APPLICATION NO:
F/2002/6157

LOCATION:
Illetas Poplar Lane, Winnersh Wokingham.

APPLICANT:
Elite Homes Ltd

PROPOSAL:
Proposed erection of 3 dwellings. (Amendme to consent F/2001/5286)

EARLIEST DATE FOR DECISION: **09/05/2002**

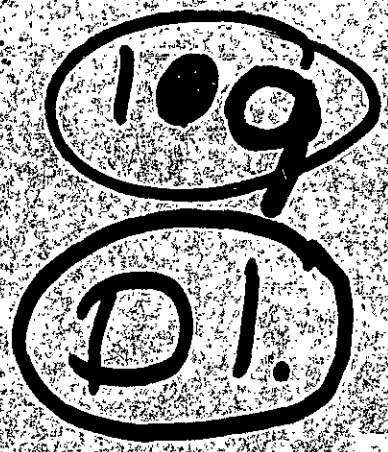
APPLICATION WILL HAVE EXPIRED ON: 03/06/2002

CASE OFFICER: **Nicola Lak** Emy Cerrit

APPROVED

109

D1.



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Elite Homes Ltd
P O Box 1400
Maidenhead
Berkshire
SL6 1GU

Application Number: F/2002/6157

Parish: **WINNERSH**

Location: **Illetas, Poplar Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)**

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. The buildings shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority: brickwork in Ibstock Surrey Multi Reds with detail in Ibstock Leicester Reds and Dreadnought tiles in a mix of 70% Brown Antique and 30% Light Brindle.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. All of the bathroom and WC windows, the first-floor landing window in the east side elevation of the dwelling on plot 2 and the first-floor stair window in the west elevation of the dwelling on plot 1, in the development hereby permitted, shall not at any time be glazed other than with obscured glass.

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

Condition
7. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. The slab levels of the proposed buildings shall be 0.686 metres below the level of Poplar Lane, in accordance with drawing No 2039/70L received on 1 May 2002 unless otherwise agreed in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

Condition
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
7. To safeguard visual amenities.

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Informative
1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
2. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this planning permission.

Informative
3. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

Informative
4. The landscaping scheme to comply with condition 11 should incorporate additional planting along the Poplar Lane frontage, to include several trees.

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

Berkshire Structure Plan Policies EN1 and EN3.
Loddon Area Local Plan Policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5, LC10, WPS3, LPS4 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WH6, WBE1, WNC3, WIC16, WIC17 and LT7.

Anna Cronin
Head of Planning & Transportation
Date: 19/08/2002

Notice checked by: _____

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 August 2002
My ref: EXC/F/2001/6157
Your ref:

Mr C L Robinson
Elite Homes
PO Box 1400
MAIDENHEAD
Berkshire
SL6 1GU

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 Mr Robinson

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/6157 - ERECTION OF THREE DETACHED DWELLINGS AT ILLETAS, POPLAR LANE WINNERSH

Thank you for your letter of 17 July 2002 and the accompanying drawing No 2039/23CL, which were received on 19 July 2002. The drawing shows details of boundary treatments to comply with condition 3 and landscaping to comply with condition 11. The species of the new trees in the front gardens would be as per your letter of 6 February 2002, which was submitted in relation to application F/2001/5286. Having discussed the proposals with the Council's Landscape Officer I can confirm that these details are considered acceptable.

If you have any queries regarding this application, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

Elite Homes Ltd.
PO Box 1400, Maidenhead, Berkshire, SL6 1GU
Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

PLANNING SERVICES HPT 58782
PCL FLS
DC EXC MF
19 JUL 2002

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

17 July 2002

Dear Ms Circuit

Re: Development of Illetas Poplar Lane Winnersh Planning App. No. F/2001/3760, Landscape scheme

Please find enclosed our landscape drawing which now shows the low hedging, the cherry trees and the revised boundary fencing.

We would be grateful if you could confirm that this is now acceptable.

Yours sincerely

Christopher L. Robinson

Catherine -
are the planting
details for the
hedge ok - all the
rest seems to be as
discussed.
Emy.

Emily

This is Ok -
condition can be
discharged.

Catherine.

Elite Homes Ltd

PO Box 1400, Maidenhead, Berkshire, SL6 1GU

Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

PLANNING SERVICES | HPT 5865S
POL | TLS
DC EXC | ENF
APP |
CS |
15 JUL 2002
COPIES TO | ACK:
FILE:

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

12 July 2002

Dear Ms Circuit

5286 + 6157

Re: Development of Illetas Poplar Lane Winnersh Planning App. No. F/2001/3760, Landscape scheme

Please find enclosed our landscape drawing which now shows the low hedging asked for by Catherine Brimble.

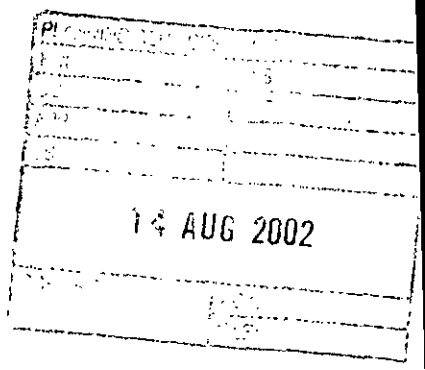
We would be grateful if you could confirm that this is now acceptable.

Yours sincerely

Christopher L. Robinson

Discussed 17/7/02 (with Catherine + Chris Robinson)

- Species for hedging ok but need details of size/density of planting
- trees shown on previous plan should remain in scheme (would be best in hedge if wouldn't be backed by traffic)
- fence on boundary with Tinkers Cottage should be replaced
- fence around plot 3 would be unacceptably prominent + could be problem with visibility - pull back, preferably to previous location but at least to bay or cut corner



WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Dept	YOUR REF: DATE 14-Aug-02
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT: ILLETAS, POPLAR LANE, WINNERSH:
APPLICATION NO: F/2002/6157

Attached is a copy of the completed Agreement.

I should be grateful if you would please issue the planning consent.

Alison Wood

Alison Wood

DATED 12th August 2002 ~~2000~~

WOKINGHAM DISTRICT COUNCIL

and

ELITE HOMES LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
relating to the development of
"Illetas", Poplar Lane, Winnersh, Berkshire

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

aw/s106/elete

THIS AGREEMENT is made the 12th day of August Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and ELITE HOMES LIMITED whose registered office is at St. Anne's House Guildford Road Lightwater Surrey GU18 5RA (Company No. 49064) ("the Applicant")

WHEREAS:

A. The Applicant is the estate owner/owner in fee simple of the land shown edged red on the plan annexed hereto and known as "Illetas" Poplar Lane Winnersh Berkshire ("the Site")

B. On the 9th day of April 2001 the Applicant made an application for planning permission ("Application No. F/2001/3760") for the erection of three dwellings the demolition of one dwelling known as "Illetas" and associated development ("the Development")

C. On 6th November 2001 the Applicant and the Council completed an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the site and Planning Application No. F/2001/3760 ("the 2001 Agreement")

D. On 22nd day of November 2001 the Applicant made an application (Application No. F/2001/5286) to amend Application No. F/2001/3760

E. On 8th day of April 2002 the Applicant made a further application (Application No. F/2002/6157) to amend Application No. F/2001/5286

F. The Council is the District Planning Authority for the administrative District of Wokingham

G. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2002/6157 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2002/6157

H. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 that the terms conditions and obligations set out in the 2001 Agreement shall apply fully in all respects to the planning application and subsequent planning consent F/2002/6157

4.2 to pay the Council on the execution of this Agreement the Council's reasonable legal fees for the preparation of this Agreement

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

15200

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

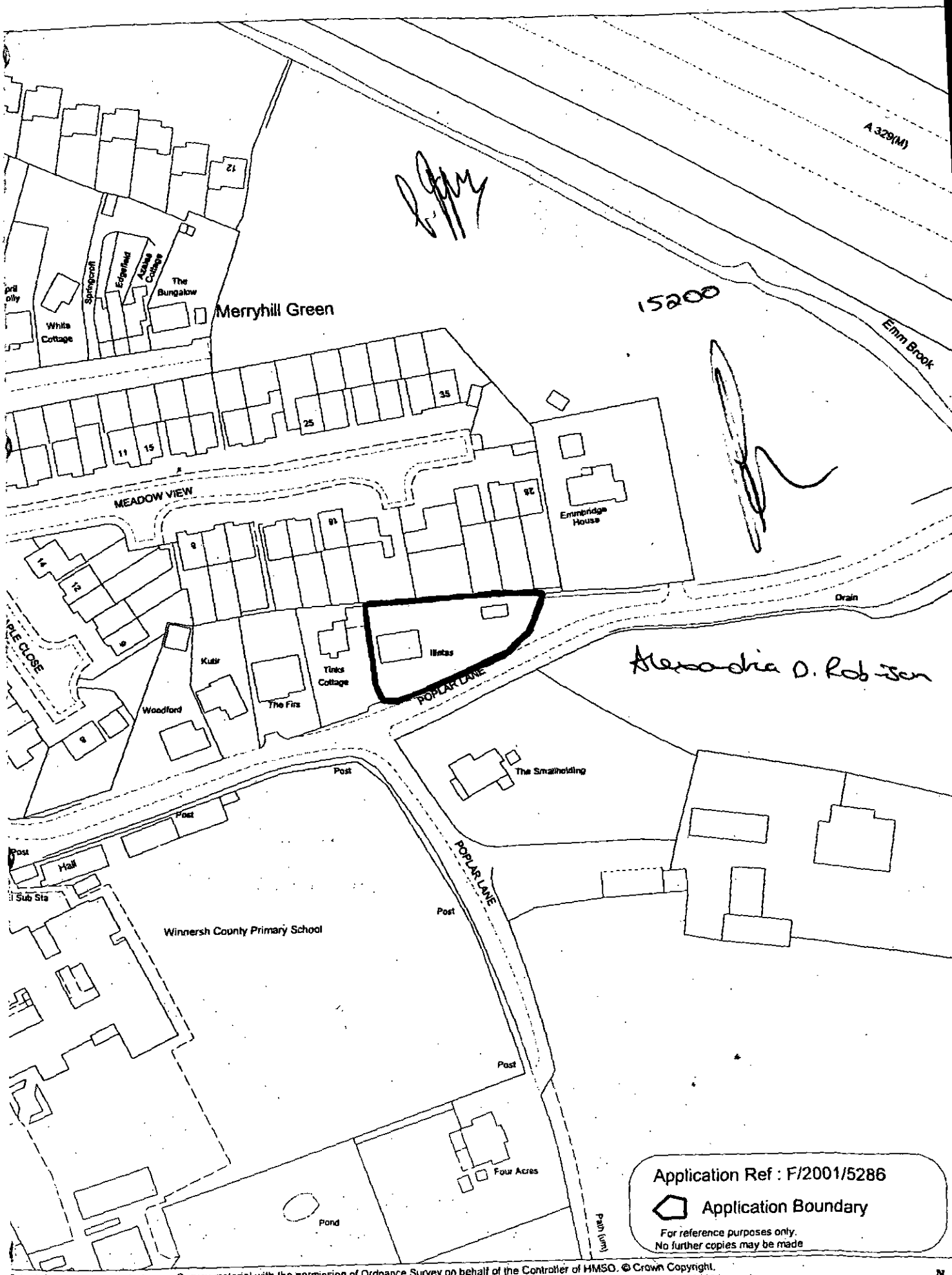
[redacted]

Solicitor

THE COMMON SEAL of
ELITE HOMES LIMITED
was hereunto affixed in the presence of:

Director

Secretary



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Development Control Section, Environmental Services, Wokingham District Council.

