# DOCUMENTS FOR SCANNING

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APPLICATION NUMBER: F/2000/0584

SITE ADDRESS: EASTHAMPSTEAD ROAD CAR PARK
PEACH STREET

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**James Butcher Housing Association**
**C/O Broadway Malyan**
**Ilex House**
**10 High Street**
**Theale**
**READING**
**Berkshire RG7 5AN**

**Application Number: F/2000/0584**

**Parish:** **WOKINGHAM**

**Location:** **Easthampstead Road Car Park, Peach Street, Wokingham**

**Proposal:** **Proposed erection of 12 flats and 2 disabled persons dwellings (Amendment to consent 99/70089/F)**

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. No work of any sort shall take place other than between the hours 08:00 to 19:00 Monday to Friday and 08:00 to 13:30 on Saturdays and no construction work shall take place on Sundays or Bank Holidays.

**Condition**
3. 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.

**Condition**
4. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

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

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

**Condition**
8. Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed number/densities.

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

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

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

**Condition**
12. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
13. None of the dwellings shall be occupied until works for the disposal of foul sewage and surface water have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

**Condition**
14. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. A suitably qualified investigating body acceptable to the Local Planning Authority shall carry out the archaeological works.

**Condition**
15. The bathroom window in the end elevation of block one of the proposed development shall not at any time be glazed other than with obscure glass.

**Condition**
16. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
17. This permission shall be personal to James Butcher Housing Association; or any other Registered Housing Association approved by Wokingham District Council in consultation with The Housing Corporation.

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

**Reason**
2. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
3. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
4. In the interests of visual amenity.

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

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

**Reason**
7. In the interests of visual amenity.

**Reason**
8. In the interests of visual amenity.

**Reason**
9. In the interests of visual amenity.

**Reason**
10. To enable the development to assimilate into its surroundings.

**Reason**
11. In the interests of the future health and amenity value of the trees.

**Reason**
12. To ensure a satisfactory external appearance.

**Reason**
13. In order to protect the amenity of adjoining residents.

**Reason**
14. In order to ensure archaeological excavation and the researching of remains is carried out.

**Reason**
15. In order to protect the amenity of adjoining residents.

**Reason**
16. To ensure a satisfactory external appearance and in the interests of character and appearance of the Conservation Area.

**Reason**
17. In granting this permission the Local Planning Authority has had regards to the fact that the Housing Association is providing special needs housing.

John Mitchell
Development Control Manager
Date: 06/09/2000

**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.**