SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
O/2000/0620

LOCATION:
16 Woodlands Avenue, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Lewington C/O Development Land & Planning Consultants

PROPOSAL:
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lewington
C/O Development Land & Planning Consultants
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire
RG40 2DX

Application Number: ***O/2000/0620***

Parish:	**WINNERSH**
Location:	**16 Woodlands Avenue, Winnersh, Wokingham**
Proposal:	**Outline application for the proposed erection of 2 dwellings and demolition of existing 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. a) Approval of the details of the design, external appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking, garaging and turning of motor vehicles. Upon approval of the details 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 the reserved space(s).

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) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
4. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor flank elevations adjoining existing properties.

Condition
6. 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
7. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
8. Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
9. Existing trees on the site shall be retained and 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
10. Before development commences, the northern boundary of the site with No. 16 shall be planted in accordance with a schedule to be submitted and approved in writing by the Local Planning Authority.

Reason

1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason

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

Reason

3. To safeguard the amenities of neighbouring residents and the locality and in the interests of the character and amenities of the locality.

Reason

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

Reason

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

Reason

6. To safeguard the amenities of neighbouring residents and the locality.

Reason

7. In the interests of highway safety.

Reason

8. To safeguard the amenities of neighbouring residents and the locality.

Reason

9. In the interests of visual amenity.

Reason

10. To safeguard the amenities of neighbouring residents and the locality.

Informative

1. Whilst this consent establishes the principle of two detached dwellings on the site, it is considered that only chalet-style dwellings would be acceptable in terms of the character and amenities of the area.

Head of Planning and Transportation
Date: 26 April 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.

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 28 November, 2000
My ref. BC/DC/O/2000/0620
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) 977 8909
DX: 33506 – Wokingham

Berkeley Homes Hampshire Ltd.
Berkeley House
London Street
Basingstoke

Dear Sirs

PLANNING PERMISSION O/2000/0620
SITE: 16 WOODLANDS AVENUE, WINNERSH, WOKINGHAM, BERKSHIRE

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 O/2000/0620 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

BASIA POLNIK
Senior Planning Officer

WORK SHEET FOR : Lynette Baker

Application Number : O/2000/0620

Applicant : Mr & Mrs Lewington C/O Development Land & Planning Consultants.

Location : 16, Woodlands Avenue, Winnersh, Wokingham.
Proposal : Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		8/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses : WPC : no comment
PROW : Woodlands Ave = Bridleway → cond. re access.
Letters : 1 not objecting but conc. ∵ W. Ave = bridleway → cond. re poss damage to rd.
HA : no obj

Planning Issues : Impact on streetscene / neighbours.

Application Number: O/2000/0620

Appraisal :

1. Streetscene / character:

Character of Woodlands Avenue = low density bungalows / chalet style dwellings set in spacious well-treed plots. From no. 22 onwards they are sited fairly close together.

Siting & means of access to be considered. Siting is acceptable in streetscene terms; the rear of the plot contains many mature oak, pine & silver birch trees* Siting as shown would not endanger the retention of the trees, though care should be taken during construction (cond) The proposed units should not be more massive than chalet-style dwellings (1st floor in roof) in order to be in keeping.

2 Neighbours:
Well separated from bungalow at no 22 (13m flank - flank at closest). No 16 (also a bungalow) has several side windows. Currently no planting to screen it. Though proposed adjacent unit is set forward & is some 10m distant f-f suggest planting up boundary as a condition to secure privacy of no 16.

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

*covered by a TPO

Trees
Planting
chalet style

Application Number O/2000/0620
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC02	SR01	design, external appearance, landscaping
2	SC21	SR06	
3	SC05	SR05+SR17	
4	SC06	SR05	Class A of Part 1 of Schedule 2 → in the first floor flank elevations
5	SC08	SR05	adjoining existing properties
6	SC18	SR05	delete "by more than 300mm"
7	SC33	SR13	
8	SC17	SR05	only between 8.00am–6pm Mon–Fri 8–1.30 Sat & not Sun & BHs.
9	S49	SR09	Existing trees on the site shall be retained + shall not be damaged .....
10		SR05	Before development commences, the northern boundary of the site with no 16 shall be planted in accordance with a scheme to be submitted + approved in writing by the LPA.
INFO:			While this consent establishes the principle of two detached dwellings on the site, it is considered that only chalet-style dwellings would be acceptable in terms of the character & amenities of the area

Site plan

RECORD OF SITE VISIT old date.