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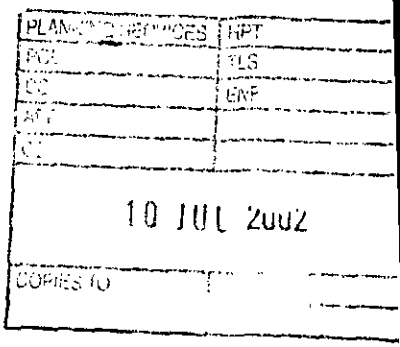


WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Assistant	YOUR REF: DATE 9-Jul-02
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : ILLETAS, POPLAR LANE, WINNERSH
F/2002/6157

I enclose a draft agreement relating to the above application. Please let me know if you have any comments or questions regarding the agreement.

I look forward to hearing from you.

Many thanks

Alison Wood

Alison Wood

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Mike Thorp** **Development Control**	☎	**6479**
TO :	**Colin Lawley** **Legal**	**DATE :**	**23 May 2002**

Application F/2002/6157
Illetas, Poplar Lane, Winnersh

The original application for redevelopment of this site (F/2001/3760) was approved by the Development Control Committee on 22 August 2001 subject to a S106 agreement for a contribution of £300 towards trimming back hedges and trees that overhang the highway, mainly around the bend in the road, cutting back the verge where it has encroached on the highway, making good potholes, provision of two passing places and widening the carriageway around the bend, as indicated on the additional drawings 2039/20 & 21. The decision was issued on 6 November 2001.

A subsequent application, for amendments to the original scheme, (F/2001/5286) was approved by the Committee on 9 January 2002, subject to a legal agreement to carry forward the original agreement. The second decision was issued on 6 February 2002. A third application, for further revisions was considered by the Committee on 22 May 2002 and it was resolved to approve the application, subject to conditions and a legal agreement, to carry forward the previous agreements.

Enclosed are:

- a copy of the application form
- a copy of the S 66 certificate
- a site location plan

A draft decision notice will follow shortly.

Please can you prepare the necessary agreement. If you have any queries or require further information please contact the case officer, Emy Circuit on ext. 6479.

M L Thorp,
Principal Development Control Officer

WORK SHEET FOR : Nicola Lake

Application Number : F/2002/6157

Applicant : Elite Homes Ltd .

Location : Illetas, Poplar Lane, Winnersh, Wokingham.
Proposal : Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/4/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30 April 2002

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 03/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues : see D.C. report - 22 May 2002

Application Number: F/2002/6157

Appraisal :

SEE REPORT TO DC

22 MAY 2002

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

Application Number F/2002/6157
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See report to DC
			22 May 2002

RECORD OF SITE VISIT

SITE ADDRESS: Illetas Poplar Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2002/6157

OFFICER: ~~Nicola Lake~~ Exc

DATE OF SITE VISIT: 30/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? S. end of site boundary.

2. DESCRIPTION OF SURROUNDINGS edge of settlement - 'green' lane

3. DESCRIPTION OF SITE/BUILDING
3 houses well under construction

4. RELATIONSHIP TO ADJOINING PROPERTIES
- impact of 1st/f side window + conservatories
NB veg on boundary with TINKS Cott. appears to be in neighbouring site - broken down fence on side of appn site

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

13. APPLICATION NO: 2002/6157, ERECTION OF THREE DETACHED DWELLINGS (AMENDMENT TO F/2001/5286), ILLETAS POPLAR LANE WINNERSH, FOR: ELITE HOMES LTD

The Committee considered a report about this application set out on Agenda pages 237 to 248.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the previous Legal Agreement;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2002/6157 be approved subject to the conditions set out on Agenda pages 237

Development Control Ref No:	Received	Parish
F/2002/6157	08.04.2002	Winnersh

Applicant: Elite Homes Ltd

Location: Illetas, Poplar Lane, Winnersh

Proposal: Erection of three detached dwellings (amendment to F/2001/5286)

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Planning History –
Illetas was a single-storey dwelling, located on a 0.08 hectare site, within the Identified Settlement of Winnersh. While the application site lies within the settlement, the land to the south and east is designated as Countryside. Poplar Lane, which serves a number of dwellings, as well as Winnersh County Primary School and commercial premises to the south of the application site, has a semi-rural character, due to its narrow width, lack of footpaths or defined kerbs and well established vegetation to either side.

In 2000 an application for four dwellings (two-pairs of semi-detached houses) was submitted (F/2000/2991) but this was withdrawn prior to determination. A subsequent application for three detached houses (F/2000/3760) was approved by the Development Control Committee on 9 April 2001, subject to conditions and a S106 agreement to facilitate improvements to the condition of Poplar Lane. Following completion of the S106 agreement and transfer of the agreed sum of £300 to the Council and the decision was issued in November 2001. A subsequent application for revisions was approved by the Development Control Committee on 9 January 2002, subject to a S106 Agreement and this decision was issued in February 2002. The existing bungalow has been demolished and construction has commenced.

Proposal –
The proposal is for amendments to the existing permission for the erection of three, two-storey, detached dwellings. The proposed changes would be as follows:

Plot 1 - Internally the ground-floor WC and the stairs would be relocated. This would result in omission of a ground-floor window in the west, side elevation, insertion of a ground-floor window in the rear elevation and insertion of a first-floor window in the west, side elevation. A conservatory would be added to the rear elevation.
Plot 2 - A conservatory would be added to the rear elevation.
Plot 3 - No changes are proposed.

The proposal is before the Development Control Committee because it is for an amendment to an application that was originally determined by the committee.

BACKGROUND

Consultations -

- ***Highway Officer*** – recommend conditions and S106 agreement as for F/2002/5286 and F/2001/3760
- ***Landscape Officer*** – no objection, subject to suitable landscaping scheme, to include additional planting along the Poplar Lane frontage, such as a hedge and small trees
- ***Ecological Advisor*** – The bat survey providing for F/2001/3760 provided sufficient information, the site is on the edge of the newt consultation zone and an informative regarding Great Crested Newts is proposed
- ***Environmental Health Officer*** – no objections
- ***Winnersh Parish Council*** – "no comment"
- ***Local Residents*** – no comments received

Appraisal – the main issues are:

A. The principle of development (Loddon Area Local Plan policies LTV1 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS2 & WH1)
B. Impact on the residential amenity of neighbouring residents (Loddon Area Local Plan policies LBE2 & LBE5; Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1)
C. Impact on the character of the surrounding area (Loddon Area Local Plan policies LTV6, LBE1, LBE2 & LH1; Wokingham District Local Plan (Deposit Draft) policies WOS3, WBE1 & WH1)
D. Access and movement (Loddon Area Local Plan policy LT5; Wokingham District Local Plan (Deposit Draft) policy WT7)
E. Ecological issues (Loddon Area Local Plan policy LC10; Wokingham District Local Plan (Deposit Draft) policy WNC3)
F. Flooding (Policies EN3 of the adopted Berkshire Structure Plan, LPS3 & LPS4 of the Loddon Area Local Plan and WIC16 & WIC17 of the Wokingham District Local Plan (Deposit Draft))
G. The Local Plan Inspector's recommendations in relation to the relevant policies

A. The principle of development

The principle of development has been established by the previous permissions for three dwellings.

B. Impact on the residential amenity of neighbouring residents

The relocation of the ground-floor WC window in Plot 1 from the side to rear elevation would not have an impact on neighbouring properties. The proposed first-floor stair window in the west side elevation of Plot 1 would face Tinks Cottage but the siting of the proposed dwelling is such that any views would be of the front garden of the neighbouring property, and it is indicated that this window would be obscure glazed. Therefore, it is not considered that unacceptable overlooking would result.

The proposed conservatories to plots 1 and 2 would each have a maximum depth of 2.3 metres. Thus, there would be a minimum of 4.6 metres to the rear boundary of plot 1 and 6 metres to the rear boundary of plot 2. A

minimum of 17 metres would remain between the proposed dwellings and 22 Meadow View. This distance combined with the difference in levels (the application site is at a lower level than the houses in Meadow View) would be sufficient to prevent the conservatories having an adverse impact on the dwellings at the rear.

C. Impact on the character of the surrounding area
The proposed changes would not have a significant impact in terms of the appearance of the development.

D. Access and movement
There are no changes to the proposed parking arrangements. Due to concerns regarding increased use of a substandard road, the Highway Officer negotiated improvements/repairs to Poplar Lane and initial consent was subject of a legal agreement, committing the applicant to a financial contribution of £300, to facilitate the pruning, and to carry out repairs to the road. The works would comprise of trimming back hedges and trees that overhang the highway, mainly around the bend in the road, cutting back the verge where it has encroached on the highway, making good potholes, provision of two passing places and widening the carriageway around the bend. The financial contribution has been received but the applicant has not yet carried out the improvements to the highway and a S106 agreement would be required to transfer the previously agreed works to this approval.

E. Ecological issues
Prior to granting the previous consent, a bat survey was provided, which confirmed that that there was no evidence of bats in the bungalow, garage or shed and the proposal would not have an adverse impact on individual bats or local bat populations.

