to 50 square metres increase in the existing building footprint. The proposed increase in footprint is significantly less than 50 square metres, and as such I would advise 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: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: The replacement dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1947 flood water level of 34.90 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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: 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.

CONDITION: The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the floodplain; and with apertures in the open side and rear walls from ground level up to the flood water level to allow free entry and egress of flood water; and with 150mm gaps left under the main garage doors for the same purpose.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

Cont/d..

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

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 Dave Bond on 01276 454396 for further 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 PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

The planning application for this site states that surface water is to drain to soakaways. This will be acceptable if all surface water runoff from all impermeable surfaces (including roofs and driveways/roads) is disposed of through soakaways. Should soakaways not prove feasible for this site then the Environment Agency would require that excess water be accommodated on site and its release be controlled.

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.

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.

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: Abracad, The Atrium, Broad Lane, Bracknell, Berks RG12 9BX

Application Number F/2000/1053
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR12	
3	→	SR17	Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no other buildings, extensions, alterations or hard surfaces permitted by classes A, B, C, D, E and F of Schedule 2, Part 1 of the 1995 order shall be carried out without the prior written permission of the local Planning Authority.
4	SC18	SR17	(Delete "by more than 500mm.)
5	SC23	SR06	Parking, turning + Garaging.
6	SC40	SR17	Includes - means of enclosure, car parking layout, hard surfacing areas and materials.
7	SC41	SR17	
8	SC42	SR17.	
9	SC48	SR17.	
10	SC49	SR17.	
11	→	SR17	The hereby approved Garage/carport structure shall remain as open fronted and shall not be enclosed by doors, walls or fencing at any time.
12	→	SR17	The floodable area below the ground floor of the approved dwelling shall remain free and empty and shall not at any time be used for storage. The open car port areas, which provide access to this area shall likewise remain open and free of any blockages or enclosure at anytime.

P.T.O

13. — **Condition:** During construction no solid matter shall be stored within 10 metres 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.

14 — **Condition:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

15. — **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.

16 — **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.

17 — **Condition:** Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, and retained as such thereafter.

Reason: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

18 — **Condition:** Any steps or ramps shall be of open construction.

Reason: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

RECORD OF SITE VISIT

SITE ADDRESS: River Close Loddon Drive Wargrave Reading.

APPLICATION NUMBER: F/2000/1053

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Single storey wooden Boarded House.

4. RELATIONSHIP TO ADJOINING PROPERTIES To replacement height but in keeping with the character of the wider area.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/1053

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1053
River Close, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12 May 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1053**
River Close, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/1053

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1053
River Close, Loddon Drive, Wargrave, Reading.
Proposed erection of replacement dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/1053

Proposal:
Proposed erection of replacement dwelling.

Location:
River Close, 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 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 30/04/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1053

Proposal: Proposed erection of replacement dwelling.

Site Address:
River Close, Loddon Drive, Wargrave, Reading.

Applicant:
Mr & Mrs J Batting C/O Abracad.

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).

SC 23- PARKING, TURNING & GARAGING (SR 66)

Signed: N.S. Trotter **Print name:** N TROTTER

18-4-00

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

HPT
TLS
EMF
APP
CS
25 APR 2000
COPIES TO: ACK:
FILE:

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/1053
APPLICANT:	Mr & Mrs J Batting C/o Abracad
SITE:	River Close. Loddon Drive. Wargrave, Reading.
PROPOSAL:	Proposed erection of replacement dwelling.
COMMENTS:	No objection.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**30/4/2000**
Fax to	0118 974 6484

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/1053
APPLICANT:	Mr & Mrs J Batting C/o Abracad
SITE:	River Close, Loddon Drive, Wargrave, Reading.
PROPOSAL:	Proposed erection of replacement dwelling.
COMMENTS:	No objection.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**30/4/2000**
Fax to	0118 974 6484

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 25 April 2000

Location:	River Close, Loddon Drive, Wargrave
Proposal:	Proposed erection of replacement dwelling
Application Number:	F/2000/1053

In response to your consultation dated 6 April 2000 for the above application, the tree and landscape comments are as follows:

The site is located within a countryside designation and at present the house has a limited impact on the surrounding area as high hedgerows and a number of trees within the garden enclose the site. There will be no increase in the visual intrusion of the proposed dwelling on the landscape as the height of the ridgeline of the proposed dwelling will be lower than the existing building. Additional planting will need to be indicated along the south western boundary where there are fewer existing trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR	Map No. 20. Site 064
Officer: NL	Application No. F/2000/1053
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING

Location: RIVER CLOSE LODDON DRIVE

Parish: WARGRAVE Ward: Wargrave
6.4.2000

Applicant: MR/MRS BATTING
re-submission 99/70764 refused

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

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 : 6.4.2000 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	: .....
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) .....