SITE ADDRESS: 16 Woodlands Avenue Winnersh Wokingham. APPLICATION NUMBER: O/2000/0620	OFFICER: Lynette Baker DATE OF SITE VISIT: 8/3

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS My bungs

3. DESCRIPTION OF SITE/BUILDING 12 = new lge chalet bung.

4. RELATIONSHIP TO ADJOINING PROPERTIES no boundary det 14 + 16

5. SITE CONSTRAINTS

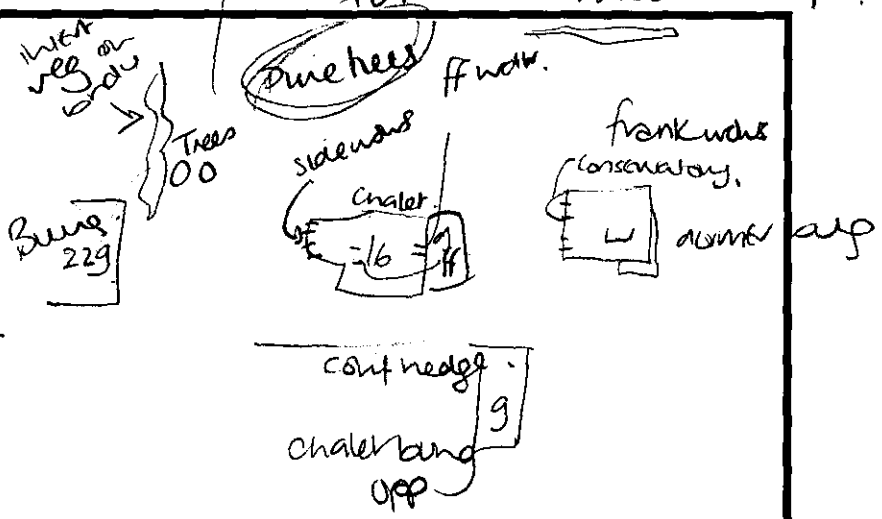
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Trees

Applicationo	Name & Address
O/2000/0620	Mr R F Kingswell Copper Beeches 28a Woodlands Avenue Winnersh Berks RG41 3HL
App approved, letter sent 28/04/00	

Tel: (0118) 974 6447

Date: 11 · 04 · 00

My ref: O/2000/0620

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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: O/2000/0620
16 , Woodlands Avenue, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings and demolition of existing 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 **Lynette Baker** on **(0118) 974 6447**. 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 25 · 04 · 00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **O/2000/0620**
16 , Woodlands Avenue, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6447

Date: 11.04.00

My ref: O/2000/0620

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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
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Yours faithfully

Head of Planning and Transportation

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16 , Woodlands Avenue, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6447

Date: 11·04·00

My ref: O/2000/0620

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

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

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16 , Woodlands Avenue, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

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This form must be received no later than 25·04·00

Yours faithfully

Chris Lunt

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **O/2000/0620**
16 , Woodlands Avenue, Winnersh, Wokingham.
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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

Received by Wokingham District Council

Application No: O/2000/0620

Proposal:
Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling

Location:
16 , Woodlands Avenue, Winnersh, Wokingham.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

Nigel Coleman FRICS
District Valuer & Valuation Officer
Reading Group

Guildford Valuation Office
West Block
Westbrook Mills
Borough Road
Godalming
Surrey
GU7 2SG

Tel 01483 702929 (direct line)
Fax 01483 702998

Chief Planning Officer
Wokingham Borough Council
PO Box 157
Shute Hill
WOKINGHAM
RG40 1WR

Your Reference :
Our Reference : SGB/370131
Please ask for : Steve Beagles

Date : 22nd June 2000

Dear Sir

ADDRESS: 16 WOODLANDS AVENUE, WINNERSH, WOKINGHAM

Following my letter to you dated 26th May, could you please tell me when you will be in a position to reply.

Thank you in anticipation.

Yours faithfully

Steve Beagles
for District Valuer

J.M. 2000 | 0620

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	31054
26 JUN 2000	
COPIES TO:	FILE

Reply rcvd

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Lynette Baker

Date: 24 February 2000

Application Number: O/2000/0620

Proposal: Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling.