The property is on the edge of the consultation zone for Great Crested Newts. It is not considered necessary to require submission of a mitigation scheme but an informative is recommended.

F. Flooding
The site is not in an area identified by the Environment Agency as liable to flooding.

G. The Local Plan Inspector's recommendations in relation to the relevant policies
Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.
Comment: The application site is located in a category A settlement and would, therefore, comply with the recommend policy.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria. A new policy WH6(a) is also proposed, which would require good design.
Comment: It is considered that the proposal would comply with these policies.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues.
Policies WOS3, WBE10, WH3, WH6, WT7, WIC16: It is recommended that these policies be altered or replaced but this would not alter the principles involved or the assessment of this proposal.
Policies WNC3, WIC17: no changes are recommended.
Density Policy: The Inspector has recommended a policy – densities of between 30 and 50 per hectare would be expected, subject to sustainability polices and higher densities in accessible locations. No lower threshold would be set in terms of site area.
Comment: The proposal would comply with this policy.

Conclusion – The proposed amendments would not have a significant impact in terms of the character of the area or residential amenity of neighbouring residents and are considered acceptable.

Recommendation – GRANT planning permission subject to subject to a S106 agreement to carry forward the previous agreement and payment and the following conditions:

CONDITIONS:

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

2. The buildings shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority: brickwork in Ibstock Surrey Multi Reds with detail in Ibstock Leicester Reds and Dreadnought tiles in a mix of 70% Brown Antique and 30% Light Brindle.

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. All of the bathroom and WC windows, the first-floor landing window in the east side elevation of the dwelling on plot 2 and the first-floor stair window in the west elevation of the dwelling on plot 1, in the development hereby permitted, shall not at any time be glazed other than with obscured glass.

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

7. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

9. The slab levels of the proposed buildings shall be 0.686 metres below the level of Poplar Lane, in accordance with drawing No 2039/70L received on 1 May 2002 unless otherwise agreed in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

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

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

7. To safeguard visual amenities.

8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

11. In the interests of visual amenity.

12. In the interests of visual amenity.

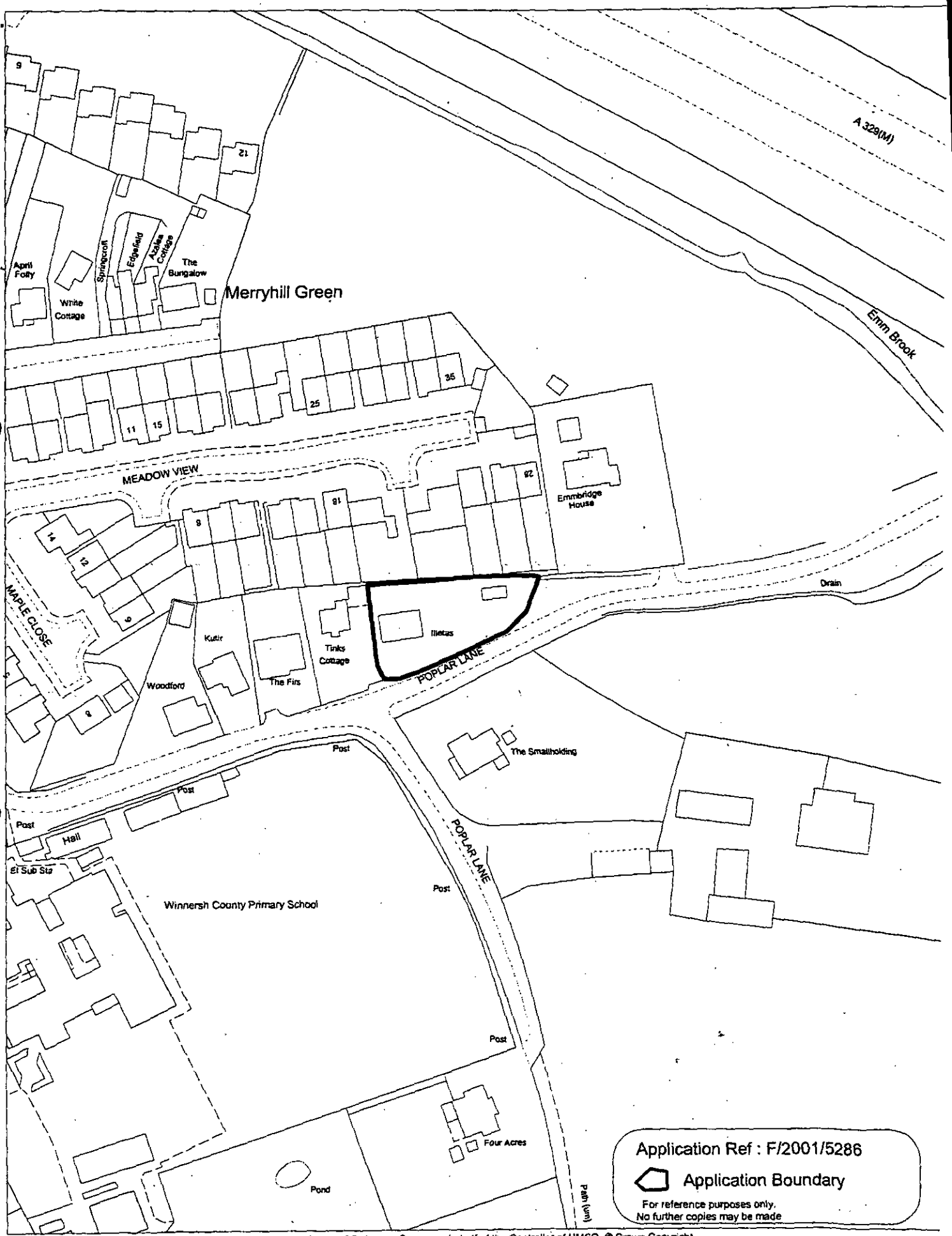
INFORMATIVES

1. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

2. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this planning permission.

3. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council.

4. The landscaping scheme to comply with condition 11 should incorporate additional planting along the Poplar Lane frontage, to include several trees.



Application Ref : F/2001/5286

Application Boundary

For reference purposes only.
No further copies may be made

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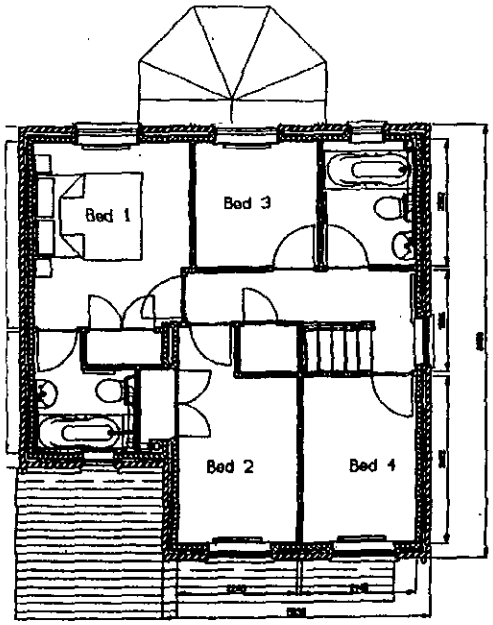
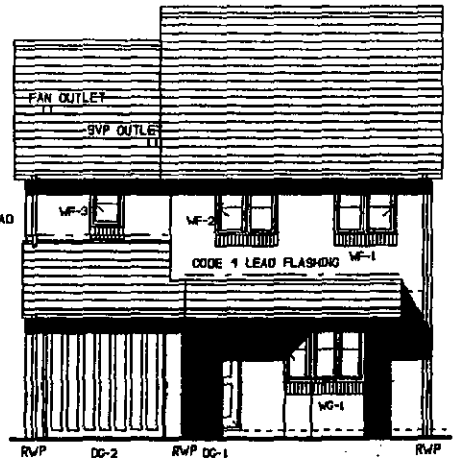
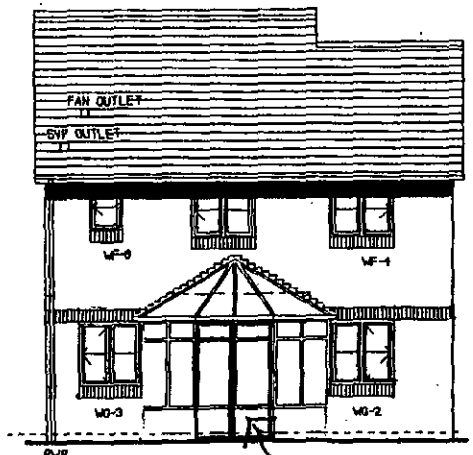
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250