.....

..... Re pre-apps attached .....

NEIGHBOURS:

SN + River Close, Lodden Drive, Wargrave.
The Ferry, Lodden Drive, Wargrave
Lodden Acres, Lodden Drive, Wargrave ✓
Thames Reach, Lodden Drive
Laughing Waters " "
Arcadia " "
Berkley House " "

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

23.MAR.2000* 1053

COPY

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

For the attention of Ms N. lake

15th March 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to the refusal of Planning Permission for application number 99/70764/F on 10/2/2000, and our subsequent meeting of 1/3/2000, please find enclosed a copy each of drawings BAT/002B and BAT/003B which show our revised proposal.

N. Lake expressed 3 main desired changes from the previous scheme, which had received no objections from anyone else:

1) - A significant reduction in ridge height and length of front/rear elevation,
2) - The first floor to be totally within the roof (dormers starting from cill heigh with none to the side elevations),
3) - The carport to be closer to the dwelling.

The revised proposal shows:

1) - The ridge height and eaves height reduced by about 1m (down from an increase on the existing dwelling of 7' to an increase of 4') and the front/rear elevations reduced by about 4m (12') - similar to the existing dwelling excluding the glazed flat-roofed section.
2) - Dormers set back into the roof so they start at normal cill level, with no dormers to side elevations. The 2 front gables match those of the existing dwelling. First floor now totally within the roof (above eaves).
3) - The carport has been repositioned to be about 2m away from the dwelling rather than over 12m away, and the driveway handed with a smaller area of drive proposed.

The gross ground floor area (excluding cantilevered bays) has increased from 212sm to 242sq m but this is still less than the existing dwelling ground floor area of 245sq m (incl. covered verandah as agreed) and so should not be

objected to by the Environment Agency (since the footprint is slightly smaller and in a similar position).

The first floor area (excluding floorspace as agreed below 1.8m where adult headroom is restricted) has been reduced from 179sq m to 146sq m so the total floorspace is now 388sq m (391sq m previously proposed) - still less than the stated limit of 245sq m + 60% = 392sq m.

The new proposal is of a Chalet style (1.5 storey) and the carport is unchanged (area equal to that of existing outbuildings in total).

I trust that the new proposal is now considered acceptable but are seeking your quick and informal comment please, prior to resubmitting a fresh Planning application, since, if it is basically favourable, we would then wish to progress with the detailed design whilst the Planning application runs its course so that work can commence as soon as the hopefully forthcoming permission is received.

I look forward to hearing from you.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mrs A. Drake
cc Mr & Mrs Batting
cc K. Smith (builder)

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

...ABRACAD...

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel. 01344 481047
Fax. 01344 459152
Mob. 0498 702028

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

23.MAR.00* 1053

For the attention of Ms N. lake

22th March 2000

Dear Sir,

Proposed replacement dwelling at River Close, Loddon Drive, Wargrave, Berks., RG10 8HH for Mr & Mrs J. Batting

Further to our telephone conversation today in response to my letter of 15th March 2000 (copy enclosed), when you said that you do not now expect any objections to the revised proposal, please now find enclosed the formal revised application (6 copies of all drawings and forms) which I trust can be processed relatively quickly as my client would like to start work as soon as possible.

I recall that no additional application fee is required.

I look forward to hearing from you and thank you for your encouraging phone call.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Mrs A. Drake
cc Mr & Mrs Batting
cc K. Smith (builder)

ADDRESS RIVER CLOSE LODDON DRIVE PARISH ~~SONNING~~ WARGRAVE. 1.6.86 E

PLOT No. ORD. SHEET No SU7778 20.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
	DAVIES			
70764				
70764	Mr. & Mrs. J. Batting	Replacement Dwelling	10.2.00	RH

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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 of (a) of any part of the land to which the application relates.

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . Alistair Lloyd . . . . . .

On behalf of . Mr. & Mrs. J. Batting . . . . . .

Date . 22/3/2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

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

APPLICATION NO. 1053

1. **APPLICANT'S NAME** MR & MRS J. BATTING
   ADDRESS THE LODGE, BORLASES, TWYFORD ROAD, WALTHAM ST. LAWRENCE, READING, BERKS.,
   POST CODE RG11 0HE **PHONE** 01189 343476

2. **If the applicant has an agent, all correspondence will be sent to the agent**
   AGENT'S NAME ABRACAD
   ADDRESS THE ATRIUM, BROAD LANE, BRACKNELL, BERKS.,
   POST CODE RG12 9BX **PHONE** 01344 481047

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 RIVER CLOSE, LODDON DRIVE, WARGRAVE, BERKS., RG10 8HH

4. **WHAT IS THE APPLICATION FOR ?**
   Give brief details and state for what purpose this site and any buildings will be used.
   REPLACEMENT DWELLING & OUTBUILDING

5. **Give the area in hectares or part of a hectare**
   AREA OF SITE 7,200 m² approx = 0.72ha (1.78 acres)

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 BAT/02B, 03B, 04A, LOCATION PLAN (6 of each)

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 ☐ **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.