Site Address:
16 , Woodlands Avenue, Winnersh, Wokingham.

Applicant:
Mr & Mrs Lewington C/O Development Land & Planning Consultants.

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 (SR 06)

COMMENT TO APPLICANT

IN THIS INSTANCE AND WITHOUT PREJUDICE TO OUR STANDARDS WE WILL ACCEPT THIS ADDITIONAL DEVELOPMENT ON WOODLANDS AVENUE, HOWEVER IT SHOULD BE NOTED THAT WOODLANDS AVENUE IS SUB-STANDARD DUE TO ITS WIDTH & CONSTRUCTION. ANY FURTHER PROPOSALS THAT WOULD REPRESENT A MATERIAL INCREASE IN TRAFFIC ALONG THIS ROAD WOULD NOT BE LOOKED UPON FAVOURABLY BY THE HIGHWAY AUTHORITY.

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

13-3-00

26798

FROM: Lynette Baker

DATE: 24 February 2000

24 FEB 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2000/0620

Proposal: Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling.

Site Address: 16 , Woodlands Avenue, Winnersh, Wokingham.

Applicant: Mr & Mrs Lewington C/O Development Land & Planning Consultants.

Your observations are required in respect of this application **by 19/03/2000** .

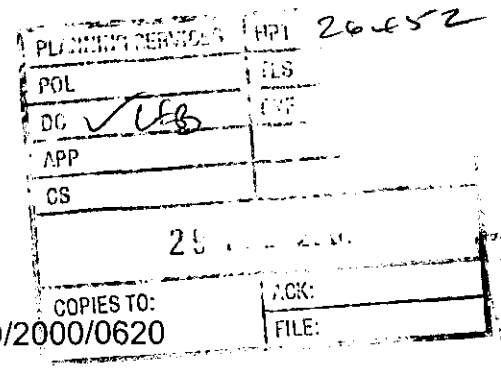
No comment

SIGNED: _____ DATE: 07-03-00

CLERK TO

~~To:~~ FROM
Public Rights of Way
TO
~~From:~~ Lynette Baker

Date: 24 February 2000



Application Number: O/2000/0620

Proposal: Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling.

Site Address:
16 , Woodlands Avenue, Winnersh, Wokingham.

Applicant:
Mr & Mrs Lewington C/O Development Land & Planning Consultants.

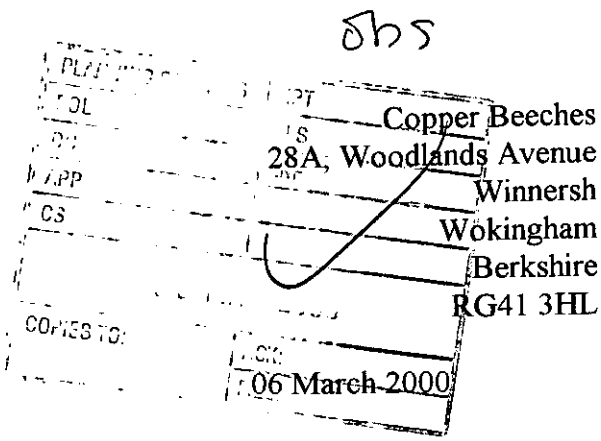
Your observations are required in respect of this application within **7 days** of the above date.

Woodlands Ave is a Bridleway.
Whilst building work is taking place
Public Right of Way must not be obstructed
at anytime,

G Boswell
29.02.2000

Copper Beeches
28A, Woodlands Avenue
Winnersh
Wokingham
Berkshire
RG41 3HL

Telephone: Home (0118) 9775071



Dear Ms Baker,

Re: Planning Application 0/2000/0620

I refer to the above planning application which is for outline consent to demolish the existing dwelling at 16, Woodlands Avenue and replace it with two new dwellings. Whilst I have no objection to the outline plan itself I would wish you to take into consideration the access to/along Woodlands Avenue. In case you are not aware Woodlands Avenue is a bridleway and narrows to a single lane in places, there are very few places where two cars can pass and we have constant problems with the refuse trucks not being able to reach properties further down the avenue if any vehicle is parked in the avenue. This is also a problem for any emergency vehicles trying to access the far end of the avenue. Also being a bridleway the surface of the bridleway is soft in places and liable to damage very easily.