FRONT ELEVATION

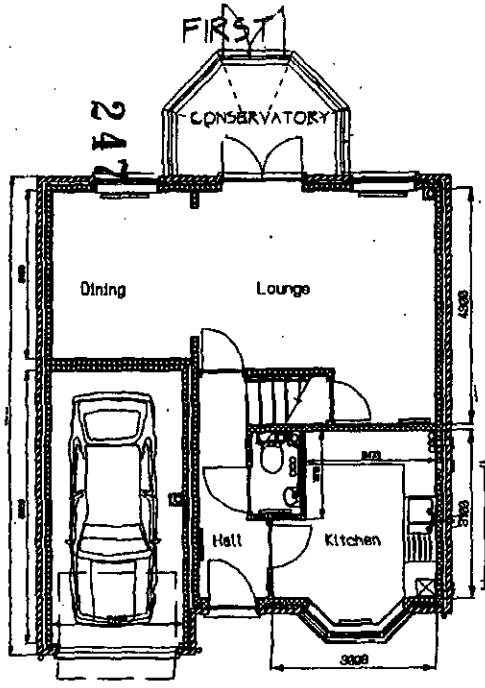


REAR ELEVATION

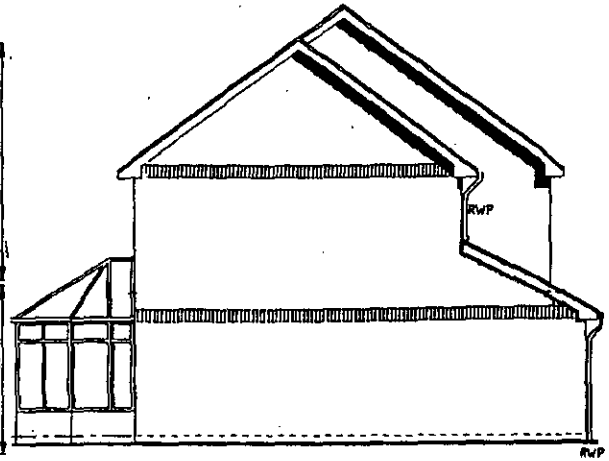
Double Doors

DELEGATED

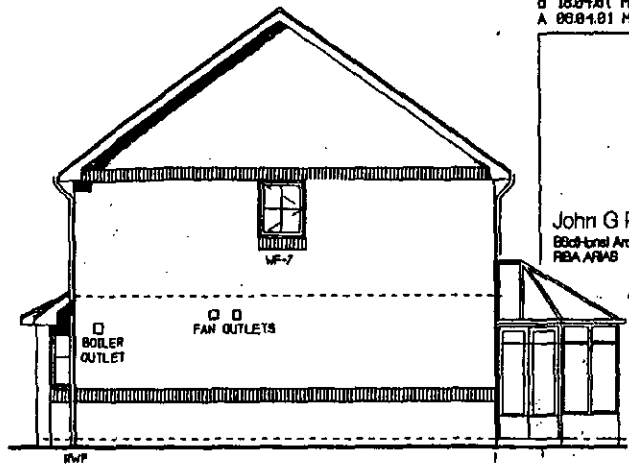
08.Apr.2002* 6157



GROUND



SIDE ELEVATION



SIDE ELEVATION

D 16.11.01 Dining added
C 28.05.01 Reduced in size
B 18.04.01 Minor amendments
A 06.04.01 Minor amendments

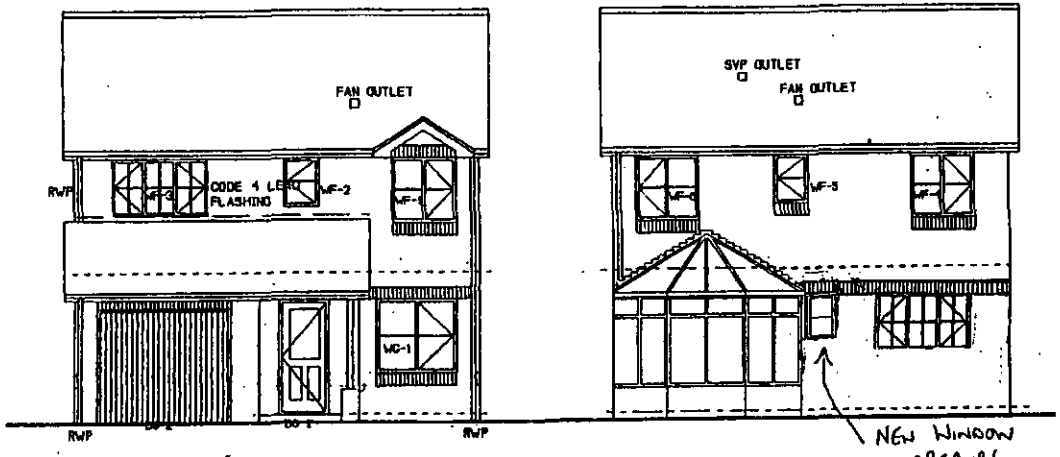
John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS
Architect

J G ROBERTSON

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot No2	Drwg. No	2039/21D/A

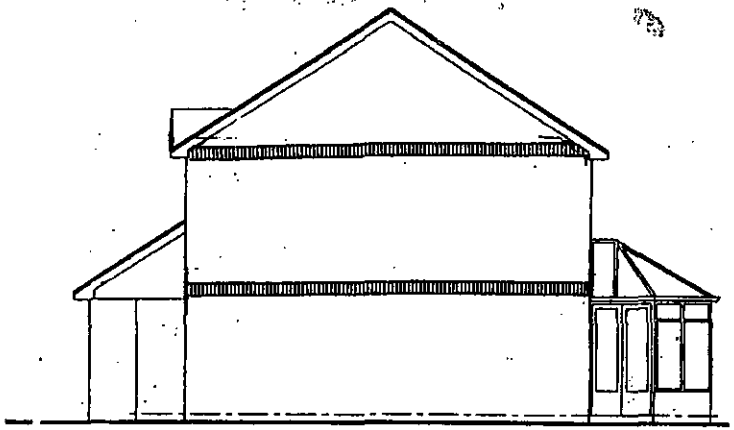
DELEGATED

08.APR.2002* 6157

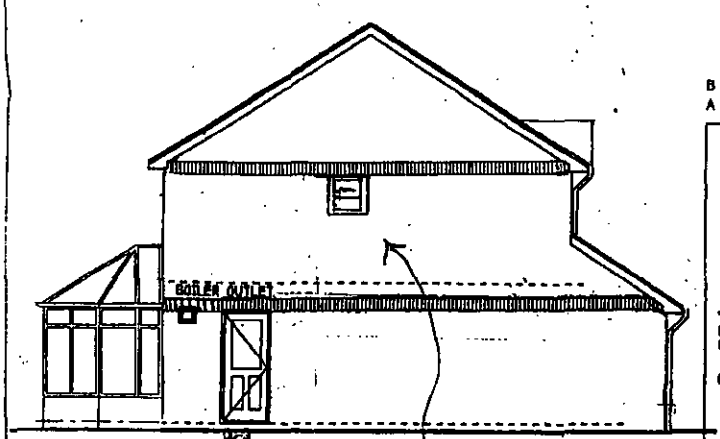


Front Elevation

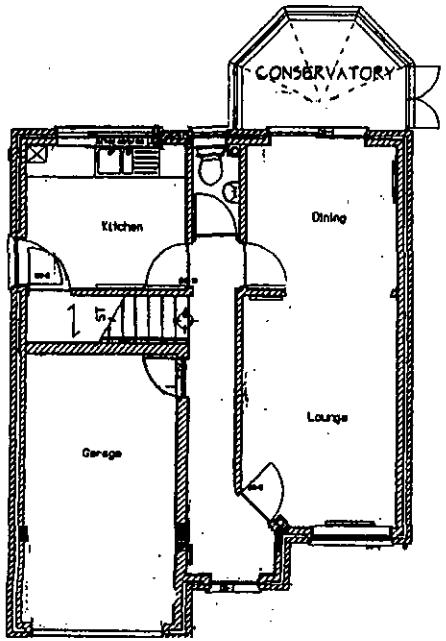
Rear Elevation



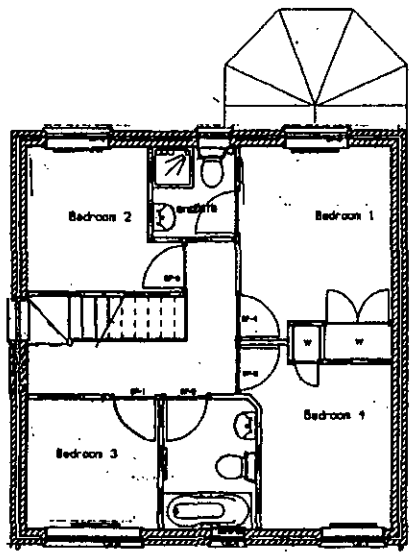
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

248

B 28.06.01 Reduced in size
A 18.04.01 Minor amendments

J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724858
Fax 01252 727671
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot d hou	Drwg No	

Date: 15 May 2002

Your Ref:

My Ref: **Emy Circuit - F/2002/6157**

Elite Homes Ltd

P O Box 1400
Maidenhead
Berkshire
SL6 1GU

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/6157

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Proposal: *Proposed erection of* 3 dwellings. (Amendment to consent F/2001/5286).

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

FROM: Nicola Lake

DATE: 15 April 2002

SIGNED

WINNERSH PARISH CONSULTATION SHEET

PLANNING	
POL	TLS
DC	ENF
APP	
CS	
01 MAY 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/6157

Proposal: Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286).

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant: Elite Homes Ltd .

Your observations are required in respect of this application **by 09/05/2002** .

No comments

SIGNED: _____ DATE: 30-04-02

Clerk To Winnersh Parish/Town Council.

Date: 03 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6157

Location: Illetas, Poplar Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

Applicant: Elite Homes Ltd.

Case Officer: Emy Circuit

The new plans show the following: Slab level and conservatories to scale. Drawing no: 2039L.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2002/6157 (Planaps) / (Ludhouse) Date Rec. 1/5/02

Location: Meras. Poplar Lane

Parish Winnersh

Applicant: Elite Homes

Description of attached plans slab level and conservatories to scale

Drawing No's: 2039 L

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 info only

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 03.05.RS

Yellow - Part One Copy
Green - Officer's Copy

55940
DC EXC
APP
CS
01 MAY 2002
COPIES TO
FILE:

Elite Homes Ltd.

PO Box 1400, Maidenhead, Berkshire, SL6 1GU
Tel: 01628 633805 Fax: 01628 633805 Mobile 07767 818196

Ms Emy Circuit
Planning Department
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

6157

28 April 2002

Dear Ms Circuit

Re Illetas Poplar Lane Winnersh Planning Application amendment

Further to our telephone conversation of today please enclosed as promised a drawing showing the proposed slab level.

Also on this drawing I have included the conservatories which are now plotted correctly.

I trust that this is satisfactory.

Yours sincerely

Christopher L. Robinson

GNC.

Directors: C. Lewis-Robinson & S.D. Ferguson.
Registered in England No. 1873440. VAT No. 417380556

NHBC

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Emy Circuit

DATE: 1 May 2002

Location:	Illetas, Poplar Lane, Winnersh, Wokingham
Proposal:	Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)
Application Number:	F/2002/6157

In response to your consultation dated 15 April 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposals for the additional conservatories, however these are not accurately plotted on the site plan.