DWELLING & OUTBUILDINGS

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.

None to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES
PAINTED RENDERED WALLS
WHITE PAINTED TIMBER WINDOWS
BRICK BASE UP TO GROUND FLOOR.

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 FENCES/HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) NO (SEPTIC TANK)

If no, please give details —

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

1 No. 3m wide
1 No. 3m wide repositioned.

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

NO (but will comply with Bldg. Regs.)

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	1 / 10 *	/ *	/ *
BUNGALOW	/ *	/ *	/ 6 *
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.

Similar to previous application.

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 Alistair Lloyd ON BEHALF OF Mr & Mrs J. Bathing DATE 22/3/2000

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".

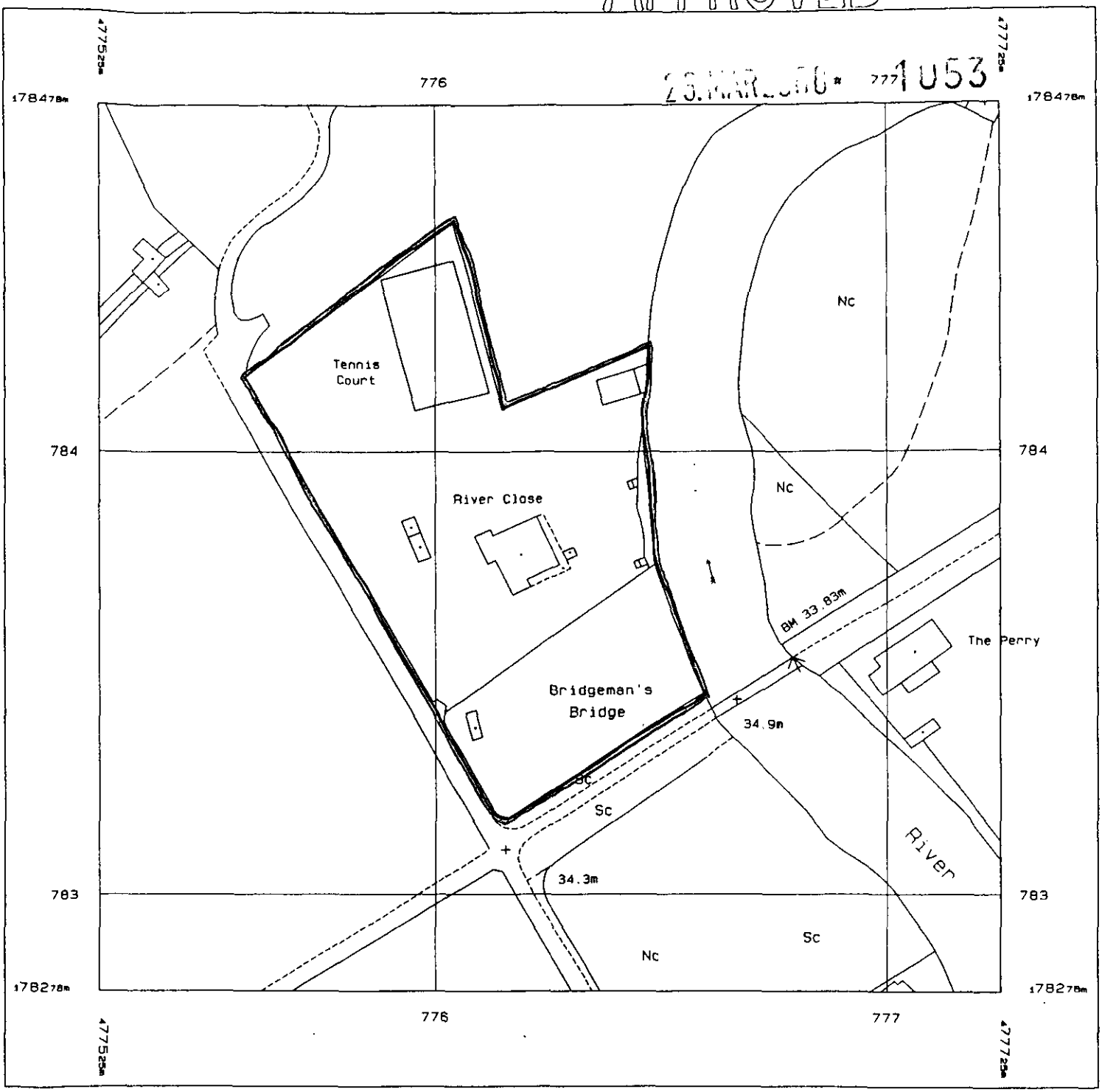
Ordnance Survey®

Superplan

Planning Extract - 1

APPROVED

Site-centred



Produced 26 Aug 1999 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 1999.