I would therefore like to see the following restrictions applied to the application;

1. That during the demolition of the existing property and the construction of the new dwellings, that no vehicles, materials or equipment associated with the demolition / construction or belonging to any person working on the demolition / construction are allowed to stand / park in Woodlands Avenue and that all such vehicles, materials and equipment must be kept within the demolition / construction site boundaries.

2. Any damage caused to the surface of Woodlands Avenue by vehicles or equipment gaining access to the site is repaired to the same standard as before the damage was caused and that such repairs are carried out as soon as possible.

Yours Sincerely

R F Kingswell

Mr R. F. Kingswell

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 24 February 2000

Application Number: O/2000/0620

Proposal: Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling.

Site Address:
16 , Woodlands Avenue, Winnersh, Wokingham.

Applicant:
Mr & Mrs Lewington C/O Development Land & Planning Consultants.

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✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
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SC 23 - PARKING (SR 06)

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

13-3-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
	ACK:
	FILE:

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 13th March 2000

Location: 16 Woodlands Avenue Winnersh Wokingham.

Proposal: Outline application for the proposed erection of 2 dwellings and demolition of existing dwelling.

Application Number: O/2000/0620

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

The application is acceptable provided that care is taken to protect the existing mature pines, birch and oak at the rear of the property.

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

Date: 31 January, 2000

To: Highways

9786551 fwo

We have received CONFIDENTIAL PRE-APP for the following planning application:

Application Number : N/A

Location : 14/16 Woodland Avenue, Winnersh

Proposal : Erection of two dwellings.

Applicant : Development Land & Planning

Case Officer : Lynette Baker

The new plans show: N/A

Comments are required by 14/02/00.

If a copy of these plans are not attached to this letter you may view them in the Planning Section at the Council Offices, Shute End, Wokingham (Opening hours 9am - 5pm Mon - Thursday & 9am - 4.00pm Friday) or at Woodley Library, Headley Road, Woodley (Opening hours 9.30am - 7pm Mon, Thurs & Friday, 9.30am - 5.00pm Tues, 9.30am - 1.00pm Sat and closed all day Wednesday). Please allow 4 working days from date of letter if you wish to view this application at Woodley Library to allow time for our couriers to deliver the information.

Should you have any queries regarding this application please contact the case officer Mrs Lynette Baker on extension 6447.

THE HIGHWAY AUTHORITY WOULD NOT LOOK FAVOURABLY ON ANY PROPOSAL AT THIS LOCATION THAT REPRESENTS AN INCREASE IN TRAFFIC ALONG THE SUB-STANDARD ROAD. AS THE PROPOSAL WILL INCREASE TRAFFIC ALONG WOODLAND AVENUE THE HIGHWAY AUTHORITY CANNOT SUPPORT THIS PROPOSAL.

N.S. Trotter 22-2-00

(1) PRE-APPS (2) ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 FEB 2000
Officer: LEB	Application No. 0/2000/0620

Map No. 68 Site 0.19

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 2 DWELLINGS AND DEMOLITION OF EXISTING DWELLING

Location: 16 WOODLANDS AVENUE

Parish: WINNERSH Ward: Winnersh V 24.02.00

Applicant: MR | MRS LEWINGTON

Fee (1) Received 380-00 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. _____

P1·0

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.02.00 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	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:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N Sufficient .....

Rec'd 2.30PM 11.2.00

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

JB/GB/BKS263

11 February 2000

Mrs L Baker
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

14.FEB.2000* 0620

Dear Lynette

RE: 14/16 WOODLAND AVENUE, WINNERSH

Further to my letter to you dated 26 January and our subsequent telephone conversations, I enclose for your attention an outline planning application, on behalf of Mr & Mrs Lewington, for the demolition of 1 dwelling and erection of 2 dwellings at the above site. I enclose the following:

- 6 copies of completed application form
- 1 copy of ownership certificate A
- 1 copy of agricultural holdings certificate
- 6 copies of site location plan, drawing 00/1
- 6 copies of proposed site layout, drawing 00/2
- Cheque for £380 for statutory application fee

I consider that, in planning terms, the application is acceptable and should be approved. The site lies within the settlement boundary, where there is a general presumption in favour of development. The dwelling it is proposed to demolish is of no historical and archaeological merit. There should be no objection to its replacement. The 2 proposed plots will each be about 15 metres wide and the retained plot, number 14, will have a plot width of about 20 metres. The proposed plots will also be about 60 metres deep. In both width and depth terms, the proposed plots will be in keeping with many others in Woodland Avenue.