The applicant will need to submit a detailed landscape scheme for the proposed planting along the site frontage adjacent to Poplar Lane. This could be achieved by planting a hedgerow and to include several small trees. The applicant will need to provide a plan showing the location of the hedgerow and trees, full species name, planting densities or numbers and size of plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

29/4/02

Telephone conversation with Chris Robinson

- to send accurate site layout (conservatories on 1:200 are not to scale) + copy of slab level drawing (2039/70L)

Emy Circuit

From: Nicola Lake
Sent: 24 April 2002 18:04
To: Emy Circuit
Subject: FW: Illetas, Poplar Lane, Winnersh F/2002/6157

-----Original Message-----
From: John Mullaney
Sent: 24 April 2002 17:55
To: Nicola Lake
Subject: Illetas, Poplar Lane, Winnersh F/2002/6157

I have no objections to the amendment to F/2001/5286.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Emy Circuit

From: Nicola Lake
Sent: 18 April 2002 16:54
To: Emy Circuit
Subject: FW: PA F/2002/6157 Illetas Poplar lane Winnersh

-----Original Message-----
From: Andy Glencross
Sent: 18 April 2002 16:45
To: Nicola Lake
Subject: PA F/2002/6157 Illetas Poplar lane Winnersh

Hi Nicola

This site has been submitted before and both the bat and newt issues were resolved at that stage.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: ~~Nicola Lake~~ Env Cicuit **Date:** 15 April 2002

Application Number: F/2002/6157

Proposal: Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

Parish: WINNERSH PARISH

Site Address:
Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant:
Elite Homes Ltd .

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).

Comments / conditions / transfer legal agreement.
As per app nos 5286 & 3760.

Signed: _____ **Print name:** AE 17/04/02.

Application Number : F/2002/6157	Map No : 54
Case Officer : NL	Site Area : 0.08
Valid Date : 08 APR 2002	Received Date: 18/03/2002

Level : Delegated Application

Description : Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

Location : Illetas, Poplar Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Elite Homes Ltd .

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: ..... Resubmission of 5286

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Plot 1, new 1st floor window, shown in different positions on floor plan + elev. (approx ½ m diff)	requested by phone.	08 APR 2002
FLOOR PLANS	Plot 2, conservatory doors on rear elevation?	2/4/02 letter sent	
NO SCALE OR SCALE IS IMPERIAL		2/4	
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures, 4 Glencross — re newts & bats. ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water re Drainage ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

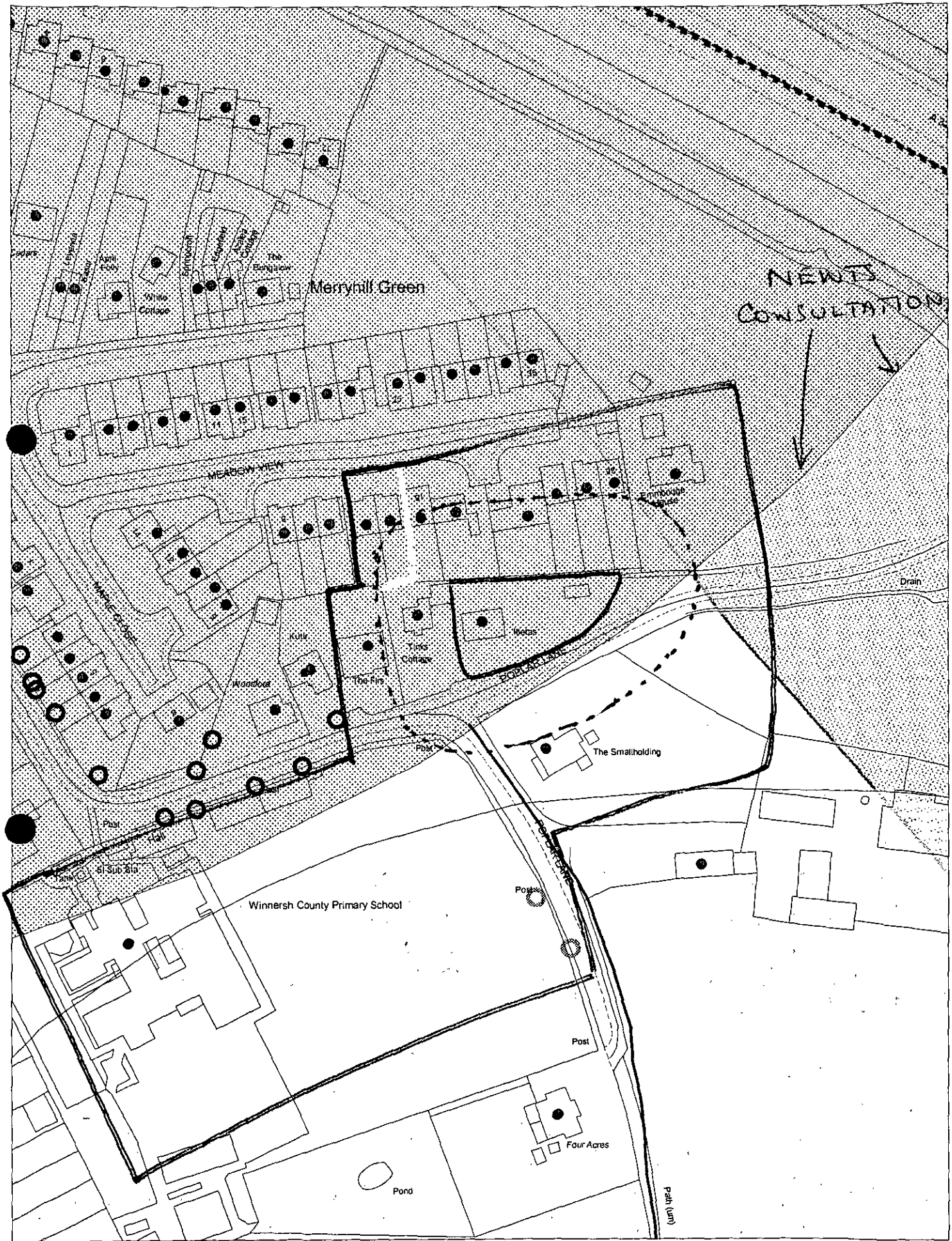
S/N + see map

.....

+ P/S incl:-

Mr & Mrs N. Battell, 22 Meadow View } Winnersh
Mr & Mrs A Woodward, 20 Meadow View } RG41 5PD

No pre-apps



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Development Control Section, Environmental Services, Wokingham District Council.

22 March.2002 Scale: 1 : 1250

N W E S

Organisation_Name	Building_Name	address1	Postcode
		14MEADOW VIEWWOKINGHAM	RG415PD
		16MEADOW VIEWWOKINGHAM	RG415PD
		18MEADOW VIEWWOKINGHAM	RG415PD
		20MEADOW VIEWWOKINGHAM	RG415PD
		22MEADOW VIEWWOKINGHAM	RG415PD
		24MEADOW VIEWWOKINGHAM	RG415PD
		26MEADOW VIEWWOKINGHAM	RG415PD
		28MEADOW VIEWWOKINGHAM	RG415PD
	EMMBRIDGE HOUSE	EMMBRIDGE HOUSEPOPLAR LANEWOKINGHAM	RG415JR
	THE FIRS	THE FIRSPOPLAR LANEWOKINGHAM	RG415JR
	TINKS COTTAGE	TINKS COTTAGEPOPLAR LANEWOKINGHAM	RG415JR
	THE SMALL HOLDING	THE SMALL HOLDINGPOPLAR LANEWOKINGHAM	RG415JR
	ILLETAS	ILLETASPOPLAR LANEWOKINGHAM	RG415JR
WINNERSH CP SCHOOL			RG415LH

~~RADLEY THE FIRS~~ bungalow east side of Thompson Cottage

ADDRESS ILLETAS POPLAR LANE PARISH WINNERSH E

54

ORD. SHEET No. SU 7871

PLOT No.

BUILDER RENAMED - 20.11.91 NEW NAME FOUND THROUGH SEARCH - 26.4.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05082	Mr Dousk	O/App to erect 3 houses on E. side Demolish Cottage	30.9.76	N/A C/A
06469	Mr Dousk	O/App to erect bungalow	9.6.77	N/A C/A
BR 7275	Mr Griggs	erection of bungalow	28.10.77	APP N/A
07180	" "	" "	24.11.77	N/A REF
BR 7643	" "	" "	9.1.78	APP N/A
07555	"	" "	19.1.78	N/A C/A
BR24926	MR CARTER	GARAGE, UTILITY ROOM	21.6.85	APP N/A
23909	"	" & PORCH	12.8.85	N/A C/A
ARA 5744	"	CHIMNEY	5.8.88	APP
F/2000/2991		Withdrawn 6/4/01		
F/2001/3760	Elite Homes Ltd	[illegible] dwellings & erect 3 det.	6.11.01	C/A
F/2001/5286	" " "	erect 3 dwell amend to consent (3760)	6.2.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923 6.4.98

DRAINAGE

091074
F/2002/6006 Elite Homes erect 3 dwellings - Amendment to 5286 + windows on Plot 1 & conservatories on Plots 1 & 2

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

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6157

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

Dear Councillor

Application Number: F/2002/6157
Illetas, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Nicola Lake** on **(0118) 974 6481** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2002/6157**
Illetas, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray

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

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

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6157

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2002/6157
Illetas, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Nicola Lake** on **(0118) 974 6481** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2002/6157**
Illetas, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: (0118) 974 6481

Date: 15 April 2002

My ref: F/2002/6157

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

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Trevor Watson
Development Control Manager

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Case officer: **Nicola Lake** Application Number: **F/2002/6157**
Illetas, Poplar Lane, Winnersh, Wokingham.
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery

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

Received by Wokingham District Council

Application No: F/2002/6157

Proposal:
Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

Location:
Illetas, Poplar Lane, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6157 to enable the library staff to locate the correct information.

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 09/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

15 April 2002

Tel. (0118) 974 6429 or 6433

Date: 02 April 2002

Your Ref:

My Ref: F/2002/6157

Elite Homes Ltd
P O Box 1400
Maidenhead
Berkshire
SL6 1GU

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 Sir/Madam

Reference Number: 2002/6157

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

I return your application, as it is invalid and cannot be determined for the following reason(s);

Plot 1 – new 1st floor window shown in different positions on floor plan and elevations (approx .1/2m difference). Which is correct?

Plot 2 – no doors shown on rear of conservatory.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Tel. (0118) 974 6429 or 6433

Date: 02 April 2002

Your Ref:

My Ref: F/2002/6157

Elite Homes Ltd
P O Box 1400
Maidenhead
Berkshire
SL6 1GU

CAROL HURST

08 APR 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2002/6157

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 3 dwellings. (Amendment to consent F/2001/5286)

I return your application, as it is invalid and cannot be determined for the following reason(s);

Plot 1 – new 1st floor window shown in different positions on floor plan and elevations (approx .1/2m difference). Which is correct?