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7778

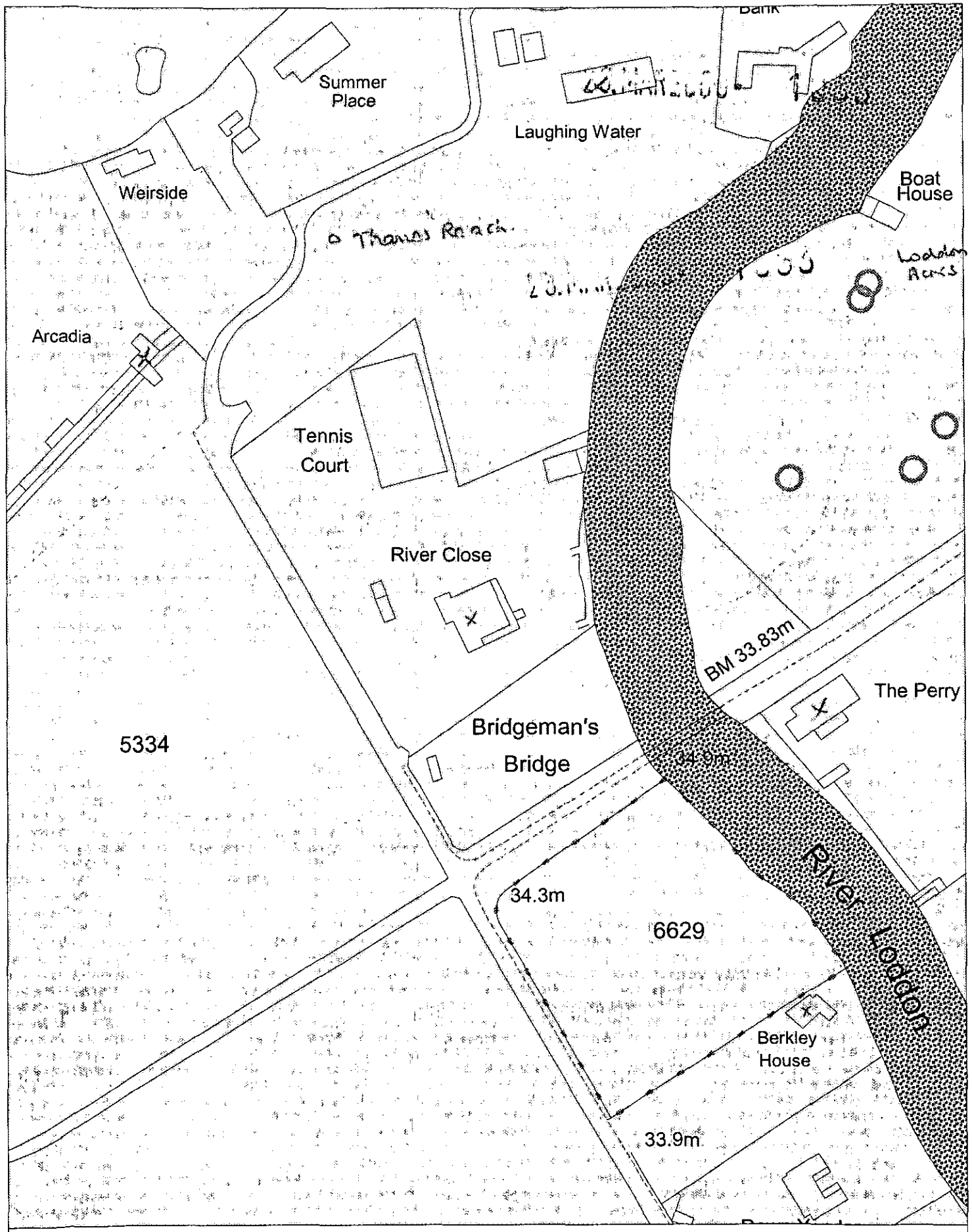
Scale 1:1250

This Superplan product does not contain all recorded map information.

Centre Coordinates: 477625 178378

Supplied by: Blackwell's Reading

Serial Number: 10922



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 30 March 2000

ADDRESS RIVER CLOSE LODDON DRIVE PARISH ~~SHINFIELD~~ WARGRAVE. 1-4-86 E

PLOT No.

BUILDER ✓

ORD. SHEET NO SU7778 20.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
	DAVIES			
70764				
99/70764	Mr. & Ms. J. Batting	Replacement Dwelling	10.2.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074