The siting of the 2 plots has been proposed, after careful consideration, to avoid causing harm to neighbouring dwellings by way of loss of daylight or overlooking. Residential amenity will not be harmed by this proposal. Existing trees within the site will be retained to ensure that visual amenity is not adversely affected.

With regard to access, I have tried unsuccessfully to secure advice from your Highways Section. As you are aware, Woodland Avenue is not adopted. However, I consider that a net increase of just one dwelling accessing on to the road will not make a material difference. In particular, the access point on to a straight section of the A329 Reading Road benefits from a very wide verge, which provides extremely good visibility in both directions. I hope that your Highways Section will agree that the extra dwelling will add relatively little traffic to the local roads and will not cause highway safety to be harmed in any way. Obviously, I would have liked to have confirmed this view with Tom Callaghan before submitting the application. However, if he, or his colleagues, have any queries with regard to the proposed access, please put them in touch with me so that they can be addressed before a decision is made.

I trust that the enclosed application meets your requirements. However, if you have any queries or need any more information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Mr & Mrs Lewington
J Knight Esq

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, RG11 1WR

FOR OFFICE USE ONLY

14.FEB.2000* 0620

1.	APPLICANT'S NAME	Mr & Mrs Lewington
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Development Land & Planning Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham
	POST CODE	RG40 2DX PHONE 0118 978 9595
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	16 Woodland Avenue, Winnersh
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing dwelling. Erection of 2 replacement dwellings.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.194 hectares
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	1) Drawing 00/1 Location Plan 2) Drawing 00/2 Site Layout

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

OUTLINE PERMISSION	X	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	X
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	X	LANDSCAPING	☐

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

Residential

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/~~NO~~ ✓

If no, please give details

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

Pedestrian access off Woodland Avenue
Pedestrian/vehicular access off
Woodland Avenue for each plot.

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£380

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 [signature] ON BEHALF OF Mr & Mrs Lewington DATE 11 February 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".

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

14.FEB.2000* 0620

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

If you are the sole agricultural tenant you must delete the first alternative and insert *not applicable* as the information required by the second alternative.

I certify that:

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

or:

● I have/the applicant has/the appellant has given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal*, was a **tenant** of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

* delete where inappropriate

Signature: . . . . . .

On behalf of: . . . . . Mr & Mrs Lewington . . . . . .
(if completed by Agent)

Date: . . . . . 11 February 2000 . . . . . .

M55

Town and Country Planning General Development Order 1988

CERTIFICATES UNDER ARTICLE 12A

[For use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate Certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.]

Certificate A

14.FEB.2000* 0620

I certify that on the date 21days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the **owner** of any part of the land to which the application/appeal* relates.

Signature: . . . . . .

On behalf of: Mr & Mrs Lewington
(if completed by Agent)

Date: 11 February 2000

* delete where inappropriate

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Certificate B

I certify that I have/the applicant has/the appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the **owner** of any part of the land to which the application/appeal* relates, as listed below.

Owner's name
Address at which Notice was served
Date on which Notice was served

Signature: . . . . . .

On behalf of: . . . . . .
(if completed by Agent)

Date: . . . . . .

MARLOES COTTAGE,

ADDRESS 16 WOODLAND AVENUE PARISH WINNERSH

PLOT No. Old Property O.D. SHEET No. SU 7969 (68)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/83/58	Mr. R. L. Lewington	outline – 1 dwelling on land part of Marloes Cott	20.6.58	N/A. Refu
O/151/58	"	" " "	9.9.58	N/A. Cl
PD/598/59	Mr. & Mrs. Lewington	Addition To Lounge	12.1.60	Appp. N

DATE OF COMPLETION

MINISTRY DECISION 14.FEB.2000* 0620

SPECIAL ORDERS TPO 583/93

DRAINAGE

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14.FEB.2000* 0620



APPROVED

CLIENT

Mr and Mrs Lewington

PROJECT

14/16 Woodlands Avenue, Winnersh

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
3 RUSH COURT, GROVE PLACE, BEDFORD, MK40 3JT
TELEPHONE: (01234) 273838 FACSIMILE : (01234) 273836
e mail dlpbedford@kbnet.co.uk
Offices also at Sheffield and Wokingham

Date 21/01/00	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:1250	Drawing no. 00/1	Checked jb	SITE LOCATION PLAN
Job no. bks263	Rev.		