Plot 2 – no doors shown on rear of conservatory.

AMENDED TO CORRECT POSITION.

NOW SHOWN.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

C. ROBINSON

ELITE HOMES.

1789/a

SECTION 66 CERTIFICATE

Application No. 08.APR.2002* 6157

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) .....

  .....

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

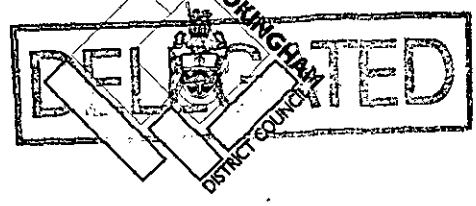
  the (c) .....

  on (d) .....

1509/ab

PLANNING APPLICATION PART 1

08. APR. 2002* 6157



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	ELITE HOMES LTD
	ADDRESS	PO BOX 1600
		MAIDENHEAD BERKS
	POST CODE	SL6 1GU Tel No. 01628 633805
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	ILLERAS POPLAR LANE WINNERSH WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.078 HA
5. Give brief details of the proposal	ABOUT THE APPLICATION	AMENDMENTS TO APP. NO. F/2001/5286 NEW WINDOWS PLOT 1 GROUND & FIRST FLOOR CONSERVATORIES PLOTS 1 & 2
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- [✓] 1:25000 Location Plan
- [✓] 1:500 Block Plan
- [✓] 1:100 Elevations
- [✓] 1:100 Floor Plan
- [ ] Other

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE [ ]
- ALTERATION or EXTENSION [ ]
- CONSTRUCTION OF NEW BUILDING [ ]
- DEMOLITION [ ]
- OTHER: AMENDMENT TO APP. 5286

9. What type of Planning application are you applying for ?

- RESERVED MATTERS [ ] Go to Question 10.
- OUTLINE PERMISSION [ ] State relevant outline permission No. Go to Question 10.
- FULL PERMISSION [✓] Go to Question 11.
- TEMPORARY PERMISSION [ ] State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION [ ] State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS [ ] State relevant application No.
  Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE [✓]
- MEANS OF ACCESS [ ]
- SITING [ ]
- DESIGN [ ]
- LANDSCAPING [ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL.
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	FACING BRICKS IBSTOCK SURREY RED MULTI BANDING BRICK IBSTOCK LEICESTER RED ROOF TILES DREADNOUGHT 70% BROWN ANTIQUE 30% LT. BRINDLE.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / NO
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / NO
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES / NO
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided. YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form. YES / NO

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 (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. YES / NO

23. THE FEE ENCLOSED IS £ NIL REVISED APPLICATION WITHIN 12 MONTHS OF APPROVAL.

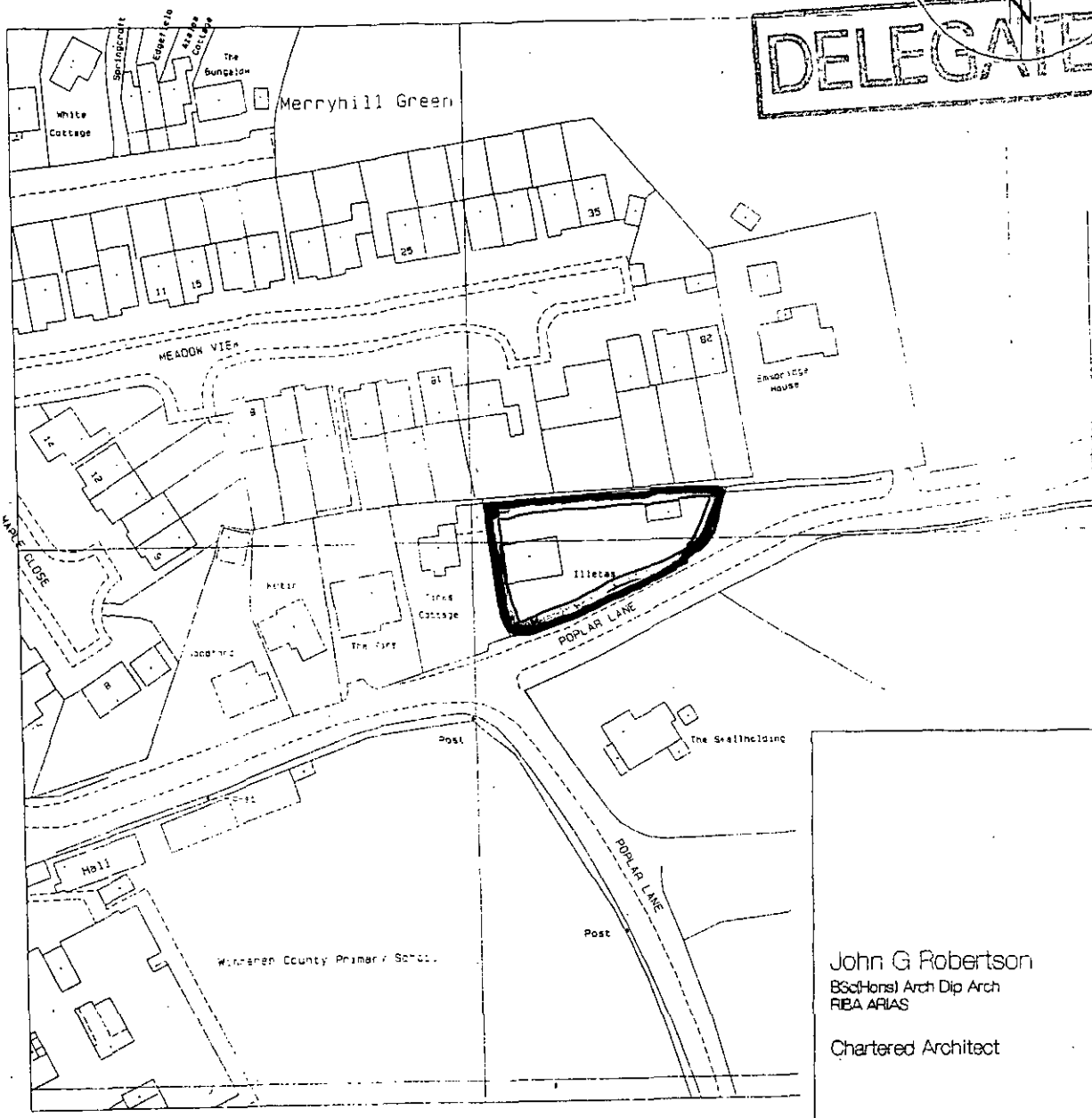
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF BLITE HOMES LTD DATE 25-2-02

Before submitting this application check that you have answered all the relevant questions 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.

08.APR.2002* 6157

DELEGATED



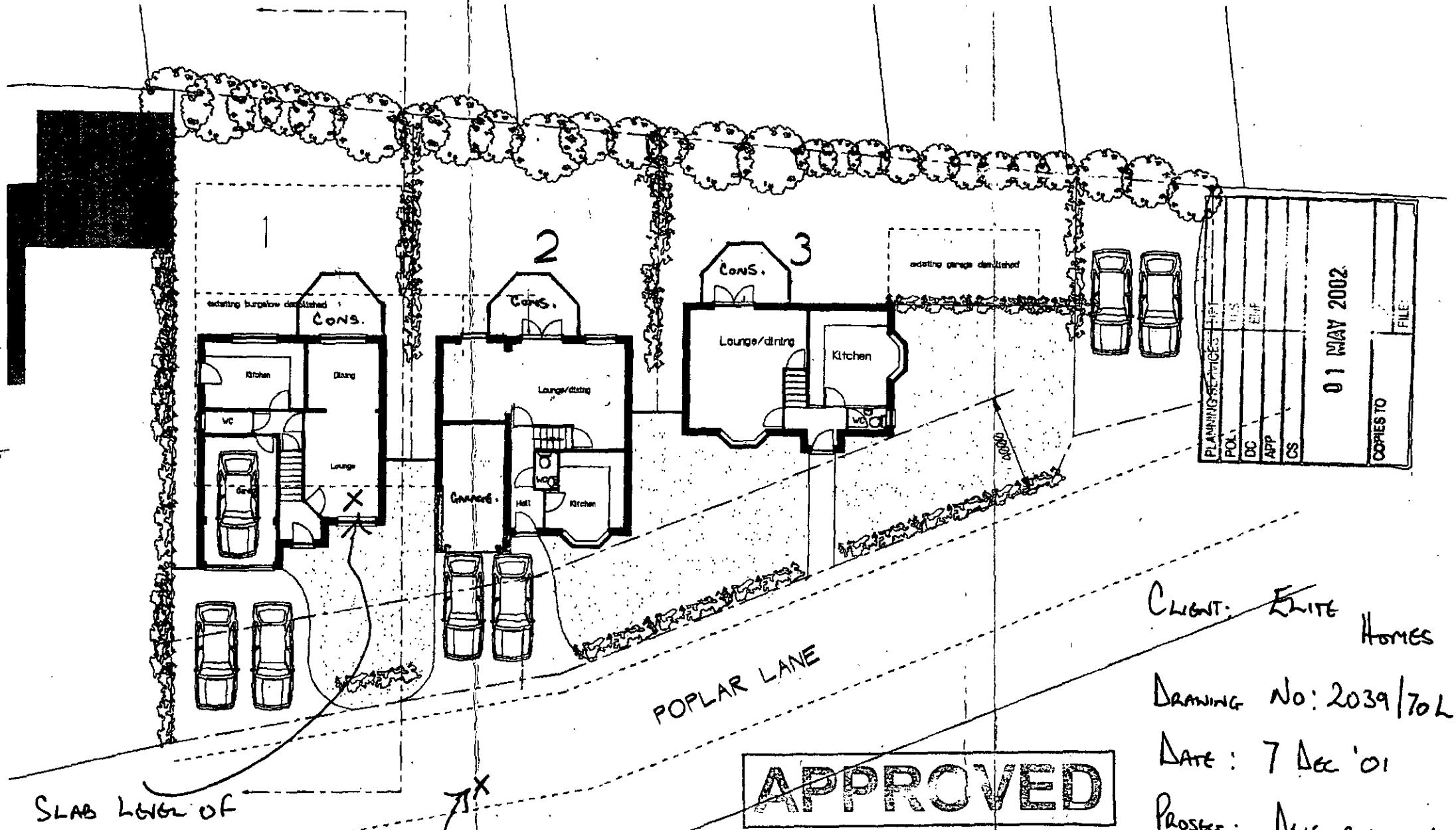
JG ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
Fax 01252-727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	Nov. '00
Project	Proposed development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:1250
		Drwg. No	2039/06
Title	Location Plan		



SLAB LEVEL OF HOUSE 0.686M BELOW ROAD LEVEL.