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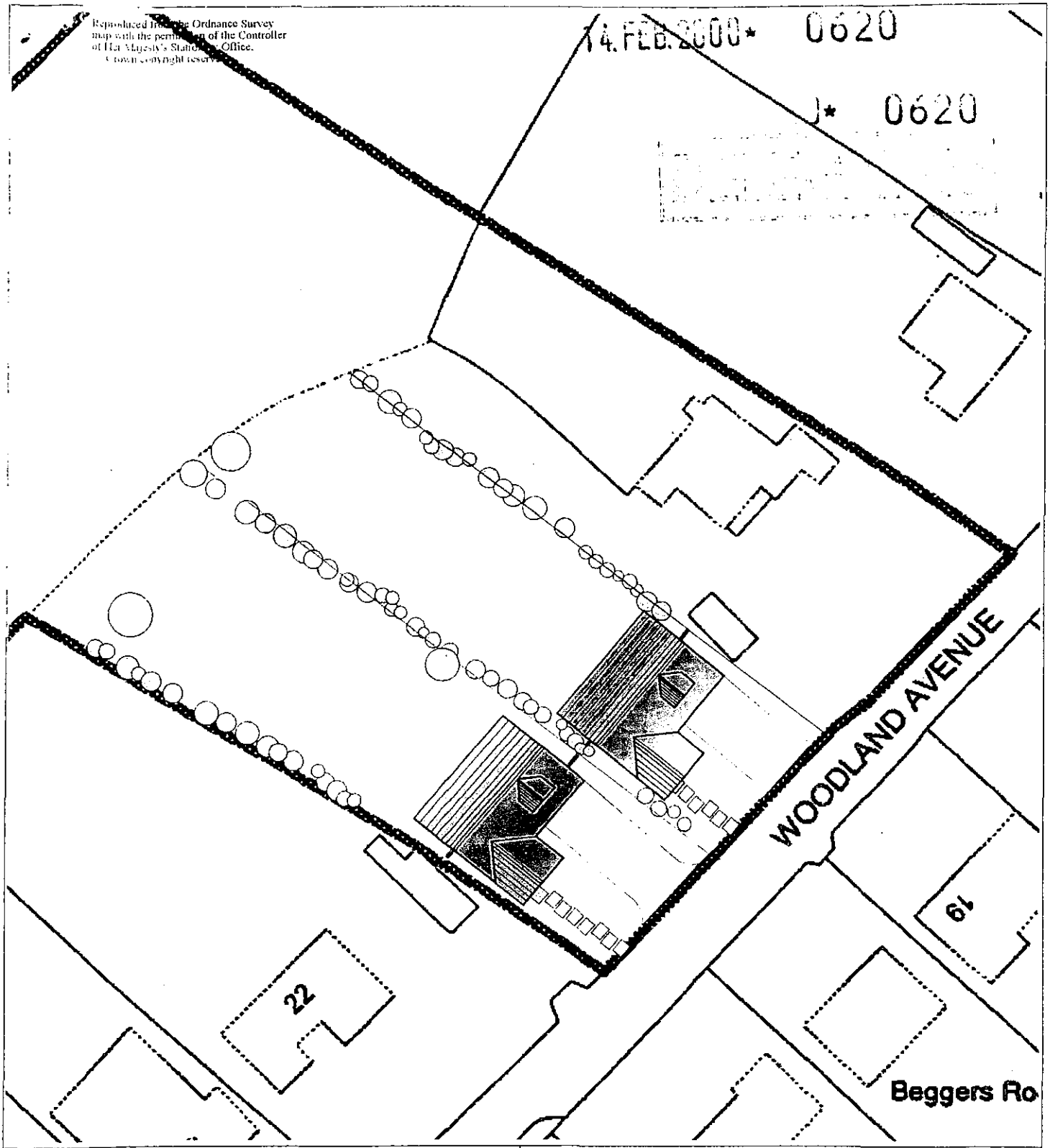