ROAD LEVEL TAKEN AS ZERO

APPROVED

REVISED PLAN

6157

CLIENT: ELITE HOMES

DRAWING NO: 2039/70L

DATE: 7 DEC '01

PROJECT: DEVELOPMENT AT ILLGATE WINNERSH

TITLE: SLAB LEVELS OF HOUSES.

SCALE: 1:200

ELITE HOMES

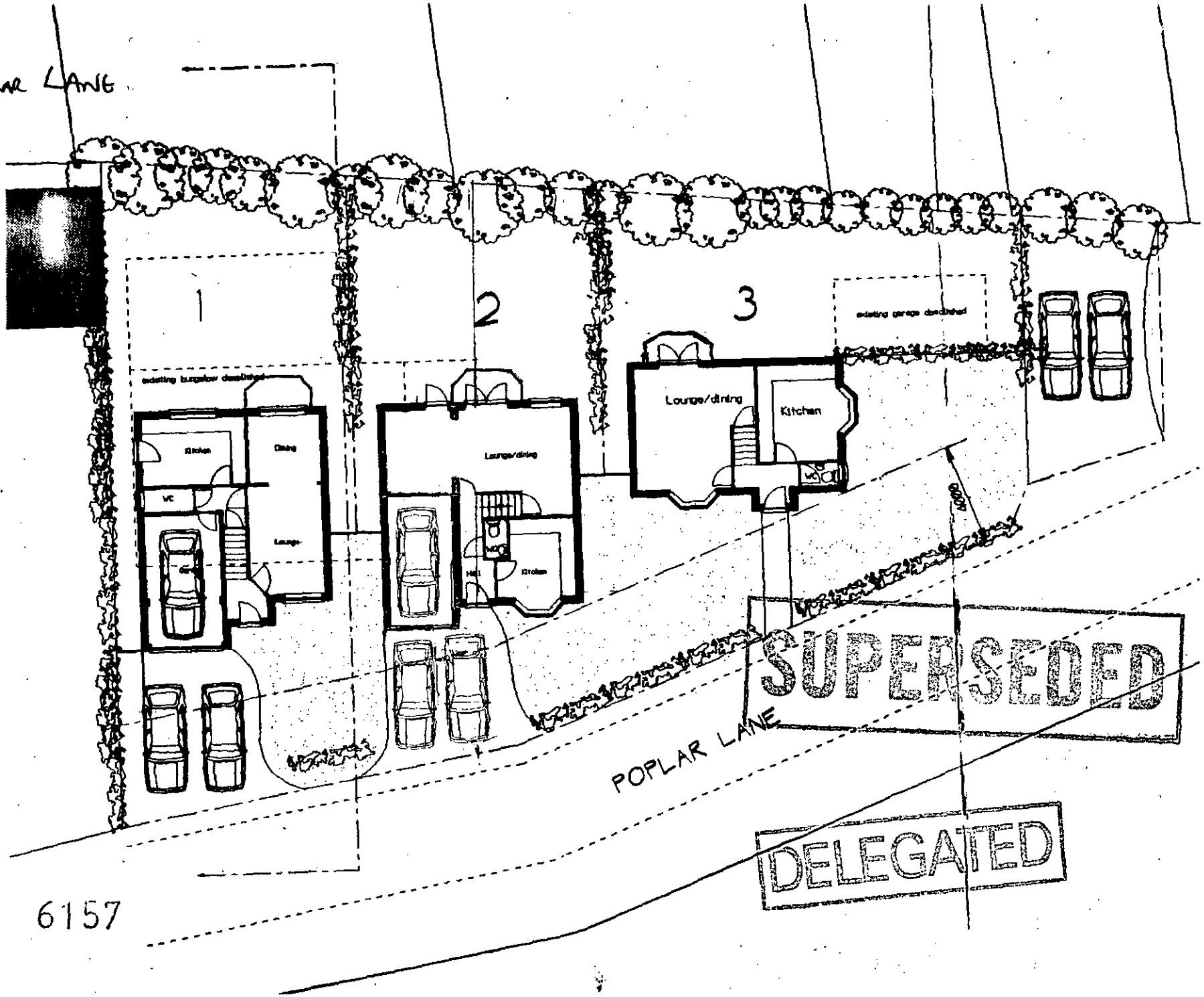
SITE: ILLTYD'S, POPLAR LANE
WINNERSH

SITE LAYOUT

DRG. NO. 2039/30

SEP 2001

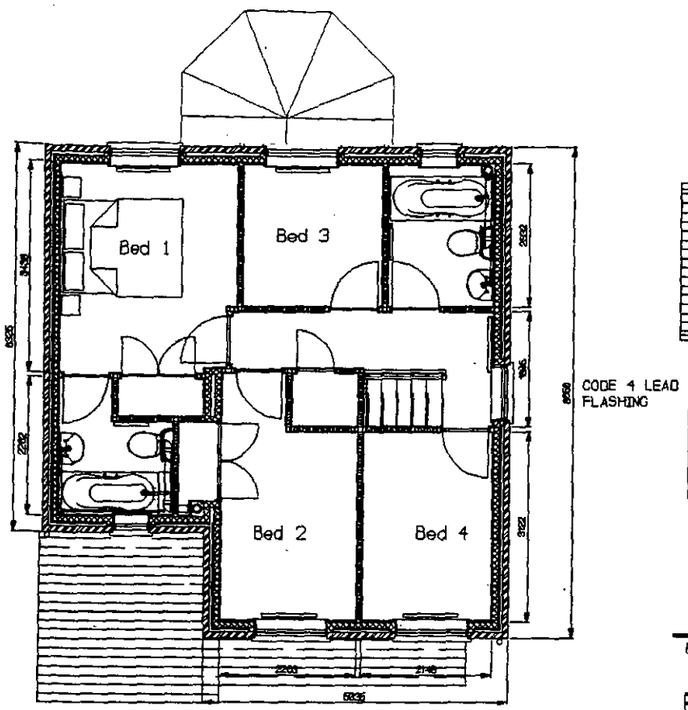
SCALE 1:200

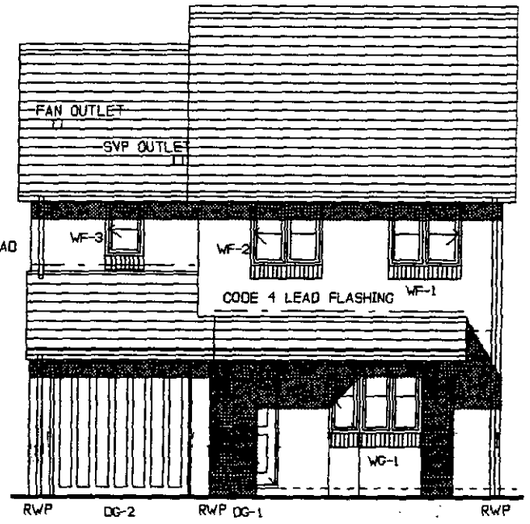


SUPERSEDED

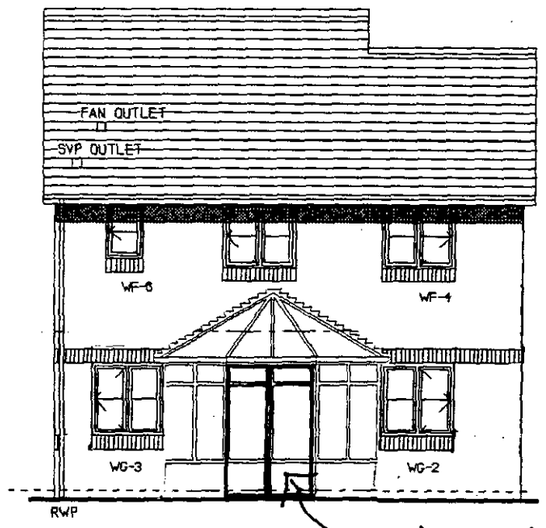
DELEGATED

08. APR. 2002* 6157





FRONT ELEVATION



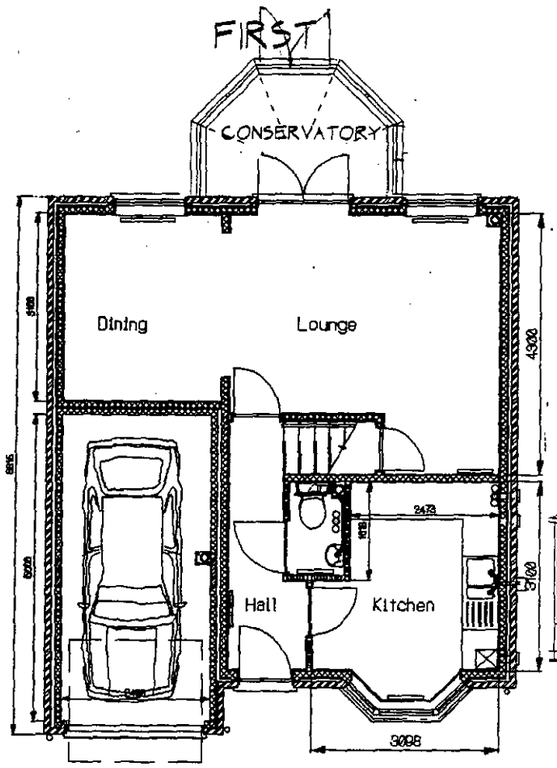
REAR ELEVATION

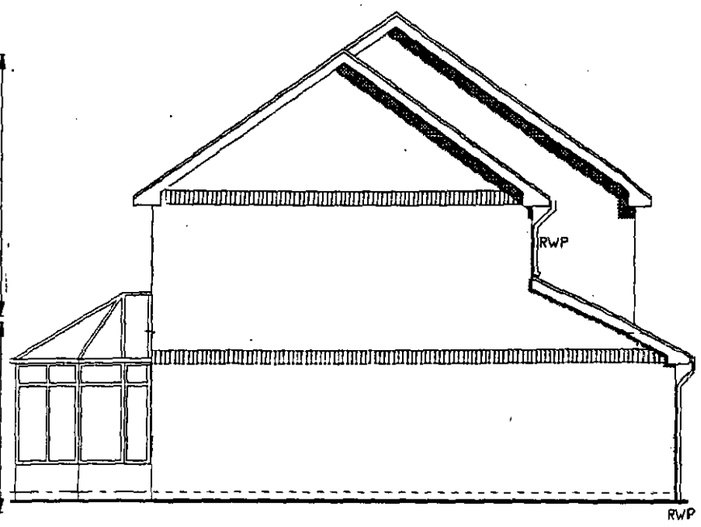
Double Doors

DELEGATED

08.APR.2002* 6157

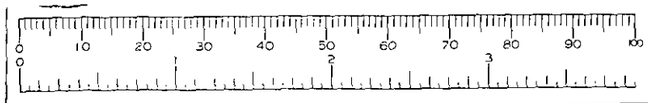
FIRST



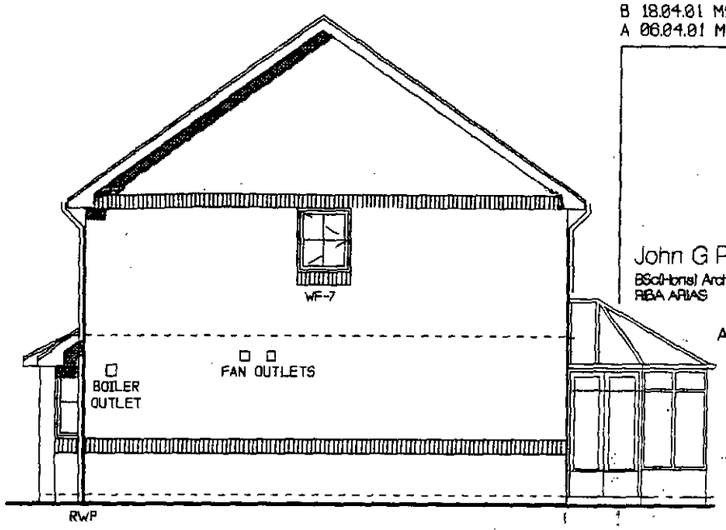


SIDE ELEVATION

GROUND



D 16.11.01 Dining added
C 28.06.01 Reduced in size
B 18.04.01 Minor amendments
A 06.04.01 Minor amendments



SIDE ELEVATION

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS
Architect

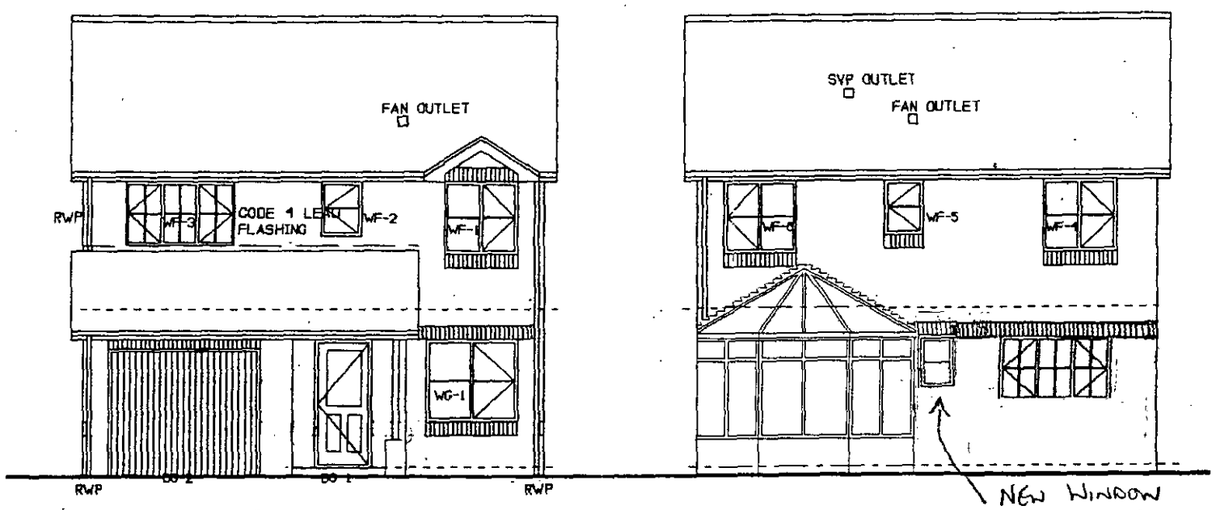
J G ROBERTSON

APPROVED

Client	Elite Homes Ltd.
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH
Title	Plot No2
Date	March '01
Drawn	JGR
Scale	1:100
Drwg. No	2039/21D/A

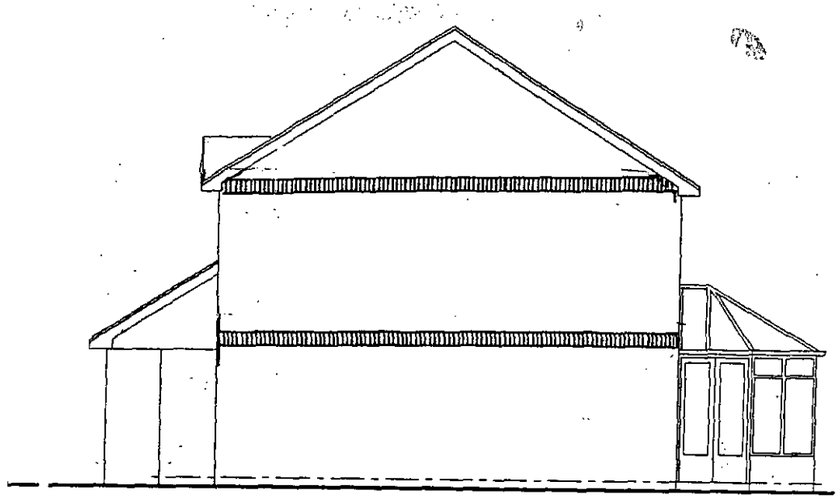
DELEGATED

08. APR. 2002* 6157

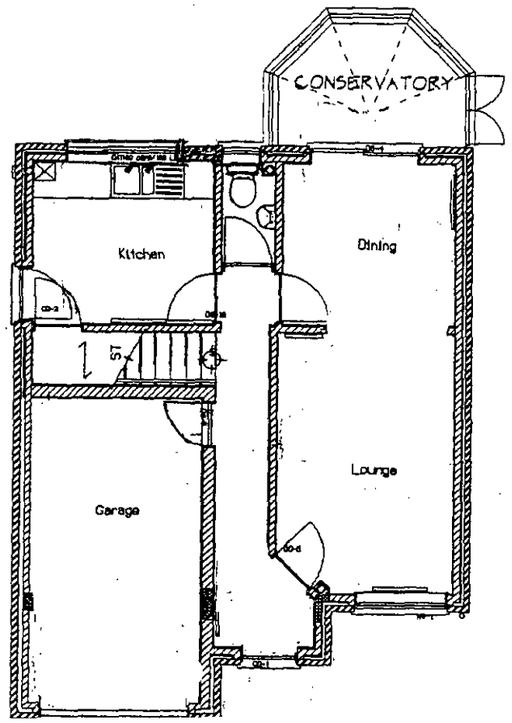


Front Elevation

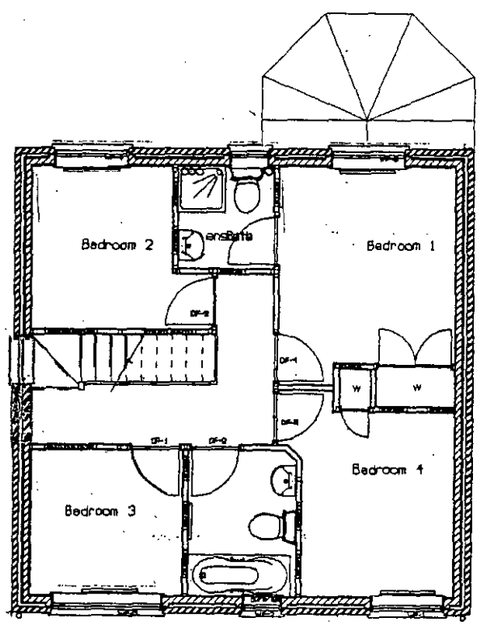
Rear Elevation



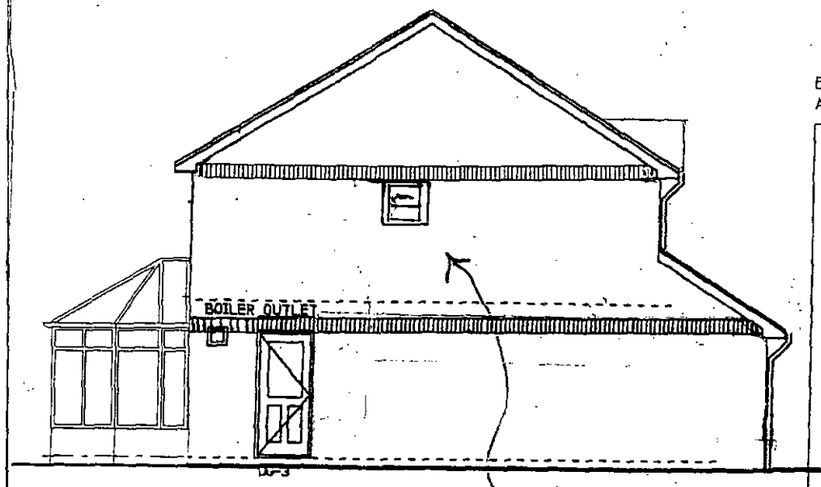
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

B 28.06.01 Reduced in size
A 18.04.01 Minor amendments

J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252 724058
Fax 01252 727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

APPROVED

Client	Elite Homes Ltd.	Date	March '01
Project	Proposed Development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:100
Title	Plot 1 4 bed house	Drwg. No	2039/20B A/C