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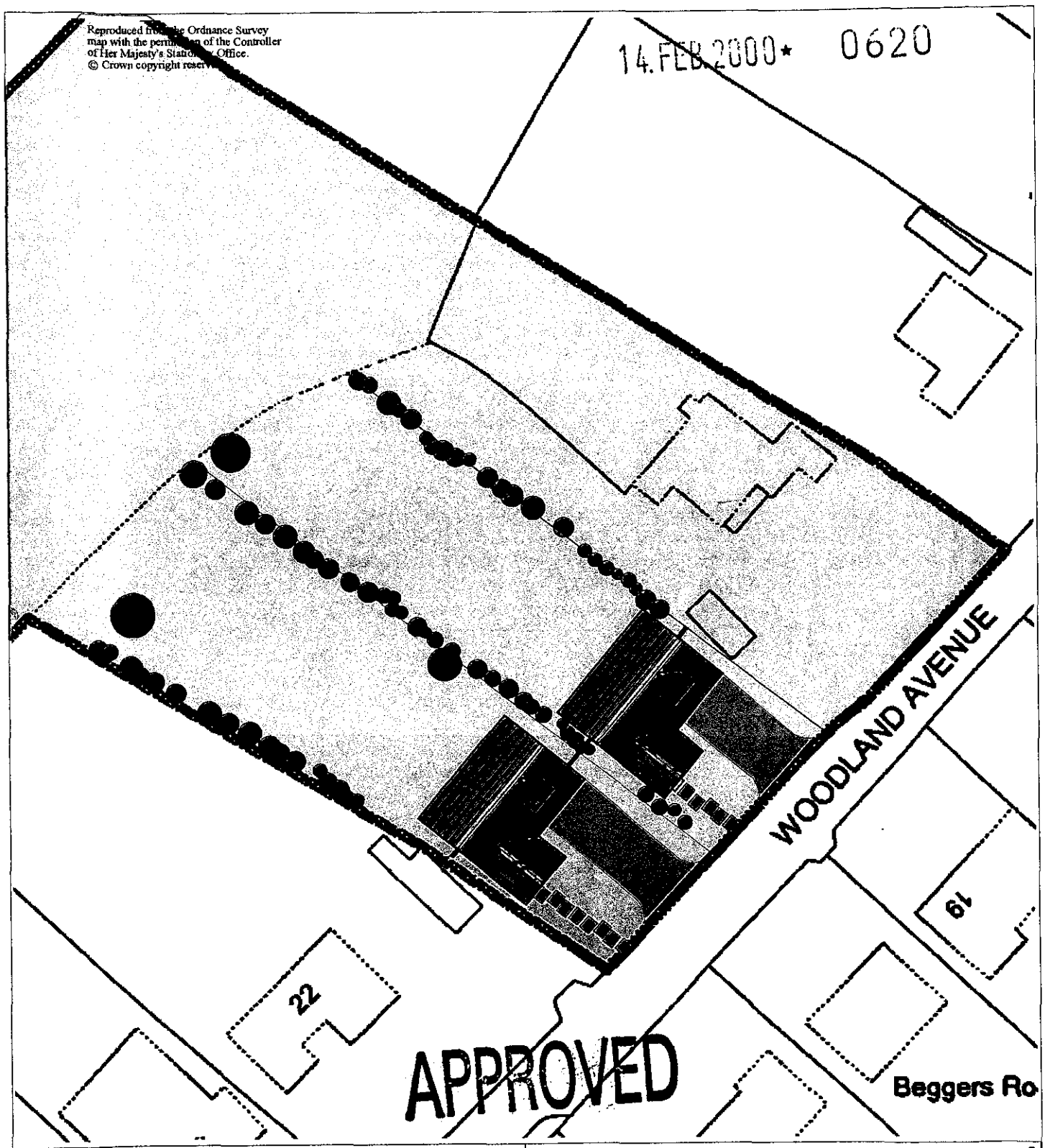
Date 21/01/00	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:500	Drawing no. 0012	Checked jb	PROPOSED SITE LAYOUT
Job no. bks263	Rev.		



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Date 21/01/00	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:500	Drawing no. 00/2	Checked jb	PROPOSED SITE LAYOUT
Job no. bks263	Rev.		